

**Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, January 16, 2024
11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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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 Friday, January 12, 2024.**

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

Next available Resolution: 2024-001

1. [11:11:00 AM](#) **CALL TO ORDER**
2. [11:11:03 AM](#) **CONSENT AGENDA:**
 - a. Approval of Bills unpaid since October, 2023..... **ACTION ITEM**

Staff to pull GGLO Invoice #3 and review if applicable.

[11:14:59 AM](#) **Viau motion to approve bills, except GGLO Invoice# 3. Brand seconded. All in Favor.**

- b. Approval of meeting minutes dated October, 2023..... **ACTION ITEM**

Meghan Conrad noted type of RDI that should be **RFI**.

[11:15:57 AM](#) **Burke motion to approve minutes as corrected. Denekas seconded. All in Favor.**

- c. Motion to approve 2024 Meeting Calendar..... **ACTION ITEM**

Staff to email it out calendar.

[11:16:53 AM](#) Denekas motioned to 2024 meeting calendar. Brand seconded. All in Favor.

- d. Motion to authorize signature on engagement letter for Workman & Company... **ACTION ITEM**

[11:17:21 AM](#) Burke motion to authorize signature on engagement letter for Workman & Company. Brand seconded. All in Favor.

- 3. Election of Board Officers – Chair, Vice-Chair, Secretary, and Treasurer (no documents).....**ACTION ITEM**

[11:19:10 AM](#) Brand motion to nominate Larry Schwarz as Chair, Sandi Viau as Vice Chair, Becky Stokes as Treasurer, and Jessica Parker as Secretary. Viau seconded. All in Favor.

- 4. New Business: River Lane and FY23 Audit Presentation have been swapped, please hear FY23 Audit as first new business.

- a. Presentation of annual financial statements for Fiscal Year Ending September 30, 2023 by Brady Workman, auditor, followed by acceptance of audited financial statements..... **ACTION ITEM**

Brady Workman was not in attendance for presentation, audit to be heard in February meeting.

- b. [11:21:02 AM](#) Consideration of Resolution 2024-001, a resolution adopting a Reimbursement Participation Agreement with River Lane, LLC for River Lane Apartments located at 403 North River Street (Lots 1-10, Block 55, Townsite)..... **ACTION ITEM**

[11:21:35 AM](#) Mark Sindell provided power point presentation summarizing proposed project. Presentation available on file with Community Development Department. Sindell summarized work to be done and benefits of the project. Sindell summarized request from applicant to URA.

[11:33:50 AM](#) Schwarz stated not including park, standard agreement with standard agreement seems like no brainer. Staff recommends including silva cells. Schwarz and staff discussed that even if increase requested amount, applicant will only receive a portion of the reimbursement due to end date of district. Schwarz estimates roughly \$30,000 over next 10 years so roughly \$300,000 based off estimate.

Meghan noted attachment in packet includes pocket park. Horowitz explained it is intended to a separate motion. Schwarz confirmed pocket park is a separate discussion. Staff confirmed. Schwarz does not see an issue with the normal agreement.

Horowitz confirmed will amend exhibit c to include silva cells. Applicant and staff will work together to complete edits, board all confirmed no issues on regular agreement. Changes include updating numbers and addition of silva cells.

Conrad noted typo on paragraph 3, with a November date and notes on record this does not include pocket park or well house.

11:46:50 AM Brand motion to approve Resolution 2024-001, a resolution adopting a Reimbursement Participation Agreement by and between River Lane LLC and Hailey Urban Renewal Agency for the development of certain public infrastructure adjacent to the River Lane Apartments along North River Street and Spruce Street, as amended, with condition:

1) City Engineer shall review and approve proposed Construction Cost Estimates, included as Exhibits C and D of the Reimbursement Participation Agreement. Burke seconded. All in Favor.

11:47:24 AM Staff explained request of pocket park adjacent to River Lane. Viau suggested the City become an applicant. Schwarz asked if there will be taxes in the future. Board discussed that cannot use regular RPA as City does not pay taxes.

Stokes summarized current financial status. Board and staff continued to discuss potential funding of the park and maintenance agreement. Schwarz asked board if they think they should apply funding for pocket park. Conrad suggested direction from board to study further or not and then can come back. Board discussed involvement of pocket parks along River Street; concerns expressed about funding, maintenance, city owned; All agreed could be worth providing funding assistance. Schwarz thinks should discuss with City and determine how to do it legally. Staff confirmed will bring back on February meeting.

- c. 12:09:23 PM Consideration of Resolution 2024 -002, a resolution to designate a City Staff member as an authorized user to all banking accounts for URA..... **ACTION ITEM**

Staff explained reasoning for staff to be authorized to gain access only to bank information, whether that be online access, by telephone and in person. Conrad explained next item to be heard is for the third signer that will be a board member.

Board agreed to remove Micah as a signer. Walt Denekas volunteered as third signer, Schwarz and Viau remain as signers.

Board agreed to amend authorized users to include Horowitz, Stokes, and Parker as authorized to gain all information

12:19:23 PM Burke motioned to approve 2023-002, authorizing Stokes, Horowitz and Parker to access to online banking and to transact business on behalf of the Agency with Mountain West Bank, including but not limited to receiving information and communicating with Mountain West Bank about Agency accounts held by Mountain West Bank. Brand seconded All in Favor.

- d. Consideration of Resolution 2024 ____, a resolution to add a third signer to checking account..... **ACTION ITEM**

12:20:05 PM Burke motioned to approve Resolution 2024-003 to add Sandi Viau, Larry Schwarz, and Walt Denekas, as signers to Hailey Urban Renewal Agency checking accounts. Burke seconded. All in Favor.

5. Old Business:

- a. Discussion and Adoption of Downtown Masterplan..... **ACTION ITEM**

This item has been pulled and will be heard at a future hearing.

6. Staff Update:

- a. Update on URA Projects – NA
- b. Financials – Stokes provided quick update on estimates to be expected for 2024.
- c. Upcoming Meetings
 - i. February 20, 2024: Adoption of Hailey South District Eligibility report
 - ii. March 19, 2024:

7. Adjourn

[12:24:36 PM](#) Brand motioned to adjourn. Burke seconded. All in Favor.