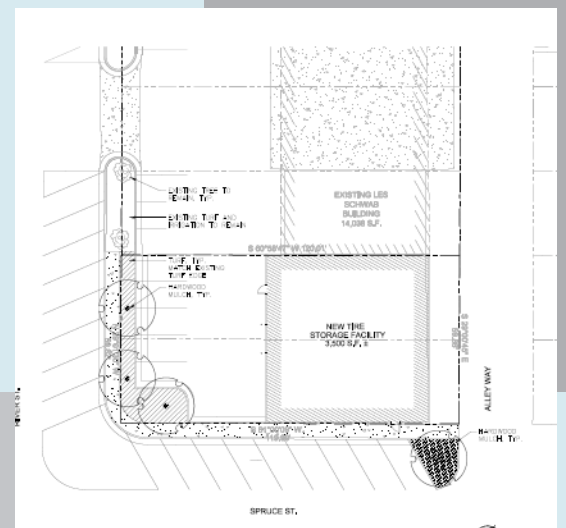


# 2015

# Annual Report



# Hailey Urban Renewal Agency



# Hailey Urban Renewal Agency

## HURA BOARD OF DIRECTORS

- Jason Miller, Chair
- Larry Schwartz, Vice Chair
- Mary Sfingi, Secretary/Treasurer
- Don Keirn, Commissioner (City Council Member)
- Jim Spinelli, Commissioner

## HURA STAFF

- Lisa Horowitz, Executive Director HURA (Community Development Director)
- Ryan Armbruster, Legal Counsel

## CITY OF HAILEY ELECTED OFFICIALS

- Fritz Haemmerle, Mayor
- Don Keirn, Council President
- Martha Beave-Burke, Council Member
- Carol Brown, Council Member
- Pat Cooley, Council Member

## CITY STAFF

- Heather Dawson, City Administrator
- Mariel Miller, Public Works Director
- Becky Stokes, City Treasurer
- Mary Cone, City Clerk

**Hailey Urban Renewal Agency**  
**Hailey City Hall**  
**115 Main St. So**  
**Hailey, ID 83333**





# Executive Summary

## 2015 HIGHLIGHTS

The Hailey Urban Renewal Agency met six (6) times in 2015. All six agendas have been included in this report. Among the highlights of achievements for 2015 are the following:

1. Accrual of tax increment funds above anticipated revenue. The Agency budgeted for revenue of \$17,930 and received \$34,263, an 191% increase over anticipated revenue.
2. Substantial efforts to re-pay the startup loan to the City of Hailey beyond minimum requirements.
3. Approval and adoption of the Fiscal Year 2016 Annual Budget.
4. Initial discussions with redevelopment projects on River Street and other properties in the District boundaries for infrastructure partnership. These partnerships will likely be authorized in 2016.

## LOOKING FORWARD TO 2016

In 2016, the HURA Board will develop guidelines for participation in redevelopment projects within the Gateway District and to what extent the Agency can leverage anticipated TIF revenues for funding infrastructure improvements and partnering on qualifying projects. These projects mark an exciting start to the revitalization of properties within the Hailey Urban Renewal Area.

Sincerely,

Lisa Horowitz

## BACKGROUND ON THE HAILEY URA

In 2010, the Hailey City Council established the need for an urban renewal agency by adopting Resolution 2010-02, in accordance with the Idaho Urban Renewal Law (Idaho Code Title 50, Chapter 20). The original Board Members for the Hailey Urban Renewal Agency were Jason Miller, Jim Spinelli, Mary Sfingi, Larry Schwartz, and Don Keirn. As of this writing, all original members are still serving and still very passionate about the urban renewal opportunities for Hailey. The Agency has had two previous directors prior to Lisa Horowitz: Beth Robrahn, 2010-2012 and Micah Austin, 2012-2014. The City of Hailey approved implementation of the Gateway District On October 23, 2013.

# Fiscal Year 2016 Budget

## Notice of Public Hearing

### Hailey Urban Renewal Agency

### Proposed Budget for Fiscal Year 2016

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year begins on October 1, 2015, and ends September 30, 2016, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on September 9 at 9:00 am, pursuant to Idaho Code 50-1002. Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Lisa Horowitz, 115 Main St. S., Hailey, ID, 83333 or emailed to [lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org). The Agency budget funds the programs, services, and capital projects that the Agency Board and City Council, by way of adoption of potential urban renewal plans, may determine to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has now completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2014 values. The Agency expenses will primarily include debt service, insurance, legal expenses and other consulting expenses in FY 2016. Those activities will be funded through the projected tax increment revenue of \$29,237, which is based on the baseline property tax value of 2014. The budget below shows the breakdown of anticipated expenses for FY 2016. For FY 2016, the Agency's revenues will be limited to tax increment revenues.

Revenue	FY 13	FY 14	FY 15	FY 16
Tax Increment Revenue (Projected)	0.00	0.00	\$17,930.00	\$34,137.00
Other Revenue (Gov't or Loan/Bond Proceeds)	0.00	0.00	\$0.00	\$0.00
<u>Total Revenue</u>	<u>0.00</u>	<u>0.00</u>	<u>\$17,930.00</u>	<u>\$34,137.00</u>

Expenditures	FY 13	FY 14	FY 15	FY 16
Debt Service- Note to City of Hailey (75% of	0.00	0.00	\$13,447.50	\$25,602.75
Professional and Legal Services (portion of 15% of revenues reserved for Admin)	22,583.00	7,517.00	\$500.00	\$2,000.00
Insurance	1,000.00	1,000.00	\$1,069.00	\$1,122.00
Administration Expense (remainder of 15% of revenues reserved for Admin)	9,000.00	3,900.00	\$1000.00	\$3,120.55
Other Expenses (advertising, printing services, etc.)	1,700.00	1,700.00	\$481.25	\$481.25
Capital Expense	0.00	0.00	\$1,432.25	\$1,810.45
<u>Total Expenditures</u>	<u>\$34,283.</u>	<u>\$14,117.00</u>	<u>\$17,930.00</u>	<u>\$34,137.00</u>

I, Lisa Horowitz, Executive Director of the Hailey Urban Renewal Agency, do hereby certify that the foregoing is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2015, all of which have been tentatively approved at the Board meeting of July 22, 2015.



# 2015 Agendas

## Hailey Urban Renewal Agency

### REGULAR MEETING

February 11, 2015

Hailey City Hall 115 Main Street S

Council Chambers - upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Agency Commissioners:</i>	Don Keirn, Larry Schwartz, Mary Sfingi, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 9:00 am**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. **Approve minutes from December 3, 2014 Regular Meeting**
  - b. **Approve expenses incurred since the December 3, 2014 meeting**
4. **Business:**
  - a. **Election of officers:**
    - i. **President**
    - ii. **Vice President**
    - iii. **Treasurer/Secretary**
  - b. **Public Hearing and Discussion of the 2014 Annual Report**
  - c. **Consideration and approval of Resolution HURA 2015-1, adopting the 2014 Annual Report.**
  - d. **Acknowledge receipt of first installment 2015 tax increment funds.**
  - e. **Discussion of 2015 increment funds as compared to 2015 Budget; discussion of first 2015 City of Hailey payment per adopted MOU.**
5. **Staff Reports:**
  - a. **Economic Development update**
  - b. **Capital Improvements Plan Process**
6. **Adjourn**

# 2015 Agendas (cont.)

## Hailey Urban Renewal Agency

### REGULAR MEETING

May 13, 2015

Hailey City Hall 115 Main Street S

Council Chambers - upstairs

12:00 Noon

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 12:00 pm**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. **Approve minutes from February 11, 2015 Regular Meeting**
  - b. **Approve expenses incurred since the February 11, 2015 meeting**
4. **Business:**
  - a. **Direct staff to obtain FY 2016 property tax estimates from Blaine County and generate revenue projections based on the estimate**
  - b. **Discussion of New Mobility West Grant application for "Livable Main Street"**
5. **Staff Reports:**
  - a. **Economic Development update**
6. **Adjourn**



# 2015 Agendas (cont.)

## Hailey Urban Renewal Agency

### REGULAR MEETING

July 22, 2015

Hailey City Hall 115 Main Street S

Council Chambers - upstairs

8:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 8:00 am**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. **Approve minutes from May 13, 2015 Regular Meeting**
  - b. **Approve expenses incurred since the May 13, 2015 meeting**
4. **Business:**
  - a. **Discussion of Fiscal Year 2016 projected tax increment revenues and calculations.**
  - b. **Discussion on the Tentative Fiscal Year 2016 Budget for the Hailey Urban Renewal Agency**
  - c.
5. **Staff Reports:**
  - a. **Community Development update**
6. **Adjourn**

# 2015 Agendas (cont.)

## Hailey Urban Renewal Agency

### REGULAR MEETING

August 19, 2015

Hailey City Hall

115 Main Street S

Council Chambers - upstairs

8:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 8:00 am**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. **Approve minutes from July 22, 2015 Special Meeting**
  - b. **Approve expenses incurred since the July 22, 2015 meeting**
4. **Business:**
  - a. **Public Hearing on the Tentative Fiscal Year 2016 Budget for the Hailey Urban Renewal Agency**
  - b. **Discussion and Adoption of Resolution No. HURA-2015-02, the Fiscal Year 2016 Budget for the Hailey Urban Renewal Agency**
5. **Staff Reports:**
  - a. **Community Development update**
6. **Adjourn**

# 2015 Agendas (cont.)

## Hailey Urban Renewal Agency

REGULAR MEETING

October 14, 2015

Hailey City Hall

115 Main Street S

Council Chambers - upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 9:00 am**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. **Approve minutes from August 19, 2015 Special Meeting**
  - b. **Approve expenses incurred since the July 22, 2015 meeting**
4. **Business:**
  - a. **Discussion of costs on River Street regarding Kings drainage in right of way**
  - b. **Legislative Update**
5. **Staff Reports:**
  - a. **Community Development update**
6. **Adjourn**

# 2015 Agendas (cont.)

## Hailey Urban Renewal Agency

### REGULAR MEETING

December 2, 2015

Hailey City Hall  
115 Main Street S  
Council Chambers – upstairs  
4:00 pm

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 4:00 pm**
2. **ROLL CALL**
3. **CONSENT AGENDA:**
  - a. Approve minutes from October 14, 2015 Regular Meeting
  - b. Approve expenses incurred since the October 14, 2015 meeting (see packet)
4. **Business:**
  - a. Discussion and Approval of annual engagement letter for professional services with DRB-Dennis Brown, CPA to audit the HURA financials, as required by Statute
  - b. ~~Discussion and Approval of Resolution HURA 15-4, appropriating funds for a public infrastructure project on River Street~~
  - c. Legislative Update
5. **Staff Reports:**
  - a. Community Development update
6. **Adjourn**





## Contact Information

### Hailey Urban Renewal Agency

**Hailey City Hall  
115 Main St. So  
Hailey, ID 83333  
208-788-9815**

Lisa Horowitz, Director  
[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)  
208-788-9815 ext 13



**City of Hailey  
Hailey City Hall  
115 Main St. So  
Hailey, ID 83333  
208-788-4221**

Heather Dawson, City Administrator  
[heather.dawson@haileycityhall.org](mailto:heather.dawson@haileycityhall.org)  
208-788-4221