Executive Summary

The Hailey Urban Renewal Agency (HURA) met eight (8) times in 2017. Highlights of achievements for 2017 include:

- Accrual of tax increment funds above anticipated revenue. HURA budgeted for revenue of $$$ and received $$$, a %% increase over anticipated revenue.

- Completion of a project design for North River Street. The final report can be found at the link provided -- https://www.haileycityhall.org/planning/documents/2017NorthRiverStreetFinalReportPlanreduced.pdf

- Approval and adoption of the Fiscal Year 2018 Annual Budget

- Initial discussions with redevelopment projects on North River Street, and other properties within the district boundaries for infrastructure partnership.

Background on Hailey Urban Renewal Agency

In 2010, the Hailey City Council established the Hailey Urban Renewal Agency by adopting Resolution 2010-02, in accordance with the Idaho Urban Renewal Law (Idaho Code Title 50, Chapter 20). Current Board Members include: Larry Schwartz, Chair; Don Keim, Vice Chair; Sandi Viau, Treasurer; Martha Burke, Council Liaison; Walt Denekas, Board Member.

Looking Forward to 2018

In 2018, the top priority project is River Street. HURA will work with the City of Hailey to coordinate the North River Street design within the four central blocks.

HURA will refine guidelines for participation in redevelopment projects within the Gateway District, as well as define 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

“Promote and support projects that achieve sustainable economic growth, vitality, and enhance the community.”

- HURA Mission
In 2017, HURA diligently explored and developed plans to redesign River Street. The goal: making River Street a more friendly route for pedestrian and bicyclists, while retaining needed parking and spurring redevelopment.

The HURA Team, City Staff and project consultants, Harmony Design and Engineering, identified priorities through the planning and outreach process for the North River Street Concept Plan, including maintaining access to existing developments, providing adequate vehicular circulations for automobiles and trucks, retaining parking, enhancing cyclist and pedestrian experiences and safety, accommodating for those large winters by providing snow storage and removal, and improving the aesthetics, shade, character and charm of River Street.
A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year October 1, 2017 through September 30, 2018, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho, on August 24, 2017 at 1:30 pm, 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. 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 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 capital projects, insurance, legal expenses and other consulting expenses in FY 2018. Those activities will be funding through the projected tax increment revenue of $85,000.

### Financial Planning

#### HURA Fiscal Year 2018 Budget

<table>
<thead>
<tr>
<th>Revenue</th>
<th>ACTUAL FY 16</th>
<th>BUDGET FY 17</th>
<th>PROPOSED BUDGET FY 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Increment Revenue</td>
<td>$70,684</td>
<td>$74,000</td>
<td>$85,000</td>
</tr>
<tr>
<td>Interest</td>
<td>$7</td>
<td>$0</td>
<td>$50</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$70,691</strong></td>
<td><strong>$74,000</strong></td>
<td><strong>$85,050</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures</th>
<th>ACTUAL FY 16</th>
<th>BUDGET FY 17</th>
<th>PROPOSED BUDGET FY 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt Service - Note to</td>
<td>$34,807</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>City of Hailey</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional and Legal</td>
<td>$618</td>
<td>$10,000</td>
<td>$20,000</td>
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<tr>
<td>Insurance</td>
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<tr>
<td>Administration Expense</td>
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<td>$7,500</td>
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<tr>
<td>Other Expenses</td>
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<td>$1,500</td>
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<tr>
<td>Capital Expense</td>
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<td>$20,000</td>
<td>$50,000</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$40,200</strong></td>
<td><strong>$37,644</strong></td>
<td><strong>$81,200</strong></td>
</tr>
</tbody>
</table>

| Change in Fund Balance   | $30,491      | $36,356      | $3,850                |

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Projects Around Hailey

In 2017, Hailey Urban Renewal Agency discussed the possibility of funding projects around Hailey — projects that would improve areas within the City, as well as help those businesses and organizations with a need:

⇒ Wells Fargo Bank curb and gutter improvements, parking and sidewalk improvements
⇒ City of Hailey street tree wells and electrical projects
⇒ Redevelopment of the Blaine Manor property

HURA Funding Form

A Funding Form was created to organize and formalize funding requests.

Meet the HURA Team!

HURA Board of Directors

Chair: Larry Schwartz
Vice Chair: Don Keirn
Secretary/Treasurer: Sandi Viau
Council Liaison: Martha Burke
Board Member: Walt Denekas

HURA City Staff

Executive Director of HURA: Lisa Horowitz