

**Hailey Urban Renewal Agency – Special Meeting**  
**Hailey City Hall**  
**115 Main Street S**  
**Council Chambers – upstairs AND via Teams**  
**Tuesday, February 20, 2024**  
**11:00 AM**

**THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.**

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Meeting ID: 237 503 468 111

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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](mailto:lisa.horowitz@haileycityhall.org). Emails or other written testimony must be **received no later than 5:00 p.m. on Friday, Friday 16, 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](mailto:lisa.horowitz@haileycityhall.org) or (208) 788-4221.

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

**Next Resolution Available: 2024-004**

**Present**

**Commission:** Larry Schwartz, Sandi Viau, Martha Burke

**Staff:** Lisa Horowitz, Becky Stokes, Jessie Parker

1. [11:02:01 AM](#) CALL TO ORDER
  
2. **CONSENT AGENDA:**
  - a. [11:02:05 AM](#) Approval of Bills unpaid since January, 2024.....  
**ACTION ITEM**

Board and Staff discussed GGLO invoices, staff to review all submitted invoices and compare to Viau's tracking sheet.

[11:11:00 AM](#) Burke motioned to approve bills as amended. Viau seconded. All in Favor.

- b. Approval of meeting minutes dated January, 2024..... **ACTION ITEM**

[11:11:46 AM](#) Conrad noted edits to completed, 2c insert word approve. At time noted in email submitted, change second agreement to terms.

[11:13:24 AM](#) **Viau motioned to approve January meeting minutes. Burke seconded. All in Favor.**

- c. Motion to ratify the Chair's signature on legislative letter regarding Local Infrastructure Development District (LIDD) ..... **ACTION ITEM**

[11:15:30 AM](#) Horowitz and Conrad summarized proposed LIDD bill that has not been introduced as of yet.

[11:16:43 AM](#) Burke motioned to approve ratification. Viau seconded. All in Favor.

### 3. New Business:

- a. [11:31:13 AM](#) Consideration of Resolution 2024-\_\_\_\_, a resolution adopting the Hailey South District Urban Renewal District Eligibility Report..... **ACTION ITEM**

[11:31:48 AM](#) Horowitz noted word Woodside was inadvertently included in the motion. Horowitz turned floor to Phil Kushlan. Kushlan summarized Eligibility Report for Hailey South District and explained recalculations of district since first completed the report. Kushlan summarized how has concluded have actually ended in a better position.

[11:34:27 AM](#) Schwartz asked if looking at both parcels. Kushlan confirmed. Schwartz asked how effected by what could be redrawn between City of Bellevue, County and Hailey. Schwartz asked how the developers feel if cities cannot follow through. Kushlan explained how believe timing of annexation is important, and how there are permissions within the law that allow the district to flow outside of the city limits. Schwartz asked Horowitz if expect the boundary line to change. Horowitz believes it's too early to tell. Horowitz noted one substantial improvement right outside the district boundary. Schwartz asked about ownership and BCRD involvement. Horowitz explained how the land is hoped to be deeded. Schwartz asked how has the final where the line is. Horowitz summarized how the ACI agreements with each jurisdiction would need to be amended.

[11:43:48 AM](#) Horowitz explained how proceeding to get this district adopted prior to July 1<sup>st</sup>. Schwartz asked if read something correctly that if had a bond on the property, applies to old requirements. Conrad explained how that is not 100% accurate. Conrad explained proposed timeline.

[11:47:02 AM](#) **Burke motioned to approve Resolution 2024-004, a resolution adopting the Hailey South District Urban Renewal District Eligibility Report dated January 2024. Viau seconded. All in Favor.**

- b. [11:17:03 AM](#) Presentation of the annual financial statements for Fiscal Year Ending September 30, 2023 by Brady Workman, auditor, followed by acceptance and adoption of audited financial statements..... **ACTION ITEM**

Dennis Brown, summarized audit completed by Workman and Co.

[11:22:43 AM](#) Viau asked about differences between statement of revenues and expenses, net position, and a balance sheet between 2022 and 2023 audit. Brown and Viau discussed differences, with Brown confirming typo on page 5. Brown and staff confirmed will pull item and bring back to the board in

March. Brown believes typos due to revisions done on Friday. Viau asked why capital projects were not included in this year's audit but were last year.

**4. Old Business:**

- a. [11:49:19 AM](#) Discussion and adoption of Resolution 2024-\_\_\_\_, adopting the 2024 Hailey Downtown Masterplan.....

**ACTION ITEM**

[11:49:43 AM](#) Mark Sindell summarized changes to final Downtown Master Plan. Board and Sindell discussed parallel vs angled parking.

[12:11:56 PM](#) Board and Staff discussed adopting and having a joint meeting with City Council.

[12:12:27 PM](#) **Viau motioned to adopt Resolution 2024-005, adopting the adopting the 2024 Hailey Downtown Masterplan. Burke seconded. All in Favor.**

**5. Staff Update:**

- a. Update on URA Projects
- b. Financials
- c. Upcoming Meetings
  - i. March 19, 2024: Mid RVR RPA, Audit, GGLO Invoice Summary, RPA Amendments?,
  - ii. Items needed to discuss: Budget?, South Hailey?, By Laws?,

**6. Adjourn**

[12:15:21 PM](#) **Burke motioned to adjourn. Viau seconded. All in Favor.**