

Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, August 15, 2023
11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

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Meeting ID: 237 503 468 111

Passcode: q2iFwo

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[+1 469-206-8535,,324529467#](#) United States, Dallas

Phone Conference ID: 324 529 467#

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, August 14, 2023.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the virtual platform with a phone or a computer or in person. The Agency strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Present

Board: Bob Brand, Walt Denekas, Sandi Viau, Larry Schwartz, Martha Burke

Staff: Lisa Horowitz, Becky Stokes, Jessie Parker

1. [11:02:39 AM](#) **CALL TO ORDER**

2. **CONSENT AGENDA** **ACTION ITEM**
 - a. Approval of Bills unpaid since July, 2023..... ACTION ITEM
 - b. Approval of meeting minutes dated June 20, 2023 and July 18, 2023..... ACTION ITEM

Board reviewed pending bills and minutes. No corrections.

[11:03:37 AM](#) Denekas motioned to approve consent agenda. Brand seconded. All in Favor.

3. **Old Business:**
 - a. [11:03:54 AM](#) Presentation regarding Gateway URA Tax Increment Revenue and Financial modeling..... **ACTION ITEM**

Eric Heringer using presentation in packet discussed historical, current and estimated tax increment values/revenues for the Gateway District, and potential borrowing power today. Heringer summarized that estimates that can borrow \$2.5 million + \$780K this year, annual payment would be the \$328k , at a 4.75% interest rate. Heringer recommended not committing future revenues after 2025 until received. Discussion took place of what Heringer, Phil Kushlan and Meghan Conrad are seeing from other Districts going into long term debit. Summarized opinion is it varies widely for each district. Discussion ensued between board, staff and Heringer regarding presentation and potential shovel ready projects. Heringer estimates 3-month time frame to receive funds from loan.

No action taken.

- b. [11:45:52 AM](#) Presentation and discussion of proposed new Hailey South District by Kushlan Associates **ACTION ITEM**

Phil Kushlan, using the presentation in the packet, discussed steps taken in reviewing potential new district of Hailey South District, explaining sub districts A, area currently located within City Limits, and B, area outside City Limits but anticipated to be annexed in in near future. Discussion took place between Board, staff and Kushlan.

No action taken.

4. New Business:

- a. Public Hearing and consideration of Resolution 2023-005, a resolution adopting the FY24 budget, a budget with expenditures not to exceed \$650,000. **ACTION ITEM**

Staff introduced Resolution 2023-005 and summarized final FY24 budget. Board discussed final draft of budget.

Chair opened public comment. No comment.

Chair closed public comment.

Denekas motioned to adopt Resolution 2023-005, a resolution adopting the FY24 budget, a budget with expenditures not to exceed \$650,000. Burke seconded. All in Favor.

5. Adjourn

Brian Yeager provide update on River Street Project.

Burke motioned to adjourn. Brand seconded.