RESOLUTION NO. 2023-____

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HAILEY URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2022; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY; DIRECTING THE CHAIR OR VICE-CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Hailey Urban Renewal Agency, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (“City Council”) of the City of Hailey, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plans for the Gateway District Urban Renewal Project and Airport Way District Urban Renewal Project (the “Plans”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway District Urban Renewal Project and making certain findings;

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1295 on November 22, 2021, approving the Airport Way District Urban Renewal Project and making certain findings;

WHEREAS, pursuant to Idaho Code Section 20-2006(c), the Agency is required to prepare an annual report and submit the annual report to the City;

WHEREAS, pursuant to Idaho Code Section 50-2006(c), Agency representatives prepared the annual report of the Agency’s activities for calendar year 2022, a copy of which report is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, Agency representatives took steps to publish notice, attached hereto as Exhibit B and incorporated herein by reference; and to provide a copy of the report for public review and comment, including posting the report on the Agency’s webpage;

WHEREAS, on March__, 2023, pursuant to Idaho Code Section 50-2006(c), the Agency held an open public meeting, properly noticed, to report these findings in the annual report and to
take comments from the public at Hailey City Hall, Council Chambers, 115 Main Street S, Hailey, Idaho, on the proposed annual report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE HAILEY URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair or Vice-Chair shall submit said annual report to the city of Hailey, Idaho, on or before March ____, 2023.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Hailey Urban Renewal Agency, on March ____, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March ____, 2023.

APPROVED:

By_______________________________________
Chair of the Board

ATTEST:

By_______________________________________
Secretary
2022
YEAR IN REVIEW

EXECUTIVE SUMMARY
HURA met eleven times in 2022

ACCOMPLISHMENTS:
• Construction of the River Street pathway
• River Street Concept Design adopted into City Code
• River Street Townhomes Participation Agreement
• Continued commitment to match Grant Funding two blocks of River Street at Bullion Street: a key gateway intersection

BACKGROUND ON HAILEY URBAN RENEWAL AGENCY
The Hailey Urban Renewal Agency (HURA) was established in 2013 to address growing infrastructure and economic development needs in Hailey. As the key redevelopment organization for the town of Hailey, HURA catalyzes economic revitalization. Urban renewal agencies operate via a tool known as Tax Increment Financing. Tax Increment Financing is a public financing method whereby tax revenues are directed towards a managing agency for a set number of years – 20 years in the case of HURA.

HURA has two active districts:
1. The Gateway District adopted in 2013 – set to sunset in 2033
2. The Airport Way District adopted in 2021 – set to sunset in 2041

BOARD MEMBERS
Chairman: Larry Schwartz
Vice Chairman: Sandi Vlau
Walt Denekas, Bob Brand, Mayor Martha Burke

HAILEY URA STAFF
Executive Director: Lisa Horowitz
Treasurer: Becky Stokes
Admin Staff: Jessica Parker
2022 ACCOMPLISHMENTS

PROGRESS ON RIVER STREET IMPROVEMENTS

RIVER STREET PATHWAY FOR PEDESTRIANS AND BICYCLISTS

A major HURA accomplishment in 2022 was the installation of a pedestrian and bicycle pathway along River Street north of Carbonate Street. This pathway is considered an “interim” pathway and will be replaced over time as redevelopment occurs in compliance with the River Street Concept Design.

The Agency spent $600,000 to install new sections of this interim pathway, which connects final design sections of the pathway already installed by private developments. Developers continued to implement the final design in 2022, such as the River Street Townhomes. The final pathway north of Bullion Street will run continuously on both sides of River Street from McKercher Blvd to Bullion Street.

When deciding where to install the interim pathway, HURA staff and board members considered which properties were likely or unlikely to be redeveloped soon. The interim pathway has been installed on blocks unlikely to be redeveloped soon. In some areas the pathway is attached to the River Street roadway and in some areas it is detached, due to factors such as existing driveways and building locations.

The River Street pathway is mostly complete between McKercher Blvd and Bullion Street. There is more work to be done between Myrtle Street and Silver Street, as shown on the above map. Continuation of the River Street pathway by developers in keeping with the River Street Concept Design is incentivized by the HURA partnership reimbursement program. This program reimburses qualified projects up to 50% of the costs of improvements built in the public right of way.

OTHER RIVER STREET IMPROVEMENTS

Chip and fog seal along River Street was completed during the summer of 2022. Most curbs and gutters have also been completed, with some final grading, striping, and pavement markings planned for the summer of 2023.
2022 ACCOMPLISHMENTS

RIVER STREET CONCEPT DESIGN ADOPTED INTO HAILEY CODE

The River Street Concept Design has been formalized as a Standard Drawing into City of Hailey Code in 2022 and January 2023. The Hailey Urban Renewal Agency was instrumental in the details of this final design. Adopting this Standard Drawing into Hailey Code enables staff to consistently apply standards to all new development projects along River Street.
2022
ACCOMPLISHMENTS

RIVER STREET TOWNHOMES

The River Street LLC Reimbursement Partnership Agreement was approved by the HURA board on May 3, 2022.

- Townhomes – twelve units
- Location: 410 N River Street
- Owner: CK Property Group, LLC
- Managing Partner: Kevin Cablik

- Project will provide:
  - Street and infrastructure improvements
  - Parking facilities – both vehicle and bicycle
  - Increased property tax base
  - Pedestrian paths, sidewalks, and bicycle facilities
  - Landscape areas
  - Two Affordable Homes for employees residing in Hailey

The River Street Townhomes development is on the east side of River Street north of Silver River Apartments. Two of the twelve units are permanently deed-restricted for employee housing; these units are first available to City of Hailey employees and then to any employees residing in Hailey. This development will provide a completed segment of the River Street Concept Design and will also extend these improvements east along the south side of Spruce Street between River Street and the alley. Upon completion, HURA will reimburse 50% of the cost of the public right-of-way improvements.

Resolution 2023-_____ Annual Report  
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GRANT FUNDING

In January 2022, the HURA board approved the Hailey Urban Renewal Agency Gateway District funding priority toward the LHTAC/ITIP* Project on River Street to the first block south and the first block north of the intersection of Bullion Street and River Street for a total of two blocks, both sides of River Street, as a funding priority.

This project is proposed to be funded through an LHTAC grant. The LHTAC/ITIP Project is currently in the design phase. Plans for construction drawings are forecast to be ready in 2023.

Construction plans will develop these blocks according to the River Street Concept Design, which will include curbs, gutters, sidewalks, parking, bike paths, lighting, trees, and irrigation.

*LHTAC: Local Highway Technical Assistance Council; ITIP: Idaho Transportation Investment Program.*
# BUDGET

## Revenue

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<th>Description</th>
<th>Actual FY21</th>
<th>Budget FY22</th>
<th>Proposed FY23</th>
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<tr>
<td>Tax Increment Revenue-Gateway District</td>
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<tr>
<td>Tax Increment Revenue-Airport Way District</td>
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<td>17,394</td>
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<td>Other Revenue/Interest</td>
<td>1,903</td>
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<td><strong>Total Hailey URA Revenue</strong></td>
<td>283,724</td>
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## Expenditures-Gateway District

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<td>Professional and Legal</td>
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## Expenditures-Airport Way District

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<td><strong>Total Expenditures</strong></td>
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<td><strong>Change in Fund Balance</strong></td>
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<td><strong>Carry Over Fund Balance</strong></td>
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# 2023 CALENDAR

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## CONTACT US

Hailey Urban Renewal Agency  
c/o City of Hailey  
115 S. Main Street, Hailey, ID 83333  
Lisa Horowitz, Executive Director  
208-788-9815, x1  
lisa.horowitz@haileycityhall.org
Exhibit B

PUBLIC NOTICE

Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial data and audit reports set forth in Idaho Code Sections 67-1075 and 67-1076. Pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required to hold a public meeting to report on the findings in the annual report and to take public comment prior to filing the report with the City and the Idaho State Controller.

A copy of the DRAFT 2022 Annual Report is available at the Hailey City Clerk’s office, 115 Main Street South, Hailey, Idaho, or on the Agency’s website at: https://haileycityhall.org/boards-and-commissions/hailey-urban-renewal-agency/
Written public comment may be submitted PRIOR TO 5:00 p.m. on MARCH 20, 2023, to Hailey Urban Renewal Agency, Attn: Lisa Horowitz, Agency Administrator, 115 Main Street South, Hailey, ID 83337, lisa.horowitz@haileycityhall.org. Public comment will also be taken at the Hailey Urban Renewal Agency’s regular meeting on Tuesday, March 21, 2023, at 11:00 a.m. at the Hailey City Council Chambers, 115 Main Street South, Hailey, Idaho.

Published: February _____, 2023