

**Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, June 10, 2025 at 11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo [Download](#)

[Teams](#) | [Join on the web](#)

Or call in (audio only)

[+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, June 9, 2025.**

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	Martha Burke, Bob Brand, Brian McCue
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Next Resolution Available: 2025-005

A. CALL TO ORDER

B. Consent Agenda (ACTION ITEM):

- [CA 1](#) Motion to approve bills since May 20, 2025. **ACTION ITEM**
- [CA 2](#) Motion to approve meeting minutes dated May 20, 2025. **ACTION ITEM**

C. Old Business (ACTION ITEM):

- [OB 1](#) Discussion and decision regarding elements of Phase 1, Downtown Master Plan, Bullion Pathway. **ACTION ITEM**

D. Staff Reports

- [SR 1](#) Financials (will be brought to the meeting)
- [SR 2](#) Upcoming Meetings: July 15, 2025
 - LHTAC/River Street Agreement
 - FY 2026 Budget

E. Adjourn

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1007 Caselle Inc.									
INV-06322	1	5 month Maintenance and Support	Invoice	05/01/2025	05/31/2025	116.67		116.67	410200
INV-06322	2	5 month Maintenance and Support	Invoice	05/01/2025	05/31/2025	116.67		116.67	420200
INV-06322	3	5 month Maintenance and Support	Invoice	05/01/2025	05/31/2025	116.66		116.66	430200
Total INV-06322:						350.00	.00	350.00	
Total 1007 Caselle Inc.:						350.00	.00	350.00	
1008 City of Hailey									
25TRAV22	1	Reimbursement for Parker Training- Mil	Invoice	04/23/2025	06/10/2025	70.47		70.47	410200
25TRAV22	2	Reimbursement for Parker Training- Mil	Invoice	04/23/2025	06/10/2025	70.47		70.47	420200
25TRAV22	3	Reimbursement for Parker Training- Mil	Invoice	04/23/2025	06/10/2025	70.46		70.46	430200
25TRAV22	4	Reimbursement for Parker Training - Pe	Invoice	04/23/2025	06/10/2025	68.00		68.00	410200
25TRAV22	5	Reimbursement for Parker Training - Pe	Invoice	04/23/2025	06/10/2025	68.00		68.00	420200
25TRAV22	6	Reimbursement for Parker Training - Pe	Invoice	04/23/2025	06/10/2025	68.00		68.00	430200
25TRAV22	7	Reimbursement for Parker Training-Hot	Invoice	04/23/2025	06/10/2025	69.16		69.16	410200
25TRAV22	8	Reimbursement for Parker Training-Hot	Invoice	04/23/2025	06/10/2025	69.16		69.16	420200
25TRAV22	9	Reimbursement for Parker Training-Hot	Invoice	04/23/2025	06/10/2025	69.16		69.16	430200
25TRAV22	10	Reimbursement for Parker Training	Invoice	04/23/2025	06/10/2025	31.67		31.67	410200
25TRAV22	11	Reimbursement for Parker Training	Invoice	04/23/2025	06/10/2025	31.67		31.67	420200
25TRAV22	12	Reimbursement for Parker Training	Invoice	04/23/2025	06/10/2025	31.66		31.66	430200
Total 25TRAV22:						717.88	.00	717.88	
Total 1008 City of Hailey:						717.88	.00	717.88	
1046 Stokes, Becky									
2025 05 05	1	Reimbursement for Quickbooks Oct 20	Invoice	05/05/2025	06/10/2025	107.34		107.34	410200
2025 05 05	2	Reimbursement for Quickbooks Oct 20	Invoice	05/05/2025	06/10/2025	107.33		107.33	420200
2025 05 05	3	Reimbursement for Quickbooks Oct 20	Invoice	05/05/2025	06/10/2025	107.33		107.33	430200
Total 2025 05 05:						322.00	.00	322.00	
Total 1046 Stokes, Becky:						322.00	.00	322.00	
Total :						1,389.88	.00	1,389.88	
Grand Totals:						1,389.88	.00	1,389.88	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
410200	463.31	.00	463.31
420200	463.30	.00	463.30
430200	463.27	.00	463.27
Grand Totals:	1,389.88	.00	1,389.88

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/25	1,389.88	.00	1,389.88
Grand Totals:	1,389.88	.00	1,389.88

Purchase Order

Hailey Urban Renewal Agency
115 S Main St Ste H
Hailey ID 83333

P. O. Number: 00009

Phone: (208) 788-4221
Fax:

To: 1007 CASELLE INC. 1656 S EAST BAY BLVD PROVO UT 84606	Ship to: HAILEY URBAN RENEWAL AGENCY 115 S MAIN ST STE H HAILEY ID 83333
--	--

P. O. Date	Created By	Requested By	Department	Req Number	Terms
05/29/2025	Jessica				

Quantity	Description	Unit Price	Total
1.00	5 month Maintenance and Support 410200	116.67	116.67
1.00	5 month Maintenance and Support 420200	116.67	116.67
1.00	5 month Maintenance and Support 430200	116.66	116.66
SHIPPING & HANDLING			0.00
TOTAL PO AMOUNT			350.00

Authorized Signature

INVOICE

Caselle, LLC
1656 S. East Bay Blvd
Suite 100
Provo UT 84606



Phone: 800-228-9851
Fax: 801-850-5001
Billing Inquires: 801-850-5033

City of Hailey
115 S Main St Ste H
Hailey, ID 83333

Invoice Date: 05/01/2025
Invoice Due Date: 05/31/2025
Invoice Number: INV-06322
Client Number: C-11760

Invoice Message

Additional Directory for Urban Renewal Agency 05/01/2025 - 09/30/2025 (5 months @ \$70 per month)

Description	Amount
Maintenance and Support	\$350.00

Total: \$350.00

Balance is payable upon invoice terms or previously agreed upon terms.

Please note that our payment instructions have changed.

Please send ACH or wire payment to:	Mail payment to:	Reference:
Bridge Bank, a division of Western Alliance Bank Routing No: 121143260 Account No: 8297214826	Caselle LLC 1656 S East Bay Blvd Suite 100 Provo UT 84606	Client Number: C-11760 Invoice Number: INV-06322 Amount Enclosed: \$

MESSAGE

Interest at 1.5% per month will be charged on all accounts 30 days past due.

Cancellation of orders for software are subject to a cancellation fee of 10%, if cancelled within 30 days of order, or 25%, if cancelled within 60 days of order. Cancellations after 60 days will receive no credit.

Purchase Order

Hailey Urban Renewal Agency
115 S Main St Ste H
Hailey ID 83333

P. O. Number: 00006

Phone: (208) 788-4221
Fax:

To: 1008 CITY OF HAILEY 115 MAIN STREET S, SUITE H HAILEY ID 83333	Ship to: HAILEY URBAN RENEWAL AGENCY 115 S MAIN ST STE H HAILEY ID 83333
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
05/20/2025	Jessica				

Quantity	Description	Unit Price	Total
1.00	Reimbursement for Parker Training- Mileag 410200	70.47	70.47
1.00	Reimbursement for Parker Training- Mileag 420200	70.47	70.47
1.00	Reimbursement for Parker Training- Mileag 430200	70.46	70.46
1.00	Reimbursement for Parker Training - Perdie 410200	68.00	68.00
1.00	Reimbursement for Parker Training - Perdie 420200	68.00	68.00
1.00	Reimbursement for Parker Training - Perdie 430200	68.00	68.00
1.00	Reimbursement for Parker Training-Hotel 410200	69.16	69.16
1.00	Reimbursement for Parker Training-Hotel 420200	69.16	69.16
1.00	Reimbursement for Parker Training-Hotel 410200	69.16	69.16
1.00	Reimbursement for Parker Training 410200	31.67	31.67
1.00	Reimbursement for Parker Training 420200	31.67	31.67
1.00	Reimbursement for Parker Training 430200	31.66	31.66
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		717.88

Authorized Signature



CITY OF HAILEY

115 SOUTH MAIN STREET
SUITE H
HAILEY, ID 83333
Phone: 208-788-4221

PURCHASE ORDER

BILL TO:

ATTN: ACCOUNTS PAYABLE
115 Main Street South, Suite H
Hailey ID 83333

SHIP TO: (If different)

CITY OF HAILEY

115 MAIN STREET SOUTH, SUITE H
HAILEY ID 83333

VENDOR:

2045
PARKER, JESSICA
203 56 SOUTH MAIN ST
CAREY ID 83320

P.O. # 62355

PO DATE 3/18/2025

PRINT DATE 3/18/2025

QTY	DESCRIPTION	UNIT PRICE	AMOUNT	GL ACCOUNT NO	JOB NO
1.00	URA WORKSHOP MILEAGE	211.40	211.40	210-15-41724	
1.00	URA WORKSHOP PERDIEM	204.00	204.00	210-15-41723	

SUBTOTAL	415.40
FREIGHT	
NET AMOUNT	415.40

NOTES

DEPARTMENT HEAD SIGNATURE

03/18/2025

DATE



25 TRAV 22

EMPLOYEE AUTHORIZATION REQUEST TRAVEL/TRAINING

This form needs to be submitted for approval at least 2 weeks prior to traveling. If you would like your per diem prior to travel, department head will need to submit a P.O. with this form.

At conclusion of trip remember to fill out the Travel Expense Voucher to close this file.

Employee Name: Jessica Parker Date: 03/11/2025

Name of Class, Seminar Etc: **(attach brochure/agenda)** Urban Renewal & The New Construction Roll - Regional Training

Travel Destination / Seminar Location: 290 E Linden Chubbuck ID 83202 Reason for Travel Conf./Training: Training

Complete travel time below to determine your Per Diem amount (if applicable):

Indicate travel method below (☐ Airfare/City Vehicle/Rental Vehicle/Personal Vehicle) **(attach receipts & itinerary)**

Departure/Destination & Return:

Date:	Travel Method:	Departure time:	Arrival time:	Required time:	Total travel time
04/23/2025	Personal Vehicle	3:00 PM	5:30	2.5 Hours	
04/25/2025	Personal Vehicle	3:00 PM	5:30	2.5 Hours	5 Hours

12.5
9.5
22.0

Hotel accommodations: **(attach reservation)**

Name: Quality Inn
Address: 1333 Bench Rd Pocatello ID
Phone: 208-551-5056

TRAVEL:

Tuition \$ \$ 0.00		\$ \$ 0.00
Airfare \$ 0.00		\$ \$ 0.00
Auto/Rental \$ 0.00		\$ \$ 0.00
Lodging Per Night \$ 91.81	(tax exempt in Idaho) # of Nights: <u>2.00</u> total hotel: \$ 207.48	\$ \$ 207.48
Mileage <u>302.00</u>	Miles x Allowable IRS Standard Mileage Rate <u>0.70</u>	\$ \$ 211.40
National Fire Academy?: <u>Takes credit card payment only</u>	Meal ticket amount: \$ 0.00	\$ 0.00

Breakdown for Meals: Per diem for meals not included in conference per day:

Date:	Per Diem Amount:	Meal Per Diem total:	Single or Multi-day trip	Length of travel and training for BOTH days	Per Diem allowed
4/23	\$ 51.00	\$ 38.25	Single	8 hours or less	No per diem
4/24	\$ 68.00	\$ 68.00	Single	10 hours or less	No per diem
4/25	\$ 51.00	\$ 38.25	Single	12 hours or more	1 meal
			First & Last Days	Less than 16 hours	75% per diem
			First & Last Days	Greater than 16 hours	2 full days

Total Per Diem: \$ 144.50

See <http://www.gsa.gov/portal/category/100120> for allowable IRS rates. If totals exceed allowable rates the amount above the allowable rate will be reported on the individual employees W-2 form as a taxable benefit.

PER DIEM TOTAL: \$ 144.50 GRAND TOTAL \$ 563.38

APPROVALS: Employee [Signature] Date: 3-17-25
Supervisor: [Signature] Date: 03/17/2025
City Administrator: [Signature] Date: 3/17/25

REGIONAL TRAINING ANNOUNCEMENT

URBAN RENEWAL AND THE NEW CONSTRUCTION ROLL – THE EFFECT ON PROPERTY TAXES AND PROPERTY TAX ADMINISTRATION

Dates, Times, and Location

Day 1: Thursday, April 24, 2025 (8:30 a.m. – 4:30 p.m.)

Day 2: Friday, April 25, 2025 (8:30 a.m. – 3:00 p.m.)

Chubbuck City Hall
290 E Linden
Chubbuck ID 83202



What You'll Learn

This workshop focuses on the assessment, administration, and policy issues related to the formation and operation of urban renewal agencies.



You can register for either Day 1 or Day 2, or both!

Day 1: Who's This For?

- County assessors, clerks, commissioners, treasurers, and relevant staff.
- Urban renewal agencies and cities.
- State legislators

Agenda

- Introduction to urban renewal terminology, structure, and administration.
- Urban renewal and the effect on taxing districts.
- The new construction roll – impact on the budgets of all taxing districts, and the effects of when terminating revenue allocation areas.
- Annexations within revenue allocation areas and modifications of urban renewal plans.
- Provide an overview of the effects of revenue reallocation to urban renewal agencies; on counties, other taxing districts, and taxpayers, both inside and outside the urban renewal areas.

Day 2: Who's This For?

- County assessors and relevant staff.
- Anyone interested in learning how county assessors adjust base year values, with plenty of hands-on practical exercises.

Agenda

- Learn how to compute and modify the base value for property tax levy calculations.
- Address adjustments to base value that are related to exempt property.
- Calculate new construction roll-added values when revenue allocation areas dissolve or de-annex property.

Instructors

Alan Dornfest, Property Tax Policy Bureau Chief, AAS, FIAAO, Tax Commission
Kathlynn Ireland, Property Tax Policy Specialist, CPM, Tax Commission
Janet James, Technical Support Bureau Chief, Tax Commission

Education Hours

8 credit hours for Day 1
7 credit hours for Day 2

Registration

- Register no later than Monday, April 14, 2025.
- To register, please email Jeff Middleton at jeffrey.middleton@tax.idaho.gov
- Fee: \$100 per person/per day. \$190 for both days.
- Invoices and certificates will be sent following the workshop.

Why's there a fee for this?

There's a fee for this workshop, which mostly goes towards paying for travel costs for the three instructors, along with course materials and refreshments for attendees. Whatever is leftover contributes to the education fund for the county assessors. This fund allows the education program to bring in highly qualified assessment administration and mass appraisal experts from around the country to instruct county assessors and their staff on appraisal principles and procedures on a wide range of topics.

Questions about the Workshop?

Alan Dornfest, Property Tax Policy Bureau Chief, AAS, FIAAO, Tax Commission
Kathlynn Ireland, Property Tax Policy Specialist, CPM, Tax Commission

Registration Assistance?

Jeff Middleton, Education Director (208) 334-7733

Jessica Parker

From: propertyrep@tax.idaho.gov
Sent: Wednesday, March 5, 2025 4:11 PM
To: Jessica Parker
Cc: jeffrey.middleton@tax.idaho.gov
Subject: ISTC education: registration for Parker, Jessica

ISTC Online Education Registration Receipt

Last Name: Parker

First Name: Jessica

Email Address: jessica.parker@haileycityhall.org

Job Title: Other
Employer: Independent
Mailing Address: 115 Main St South
Suite, Apt:
City, State, Zip: HaileyID83333
Telephone: 2087889815
Fax:

Regional School
Date of School: 04/24/2025
Location of School: Tax Commission: Urban Renewal & the New Construction Roll
Chubbuck City Hall
290 E Linden Chubbuck ID 83202
Registration Deadline: 04/14/2025

Selected?	Class Name	Course Description	Room Number	04/21	04/22	04/23	04/24	04/25
REG	Tax Commission: Urban Renewal & the New Construction Roll	This workshop will focus on assessment, administrative, and policy issues related to the formation and operation of urban renewal agencies.	Public Meeting Room 8:30am - 4:30pm				All Day	All Day



U.S. General Services Administration

FY 2025 per diem rates for Idaho

Meals and incidental expenses (M&IE) rates and breakdown

Primary destination	County	M&IE total	Breakfast	Lunch	Dinner	Incidental expenses	First and lastday of travel
Standard Rate	Applies for all locations without specified rates	\$68	\$16	\$19	\$28	\$5	\$51.00
Boise	Ada	\$86	\$22	\$23	\$36	\$5	\$64.50
Coeur d'Alene	Kootenai	\$74	\$18	\$20	\$31	\$5	\$55.50
Sun Valley / Ketchum	Blaine / Elmore	\$80	\$20	\$22	\$33	\$5	\$60.00

23rd
2.5 Travel
+ 7.5 weekday

24th
8 hr Training

25
7 hr training +
2.5 Travel

























~~23rd~~ 25
1st & last is 75% = 38.25
+

24 16 + 19 + 25 = 60

= 106.25

Amenities

Hotel amenities

 Premium Free WIFI	 100% Smoke Free Hotel	 Pet-friendly Hotel
 Free Hot Breakfast	 Golf Course	 Free Accessible Parking
 Government Travelers: FEMA Approved	 Copy Machine	 Fax Machine
 Interior Corridors	 Late Check-Out Available	 Library
 Movie Theatre	 Outdoor Parking	 Rodeo Arena
 Unlit Outdoor Tennis Courts	 Bus Parking	 Accessible ramps
 Free Coffee	 Convention Center	Cold Weather Hook-up
 Convenience Store	 Barber Shop	 Beauty Shop
 Driving Range		



FY 2025 per diem rates for Idaho

Daily lodging rates (excluding taxes) | October 2024 - September 2025

Primary destination	County	2024 Oct	Nov	Dec	2025 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Standard Rate	Applies for all locations without specified rates	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110
Boise	Ada	\$191	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$191	\$191	\$191	\$191
Coeur d'Alene	Kootenai	\$142	\$142	\$142	\$142	\$142	\$142	\$142	\$142	\$217	\$217	\$217	\$142
Sun Valley / Ketchum	Blaine / Elmore	\$191	\$191	\$300	\$300	\$300	\$300	\$181	\$181	\$295	\$295	\$295	\$295

Your reservation is confirmed.

✓ **Confirmation Number: 37131284**

A confirmation email has been sent to
jessica.parker@haileycityhall.org

Welcome to Choice Privileges, Jessica!



☆ You'll earn an estimated 1,836 points after this stay.



Create your password to access your rewards. Check your email.

[Resend email](#)

[Learn more about Choice Privileges](#)

Your upcoming stay from April 23 - April 25

Quality Inn

1333 Bench Rd., Pocatello, ID, 83201, US

Tel: (208) 551-5056

📶 Free WiFi

🍳 Free Hot Breakfast

Check-In

Apr 23

Wed, 3:00 PM

2 NIGHTS

Check-Out

> **Apr 25**

Fri, 12:00 PM

Room

1 King Bed, 1 Room Suite

No Smoking • 1 adult

10% OFF

~~\$102~~ **\$92** USD

Summary of charges

Room 1

\$91.81 x 2 nights \$183.61

Estimated Taxes

\$23.87

Total (USD)

\$207.48

Free Cancellation until April 23, 2025 at 4 PM local hotel time.

Payment method

VISA

****9902

Good to know

Rate

Everyday Rate (Member)

Pet policy

Pets Allowed. 15.00 USD Per Night and Per Pet. Limit for Number of Pets - A maximum of 3 per room.

Guarantee Policy

Your room will be held until 7:00 AM the morning following your scheduled arrival date. If you do not arrive and do not cancel your reservation by the cancellation deadline, your credit card will be charged 1 night's stay plus tax.

Hotel Alerts

Safe warranty 1.50 USD per night. Pets Allowed. 15.00 USD Per Night and Per Pet. Limit for Number of Pets - A maximum of 3 per room.



December 27, 2024

Federal Travel Regulation
GSA Bulletin FTR 25-04

TO: Heads of Federal Agencies

SUBJECT: Calendar Year (CY) 2025 Privately Owned Vehicle (POV) Mileage
Reimbursement Rates and Standard Mileage Rate for Moving
Purposes (Relocation Allowances)

1. What is the purpose of this bulletin? This bulletin announces changes to the POV mileage reimbursement rates as determined by the yearly mileage rate study.
2. What is the background of this bulletin? Pursuant to 5 U.S.C. § 5707, the U.S. General Services Administration (GSA) is required to prescribe the mileage reimbursement rates for use of privately owned airplanes, privately owned automobiles (POA), and privately owned motorcycles while engaged in official business. As required by statute, GSA sets the POA mileage reimbursement rate as the single standard mileage rate established by the Internal Revenue Service (IRS). GSA sets the POV mileage rate for moving purposes, and the POA rate when a Government-furnished automobile is available and authorized, as the operating cost standards established by the IRS. Additionally, GSA performs annual privately owned airplane and motorcycle mileage reimbursement rate reviews, which may result in rate changes.
3. What are the CY 2025 POV mileage reimbursement rates and the standard mileage rate for moving purposes?
 - a. Pursuant to FTR §301-10.303, the POV rate will be 70 cents per mile, the privately owned airplane rate will be \$1.75 per mile, and the privately owned motorcycle rate will be 68 cents per mile.
 - b. Pursuant to FTR §301-10.310, the POA rate when a Government-furnished automobile is available and authorized will be 21 cents per mile.
 - c. Pursuant to FTR §302-4.300, the POV standard mileage rate for moving purposes will be 21 cents per mile.

4. What is the effective date of this bulletin? This bulletin is effective upon the date of publication and applies to travel and relocation performed on or after January 1, 2025, through December 31, 2025.

5. Whom should I contact for further information? For clarification of content, please contact Mrs. Autumn King, Policy Analyst, Office of Government-wide Policy, Office of Asset and Transportation Management, at travelpolicy@gsa.gov. Please cite FTR Bulletin 25-04.

By delegation of the Administrator of General Services,

DocuSigned by:

Mehul Parekh

6842A14D5D2E499

Mehul Parekh
Acting Associate Administrator
Office of Government-wide Policy







115 S Main St, Hailey, ID 83333 to
Quality Inn, 1333 Bench Rd, Pocatello, ID 83201

Drive 151 miles, 2 hr 28 min

115 S Main St
Hailey, ID 83333

- ↑ 1. Head southeast on ID-75 S/S Main St toward E Croy St
 ⓘ Continue to follow ID-75 S
 10 min (5.5 mi)
- ↩ 2. Turn left onto Gannett Rd/Gannett Picabo Rd
 ⓘ Continue to follow Gannett Rd
 13 min (11.8 mi)

*151 x 2 =
302 miles*

Follow US-26 E and I-15 S to I-15BL N/Pocatello Creek Rd in Pocatello. Take exit 71 from I-15 S

2 hr 4 min (133 mi)

- ↩ 3. Turn left onto US-20 E
 9.9 mi
- ↩ 4. Turn left onto US-20 E/US-26 E/US-93 N/N Main St
 ⓘ Continue to follow US-20 E/US-26 E/US-93 N
 44.2 mi
- ↪ 5. Turn right onto US-20 E/US-26 E/S Front St
 ⓘ Continue to follow US-20 E/US-26 E
 23.2 mi
- ↪ 6. Keep right to continue on US-26
 34.1 mi
- ↗ 7. Turn right to merge onto I-15 S
 20.0 mi
- ↩ 8. Use the middle lane to stay on I-15 S
 1.3 mi
- ↪ 9. Use the middle lane to take exit 71 for Pocatello Creek Rd
 0.3 mi

Continue on Pocatello Creek Rd to your destination

2 min (0.3 mi)

- ↩ 10. Use the left lane to turn left onto I-15BL N/Pocatello Creek Rd
 ⓘ Continue to follow Pocatello Creek Rd
 0.2 mi
- ↩ 11. Turn left onto Bench Rd (signs for Bench Road)
 367 ft

↩ 12. Turn left

 Destination will be on the right

128 ft

Quality Inn

1333 Bench Rd, Pocatello, ID 83201



Quality Inn, 1333 Bench Rd, Pocatello, ID
83201 to 290 E Linden Ave, Chubbuck, ID 83202

Drive 3.5 miles, 8 min

Quality Inn

1333 Bench Rd, Pocatello, ID 83201

- ↑ 1. Head northeast toward Bench Rd
128 ft
- ↶ 2. Turn left onto Bench Rd
0.2 mi
- ↶ 3. Turn left onto Olympus Dr
1.4 mi
- ↶ 4. Turn left onto E Chubbuck Rd/Venture Way
0.9 mi
i Continue to follow E Chubbuck Rd
- ↻ 5. At the traffic circle, continue straight to stay on E Chubbuck Rd
0.8 mi
- ↶ 6. Turn left onto Burley Dr
0.2 mi
- ↷ 7. Turn right onto W Linden Ave
i Destination will be on the right
187 ft

3.5 + 4 = 7

290 E Linden Ave

Chubbuck, ID 83202



CITY OF HAILEY

115 SOUTH MAIN STREET
SUITE H
HAILEY, ID 83333
Phone: 208-788-4221

PURCHASE ORDER

BILL TO:

ATTN: ACCOUNTS PAYABLE
115 Main Street South, Suite H
Hailey ID 83333

SHIP TO: (If different)

CITY OF HAILEY

115 MAIN STREET SOUTH, SUITE H
HAILEY ID 83333

VENDOR:

5618
FIRST BANKCARD - DAVIS (9902)
PO BOX 2818
4869-4865-8847-9902
OMAHA NB 68103

P.O. # 62804

PO DATE 5/05/2025

PRINT DATE 5/05/2025

QTY	DESCRIPTION	UNIT PRICE	AMOUNT	GL ACCOUNT NO	JOB NO
1.00	HOTEL FOR URA TRAINING 04/2025 - PARKER	207.48	207.48	100-20-41724	

URA
COPY

SUBTOTAL 207.48
FREIGHT
NET AMOUNT 207.48

NOTES

DEPARTMENT HEAD SIGNATURE

DATE

**CITY OF HAILEY**

ROBYN DAVIS

Account number ending in 9902

Transactions for billing cycle ending 04/30/25

**TRANSACTION DETAIL****Transactions**

Trans Date	Post Date	Reference Number	Transaction Description	Credits (CR) and Debits
04-25	04-29	24431065116194717039014	QUALITY INN ID022 POCATELLO ID	\$207.49

Fees Charged**Total Fees for this period****\$0.00****Interest Charged**

Interest Charge on Purchases

\$0.00

Interest Charge on Cash Advances

\$0.00

Interest Charge on Balance Transfers

\$0.00

Total Interest for this Period**\$0.00****Charge Summary** Your Annual Percentage Rate (APR) is the annual interest rate on your account (v) Variable rate (f) Fixed rate

	Annual Percentage Rate (APR)	Special Offer or Eligible Purchases APR Expiration Date	Balance Subject to Interest Rate	Days Rate Used	Interest Charge
Purchases	19.99%	NA	\$0.00	30	\$0.00
Cash Advance	19.99%	NA	\$0.00	30	\$0.00

2025 Total Year-to-Date

Total Fees Charged In 2025

\$0.00

Total Interest Charged In 2025

\$0.00

Contact Information**Contact us online**
card.fnbo.com**Talk To Us**
800-819-4249
We accept calls made through
relay services (dial 711)**Mail Payments To**
FNBO
P.O. Box 2818
Omaha, NE 68103-2818

Your reservation is confirmed.

🔑 **Confirmation Number: 37131284**

A confirmation email has been sent to
jessica.parker@haileycityhall.org

Welcome to Choice Privileges, Jessica!



☆ You'll earn an estimated 1,836 points after this stay.



Create your password to access your rewards. Check your email.

[Resend email](#)

[Learn more about Choice Privileges](#)

Your upcoming stay from April 23 - April 25

Quality Inn

1333 Bench Rd., Pocatello, ID, 83201, US

Tel: (208) 551-5056

📶 Free WiFi

🍳 Free Hot Breakfast

Check-In

Apr 23

Wed, 3:00 PM

2 NIGHTS

Check-Out

> **Apr 25**

Fri, 12:00 PM

Room

1 King Bed, 1 Room Suite

No Smoking • 1 adult

10% OFF

~~\$102~~ **\$92** USD

Summary of charges

Room 1

\$91.81 x 2 nights

\$183.61

Estimated Taxes

\$23.87

Total (USD)

\$207.48

Free Cancellation until April 23, 2025 at 4 PM local hotel time.

Payment method



****9902

Good to know

Rate

Everyday Rate (Member)

Pet policy

Pets Allowed. 15.00 USD Per Night and Per Pet. Limit for Number of Pets - A maximum of 3 per room.

Guarantee Policy

Your room will be held until 7:00 AM the morning following your scheduled arrival date. If you do not arrive and do not cancel your reservation by the cancellation deadline, your credit card will be charged 1 night's stay plus tax.

Hotel Alerts

Safe warranty 1.50 USD per night. Pets Allowed. 15.00 USD Per Night and Per Pet. Limit for Number of Pets - A maximum of 3 per room.

Purchase Order

Hailey Urban Renewal Agency
115 S Main St Ste H
Hailey ID 83333

Phone: (208) 788-4221
Fax:

P. O. Number: 00007

To:
1046
STOKES, BECKY
617 N 3RD AVE
HAILEY ID 83333

Ship to:
HAILEY URBAN RENEWAL AGENCY
115 S MAIN ST STE H
HAILEY ID 83333

P. O. Date	Created By	Requested By	Department	Req Number	Terms
05/20/2025	Jessica				

[illegible]

Authorized Signature

BECKY STOKES
617 N 3RD AVE
HAILEY, ID 83333
208.720.2798

May 5, 2025

Personal credit card used for interim QuickBooks monthly software charge:

10/15/24	\$ 25.00
11/15/24	49.50
12/15/24	49.50
1/15/25	49.50
2/15/25	49.50
3/15/25	49.50
4/15/25	<u>49.50</u>
Total to date	\$322.00

Hopefully the Caselle reports will be to everyone's liking!

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
PAYMENTS AND OTHER CREDITS		
09/26	Payment Thank You - Web	-550.00
10/22	AUTOMATIC PAYMENT - THANK YOU	-3,232.85
10/15	INTUIT *TURBOTAX CL.INTUIT.COM CA	25.00

MileagePlus

00000001 FIS33339 C 4 Y 9 25 24/10/25 Page 1 of 3 05058 MA MA 13202 289100000040001320201

Previous Balance	\$3,782.85
Payment, Credits	-\$3,782.85
Purchases	+\$2,616.93
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
PAYMENTS AND OTHER CREDITS		
11/28	Systm.com 877-2858892 WY	-19.00
11/28	Systm.com 877-2858892 WY	-49.00
12/22	AUTOMATIC PAYMENT - THANK YOU	-2,942.48

PURCHASE

12/15	INTUIT *QBooks Online CL.INTUIT.COM CA	49.50
		110.13

MileagePlus

New Balance	\$3,318.34
Opening/Closing Date	11/26/24 - 12/25/24
Credit Access Line	\$27,300
Available Credit	\$23,981
Cash Access Line	\$5,460
Available for Cash	\$5,460
Past Due Amount	\$0.00
Balance over the Credit Access Line	\$0.00

YOUR ACCOUNT MESSAGES (CONTINUED)

amount you select to pay over time. Please see the Annual Renewal Notice section of your statement disclosures for more information.

Your next AutoPay payment for \$3,010.48 will be deducted from your Pay From account and credited on your due date. If your due date falls on a Saturday, we'll credit your payment the Friday before.

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
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PAYMENTS AND OTHER CREDITS

11/22	AUTOMATIC PAYMENT - THANK YOU	-2,616.02
11/15	INTUIT *QBooks Online CL.INTUIT.COM CA	49.50

REBECCA R STOKES

Page 2 of 3

Statement Date: 11/25/24

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
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PAYMENTS AND OTHER CREDITS

01/15	INTUIT *QBooks Online CL.INTUIT.COM CA	49.50
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Page 1 of 3

Y 9 26 25/01/25

Previous Balance	\$3,318.34
Payment Credits	-\$3,318.34
Purchases	+\$2,278.21
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	+\$60.00
Interest Charged	\$0.00
New Balance	\$2,338.21
Opening/Closing Date	12/26/24 - 01/25/25
Credit Access Line	\$27,300

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
PAYMENTS AND OTHER CREDITS		
02/21	AUTOMATIC PAYMENT - THANK YOU	-2,338.21
PURCHASE		
02/15	INTUIT *QBooks Online CL.INTUIT.COM CA	49.50

Available Credit	\$2,172.00
Cash Access Line	\$5,460
Available for Cash	\$5,460
Past Due Amount	\$0.00
Balance over the Credit Access Line	\$0.00

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
PAYMENTS AND OTHER CREDITS		
02/25	EPREMIERPRODUCTS.COM 855-2730489 WY	-14.95
03/07	ARCGAM.US 888-9975053 FL	5.00
03/21	AUTOMATIC PAYMENT - THANK YOU	-6,019.86
PURCHASE		
03/15	INTUIT *QBooks Online CL.INTUIT.COM CA	49.50

Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	-\$4.11
Interest Charged	\$0.00
New Balance	\$3,516.09

YOUR ACCOUNT MESSAGES (CONTINUED)

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

Transactions designated with an & have been transferred from lost / stolen account.

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
PAYMENTS AND OTHER CREDITS		
03/27	WWW COSTCO COM 800-955-2292 WA	-324.95
03/21	WWW COSTCO COM 800-955-2292 WA	-319.96
04/22	AUTOMATIC PAYMENT - THANK YOU	-2,871.18
PURCHASE		
04/15	& INTUIT *QBooks Online CL.INTUIT.COM CA	49.50

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Page 1 of 3

26/04/26

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Purchases	+\$4,358.15
Cash Advances	\$0.00
Balance Transfers	\$0.00
Easy Charge	+\$25.48

May 2025						
S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

New Balance
\$4,383.63
Minimum Payment Due
\$43.00
Payment Due Date
05/22/25

MILEAGEPLUS MILES EARNED

Miles earned this statement from purchases	3,714
Total miles earned this statement	3,714
Total miles transferred to United	3,714
Year-to-date miles earned on credit card	15,498

Thank you for choosing the United MileagePlus® Award Card!
Please visit www.united.com/usemiles to see all of your redemption options! 1-800-421-4655 (MileagePlus)
1-800-241-6522 (Reservations)

Late Payment Warning: If we do not receive your minimum payment by the date listed above, you may have to pay a late fee of up to \$40.00 and your APR's will be subject to increase to a maximum Penalty APR of 29.99%.

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...
Only the minimum payment	14 years	\$10,316
\$164	13 years	\$5,898 (Savings=\$4,418)

If you would like information about credit counseling services, call 1-866-797-2885.

ACCOUNT SUMMARY

Account Number: XXXX XXXX XXXX 9169	
Previous Balance	\$3,516.09
Payment, Credits	-\$3,516.09
Purchases	+\$4,358.15
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	+\$25.48

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0109

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Page 1 of 3

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49.50
09.67

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04/15

Return to Agenda

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, May 20, 2025 at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+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, May 19, 2025.**

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	Martha Burke, Bob Brand, Brian McCue
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Next Resolution Available: 2025-004

Present

Commission: Larry Schwartz, Sandi Viau, Brian McCue, Martha Burke, Bob Brand

Staff: Lisa Horowitz, Jessie Parker, Brian Yeager

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

B. [11:02:54 AM](#) Consent Agenda (ACTION ITEM):

- [CA 1](#) Motion to approve bills since April 15, 2025. **ACTION ITEM**
- [CA 2](#) Motion to approve meeting minutes dated April 15, 2025. **ACTION ITEM**

[11:03:01 AM](#) Viau Motion to approve CA 1. Burke seconded. All in Favor

[11:03:11 AM](#) Burke motioned to approve CA 2. Brand seconded. All in Favor.

C. Old Business (ACTION ITEM):

- [11:12:20 AM OB 1](#) Discussion of Bullion Pathway related to Downtown Master Plan. **ACTION ITEM**

[11:13:13 AM](#) Sindell provided update on Bullion Pathway, discussing changes recommended from PZ Title 18 section and where HURA left off in April.

[11:17:57 AM](#) Horowitz summarized how the process and final decision is made by City Council.

[11:18:26 AM](#) Sindell continued with update using latest presentation on file.

[11:21:37 AM](#) Horowitz noted the proposed parking will be deeper than what is existing in front of Salt & Pepper on Croy Street. Yeager explained need for wider sidewalk, and that parking is deeper.

[11:23:43 AM](#) Board discussed recommendation by PZ compared to their preferred design.

[11:25:37 AM](#) Dan Smith, PZ Commissioner, provided insight on his decision from the Planning & Zoning meeting.

[11:27:15 AM](#) Yeager explained the plan titled Hura Preferred plan is new and staff will be requesting the board to vote as it is slightly modified from previous plan approval.

[11:29:13 AM](#) Sindell noted changes to parking over time. Sindell moved back to discuss design on north east section of Bullion off Main St. Schwartz does not believe there is significant safety difference between parallel and angled parking. Burke explained challenge of parking and pedestrian access at that Main Bullion intersection. Schwartz believes that is being partially addressed by making that a one way exit.

[11:34:21 AM](#) McCue discussed his preference for design from PZ meeting, noting net gain with the restriping of the parking lot. Burke likes the idea he is pointing out. Schwartz asked if see downtown Hailey busier or less busier. McCue sees it being busier. Schwartz expressed concern of removing parking, explaining goal is to increase parking because will need them. Burke explained HURA and PZ make recommendations, Council makes the final decision. Burke explained that the Council has shown preference for more walkability or pathways. Discussion continued.

Schwartz verified have two options to vote on for design – HURA preferred 4-15-25 and PZ Title 18 5-5-25.

[11:45:37 AM](#) Steve Crosser, expressed preference for everyone to be on the same page before going to City Council.

[11:47:05 AM](#) Viau prefers the HURA Preferred 5-20-25 revised section.

[11:47:17 AM](#) Brand explained that he is conflicted.

[11:48:36 AM](#) McCue noted he laid out his concerns and preference for PZ design. McCue summarized his preference, voting for HURA Preferred 5-20-25 revised section.

[11:50:25 AM](#) Brand explained his preference for PZ Title 18 5-5-25. Brand voted for PZ Title 18 5-5-25.

[11:51:32 AM](#) Burke explained her preference, voting for PZ Title 18 5-5-25.

[11:51:45 AM](#) Schwartz voted for PZ Title 18 5-5-25.

[11:52:02 AM](#) Board voted for HURA Preferred 5-20-25 revised section. 3-2(Yes: McCue, Schwartz, Viau; No: Brand, Burke).

[11:53:51 AM](#) Sindell moved on to discuss the parklet and park & ride restriping. Sindell summarized question is what would the board prefer – no parklet, restriping of park & ride and or something else. Discussion ensued on placement of parklet. Yeager explained utilities would be within landscaping.

[12:03:20 PM](#) McCue would prefer to see a larger parklet even if have to go with parallel parking. Discussion continued of options to could do. Sindell noted if went parallel would gain a lot more area to work with that could include bike stalls, etc.

[12:08:09 PM](#) McCue requested parklet with revisions. Brand, Schwartz, Viau and Burke voted to keep park as drawn.

Burke noted that it would be worth reviewing amended design if one becomes available.

[12:09:22 PM](#) McCue and Viau had to leave meeting. Board all agreed on proposed pavers.

[12:09:51 PM](#) Sindell continued with presentation, discussing the proposed pavers.

Discussion ensued on whether to vote today or wait until June 17th meeting.

[12:15:59 PM](#) Schwartz requested to change the URA meeting from the 17th to the 10th. Staff will email board to verify meeting date change.

- [11:03:48 AM OB 2](#) Consideration of Resolution 2025-_____, to adopt the Amended and Restated Participation Policy. **ACTION ITEM**

[11:04:04 AM](#) Conrad summarized changes to participation policy – increase from 50% to 75% reimbursable and to include all districts. Board discussed whether to increase existing Gateway District RPAs. Board agreed to amend policy to read 50-75% instead of up to 75%.

[11:09:33 AM](#) **Burke motion to approve Resolution 2025-004, to adopt the Amended and Restated Participation Policy with changes 50-75% as noted in the discussion. Brand seconded. All in Favor.**

D. Staff Reports

- [SR 1](#) Financials

No questions, Viau requested to set up a meeting with staff to amend report formats.

- [SR 2](#) Staff Updates: Closing Date

Horowitz provided update of closing of parking lot.

- **SR 2** Upcoming Meetings: June 17, 2025
 - LHTAC/River Street Agreement
 - Airport Way Participation Policy

Staff summarized upcoming meeting items. Board and staff discussed how joint meeting with City Council will work.

E. Adjourn

[12:21:50 PM](#) **Burke motion to adjourn. Brand seconded. All in Favor.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/10/25

District: Gateway District

STAFF: LH

SUBJECT: Consideration of Phase 1 of the Downtown Master Plan, the Bullion Street Pathway, to be located on the north side of Bullion Street between Main Street and the Hop Porter Stage access road.

ACTION ITEM

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City of Hailey is proposing to construct in 2026 the Bullion Street Pathway, a project subject to Title 18. This project is a key component of the Downtown Master Plan adopted last year. The Bullion Street Pathway Design is proposed as a package of streetscape layouts and general features that the City of Hailey intends to implement along the W. Bullion corridor between Main Street and the Hop Porter Stage access road. The Pathway Design is part of the larger Downtown Master Plan concept, of which has been described in more detail in the attached presentation by consultant, GGLO.

Hailey Urban Renewal Agency (HURA) has been the lead agency on this project and is the primary funding partner. The Agency has a \$1.8 million bond reserve which is earmarked in bond approval documents for implementation of the Downtown Master Plan.

Planning and Zoning Commission, and the Hailey Tree Committee are both recommending bodies on the design of this project.

The Hailey Urban Renewal Agency has held extensive meetings regarding the Phase 1 project as shown in the Project Timeline slide in the GGLO presentation packet. Substantial public comment has been received. The Board has debated at length the pros and cons of the "Downtown Section 01", as depicted in the presentation materials. Current site conditions include six (6) angled, head-in parking spaces and a narrow stretch of sidewalk (approximately six (6) feet in width) from Main Street to the W Bullion Street alley entrance. Two design options are proposed for this ½ block: Option A retains the head-in parking, widens the sidewalk by two (2) feet, and adds a tree just west of the drive aisle into Bullion Square. This option has been preferred by the majority of adjacent business owners who wish not to lose any parking spaces. Option B, which is the option from the adopted Downtown Master Plan, changes these six head-in parking spaces to three (3) parallel spaces. Both options would narrow the drive entrance to the Bullion Square parking lot for safety reasons. Option A was forwarded to Planning and Zoning Commission for them to make a recommendation.

On May 5, 2025, the Hailey Planning and Zoning Commission reviewed the project. The Commission was highly supportive of most aspects of the Bullion Street Pathway Design. However, four (4) of the five (5) Commissioners expressed concern with the first half-block of Bullion Street, described above as Options A and B.

Four (4) of the five (5) Commissioners believed the configuration of parallel parking would provide for a larger width on the sidewalk; increase visibility of the project from Main Street; space for permanent tree installations, and wider turn radius for northbound vehicles turning left (west) off of Main Street onto Bullion, thus improving both vehicular safety. All members of the Commission engaged in robust discussion around the need for improved user safety at the corner location, as well as supporting local businesses and a vibrant downtown economy, which accessible, convenient parking helps to facilitate. The Commissioners voted 4-1 in favor of Option B.

HURA will have completed a joint work session on June 9 with the City Council. No decisions were made at that work session.

Today, HURA will vote on funding for the Phase 1 DTMP Project.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

- 1) Motion to approve Phase 1 of The Downtown Master Plan, Bullion Pathway, which shall include Option A for the first half Block of Bullion west of Main Street.
- 2) Motion to approve Phase 1 of The Downtown Master Plan, Bullion Pathway, which shall include Option B for the first half Block of Bullion west of Main Street.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

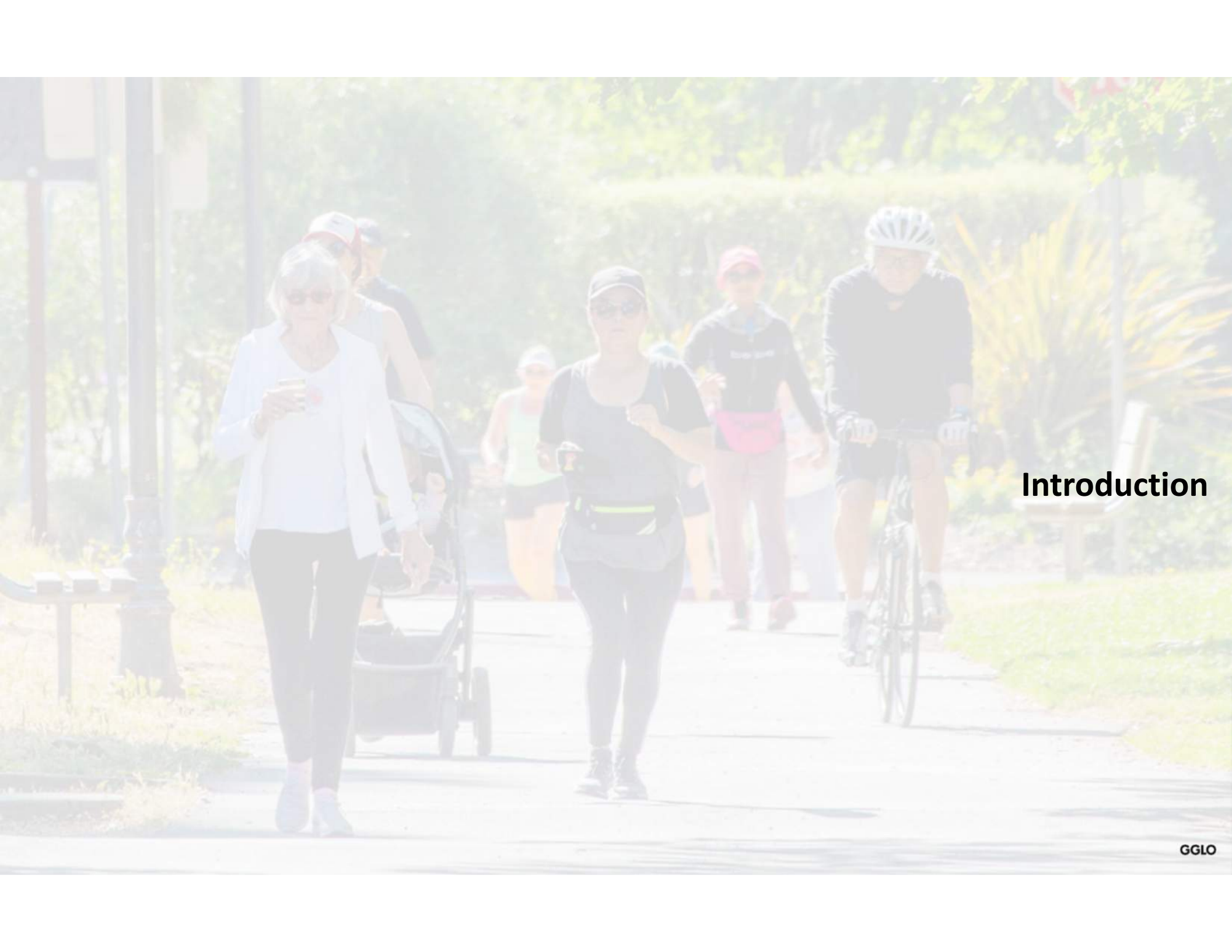
Date _____

Administrative Assistant _____

Bullion Pathway Concept Refinement | Joint Session

June 9 2025





Introduction

CONNECT DOWNTOWN TO PARKS & TRAILS

Create a multi-use path connecting Main Street to Hop Porter and Lions Parks.

IMPROVE SAFETY ALONG BULLION CORRIDOR

Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.

INCREASE PLACEMAKING, BEAUTY & COMFORT

Contribute to the attractiveness, sense of place, and walkability of the corridor.

PROVIDE ENVIRONMENTAL BENEFIT

Expand roadway plantings that increase carbon sequestration, pollinator habitat, and heat island mitigation.

REDUCE DEPENDENCY ON VEHICULAR TRANSIT

Provide safe, convenient, and attractive routes for human-powered transit, making it easy to get around without a car.

DESIGN COST-EFFECTIVE SOLUTION

Specify a design that takes a responsible approach to the construction and maintenance costs of the streetscape.

BULLION STREET GOALS

This set of goals have been identified for the Bullion Street Enhancements project. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.



**BULLION STREET
PROMENADE
CONCEPT DESIGN**

The Bullion Street Promenade is envisioned as a way to improve the safety and comfort of accessing destinations along the corridor while also creating a celebrated connection between Downtown and the area’s abundant parks and greenspaces. The promenade is conceived as a designated multi-use pathway separated from the roadway and buffered with plantings along its half-mile length. The project aims to increase the safety and attractiveness of traveling along Bullion Street and make it easier for residents and visitors to enjoy all Hailey has to offer.



Tree-lined Pedestrian Promenade

LEGEND

- Parcel Boundary
- Parks
- Wood River Land Trust Parcels
- Vehicular Access
- Pedestrian Access



BULLION STREET PROMENADE ENLARGED CONCEPT SITE PLAN OPTION 1

The east end of the Bullion Street Promenade traverses through a downtown environment before terminating at Main Street. Along this stretch, the pathway takes on an urban character. The 12' shared use path runs directly along the property line and is accompanied by a planting and furnishing zone between the path and the road.

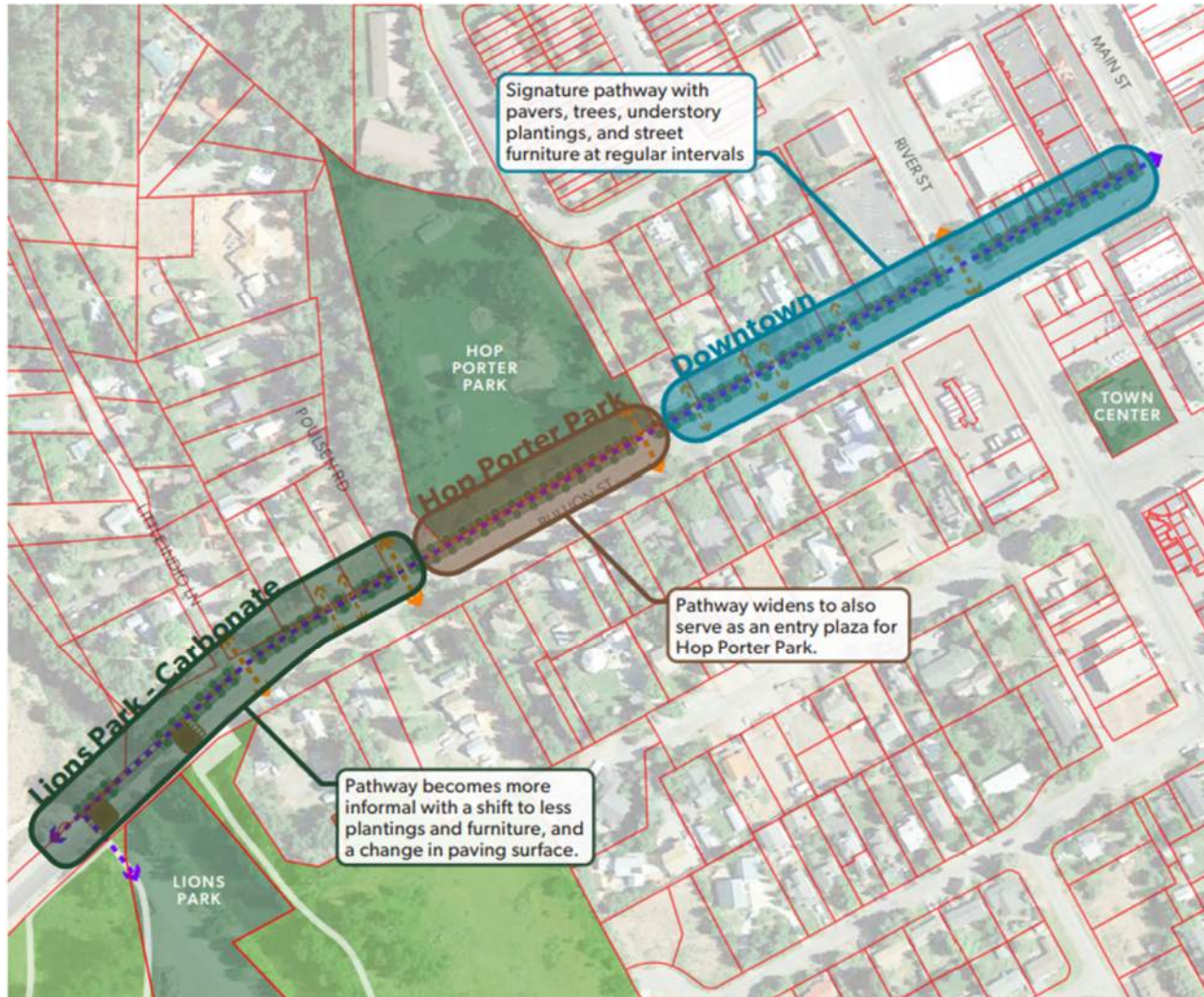
In Option 1, shown here, existing angled parking is replaced with parallel parking on the north side of the block between Main St and River St. The switch to parallel parking allows for a more generous planting and furniture zone through this Downtown section.



BULLION STREET PROMENADE *ENLARGED CONCEPT SITE PLAN OPTION 2*

Option 2 features parallel parking on the north side of half of the block between Main St and River St. The switch to parallel parking allows for a more generous planting and furniture zone through the east end of this Downtown section. Angled parking is maintained on the western end of the block to maximize on-street parking.

PATHWAY TYPOLOGIES





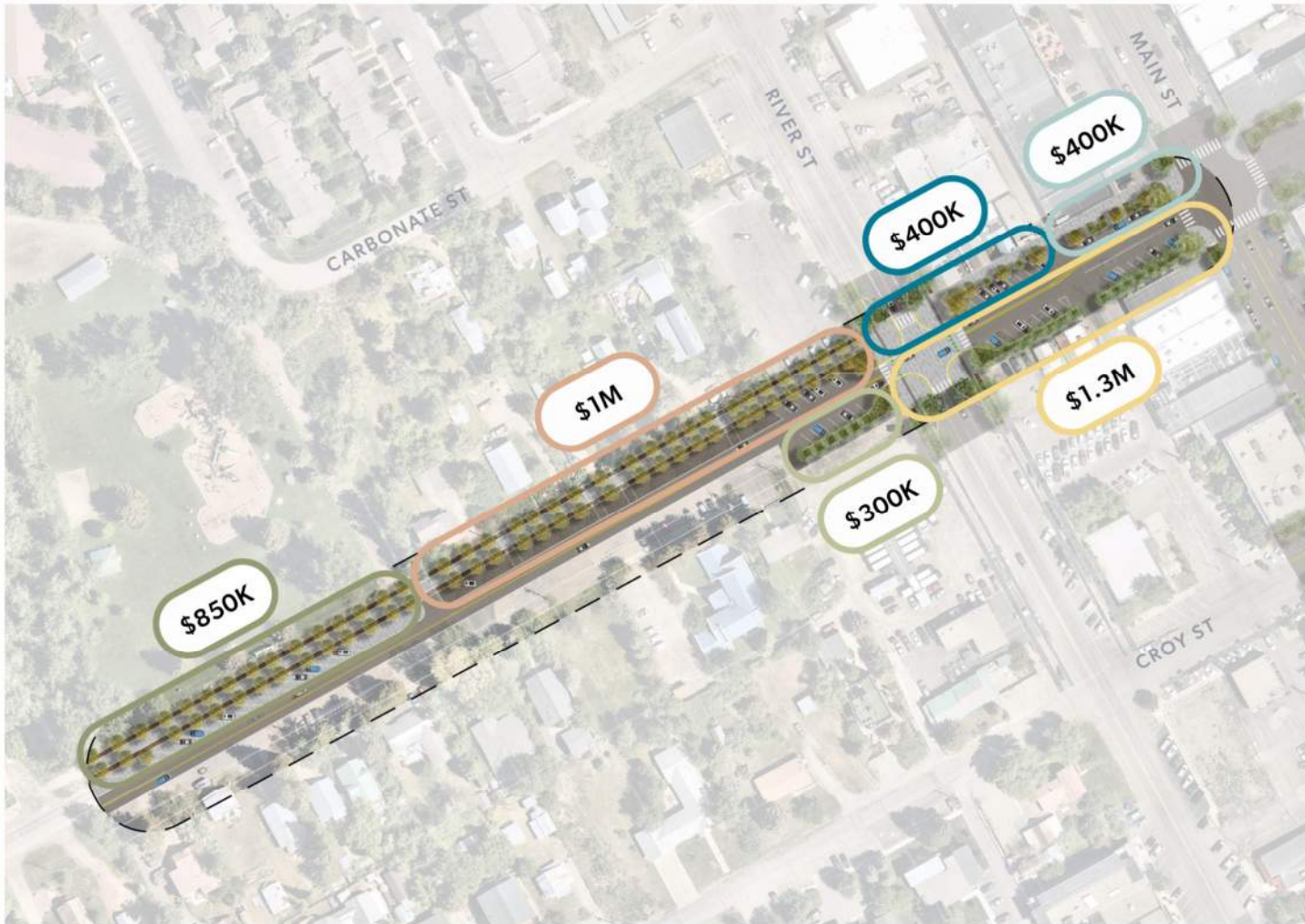
BULLION STREET PROMENADE

CONCEPT SITE PLAN

PHASE 1 A & B

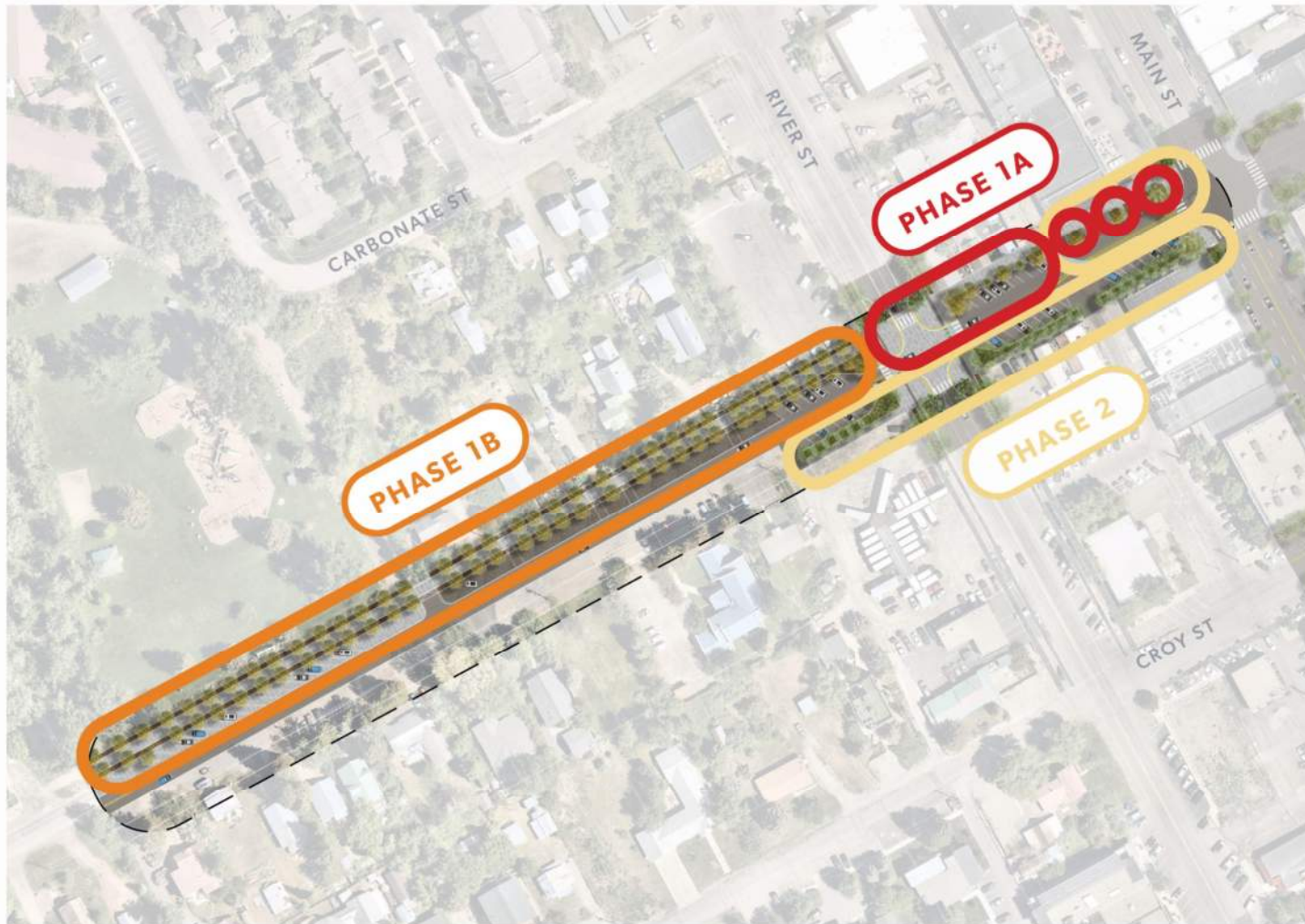
4 blocks from Main to Hop Porter Park, north side of the street only, with only partial improvements on the eastern half of the block from River to Main.

Project Budget:
\$2,300,000



BULLION STREET PROMENADE CONCEPT SITE PLAN

The Bullion Street Promenade runs along the north side of Bullion Street from Main Street to Lions Park. The first phases of implementation aim to install the promenade from Main Street to Hop Porter Park, shown in the concept site plan here. The promenade takes the form of a 12'-wide, multi-use path lined on both sides with planters featuring Japanese Tree Lilacs and understory plantings. The ADA-compliant path is designed to accommodate human-powered transit of all kinds — bikers, walkers, runners, and rollers — making it easy for Hailey residents to get around without a vehicle. The promenade will also provide a useful connection to Downtown for festival and event attendees at Lions and Hop Porter Parks, encouraging visitors to wander Downtown and support local businesses. The path promises to become a signature feature of Hailey's Downtown and a critical link between Downtown and the area's natural and recreational amenities.



BULLION STREET PROMENADE CONCEPT SITE PLAN

PHASE 1A \$450K

1 block between River and Main;
Full implementation from River
Street intersection to alley, tactical
implementation from alley to Main Street.

PHASE 1B \$1.85M

3 blocks from River Street to Hop Porter
Park, north side of the street only.

PHASE 2 \$2M

1.5 blocks from Main to beyond River,
south side of street; new roadway Main to
River; complete implementation on N side
of block from Main to alley.



Community Input



What we heard

Develop a process for more input to guide refinement of the plan and elements

Loosen up the layout and character – more informal, natural

Re-evaluate Tree Lilacs, consider other options, more diversity

Emphasize regionally appropriate, water wise trees and planting

Create something distinctive, welcoming and signature Hailey

Concerns about downtown parking

TIMELINE

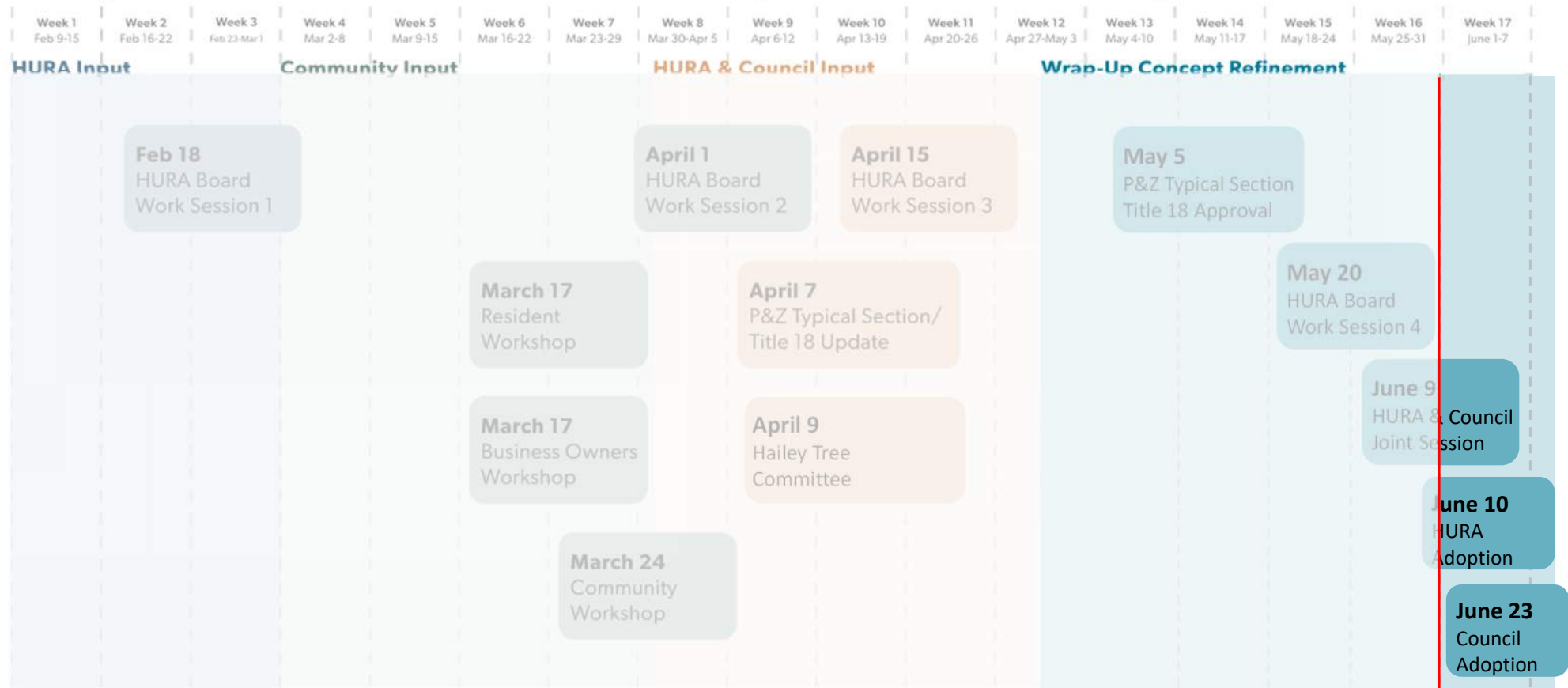
2025

February

March

April

May



Q3 2025 or later

2026 or later

2027 or later

Bullion Pathway Phase 1A Construction

Bullion Pathway Phase 1B Construction

Bullion Pathway Phase 2 Construction

Bullion Pathway Basics

What's it for?

A safe and enjoyable way for families to walk or bike to Hop Porter Park and out Croy Canyon

Who is it for?

Locals, shoppers, park user's, concert goers, bikers, walkers, strollers, all ages

What's it made of?

Pavers, art, lights, trees, planting, benches and pedestrian amenities

How will it be used?

Mostly for walkers to River Street, then for bikers, walkers and strollers. The pathway will be cleared of snow in the winter from Main to Hop Porter Park.

When will it be completed?

Initial phases will be completed by the end of 2026

How will it be maintained?

Maintenance of this project is very important and the pathway will be treated within the 'high priority' category for maintenance.

Bullion Pathway Concept Refinement | Community Input



Bullion Pathway Concept Refinement | Community Input

BULLION PATHWAY PLACEMAKING THEMES

DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

HURA

City of Trees



Big Wood River



Hailey's Quirky Culture



Carbonate & Croy Canyon



GGLO

BULLION PATHWAY TREE + PLANT PALETTE

DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

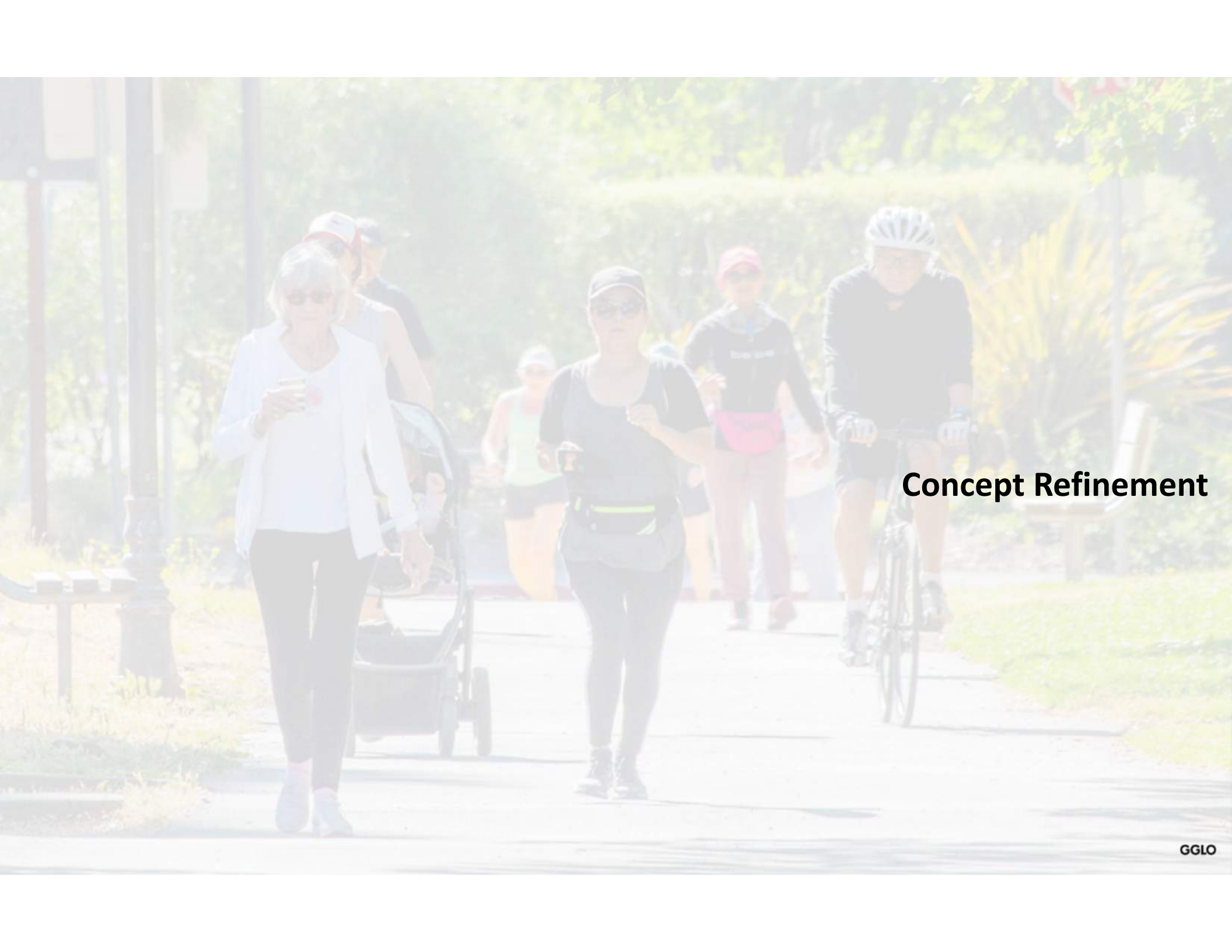
HURA

Trees



Bullion Pathway Concept Refinement | Community Input





Concept Refinement

PLACEMAKING

The Bullion Pathway is intended to represent Hailey's culture and environment, be a destination, and a pleasant, comfortable draw for locals to walk and bike along to Hop Porter Park for events, to the Big Wood River, and out to the trails in Croy Canyon.

A guiding **Vision** or **Theme** elevates the experience of a place while providing a cohesive direction for the various project elements – including the paving, light fixtures, benches, planting, art and wayfinding.



Big Wood River



Hailey's Quirky Culture



City of Trees



Carbonate Mt & Croy Canyon

Big Wood River

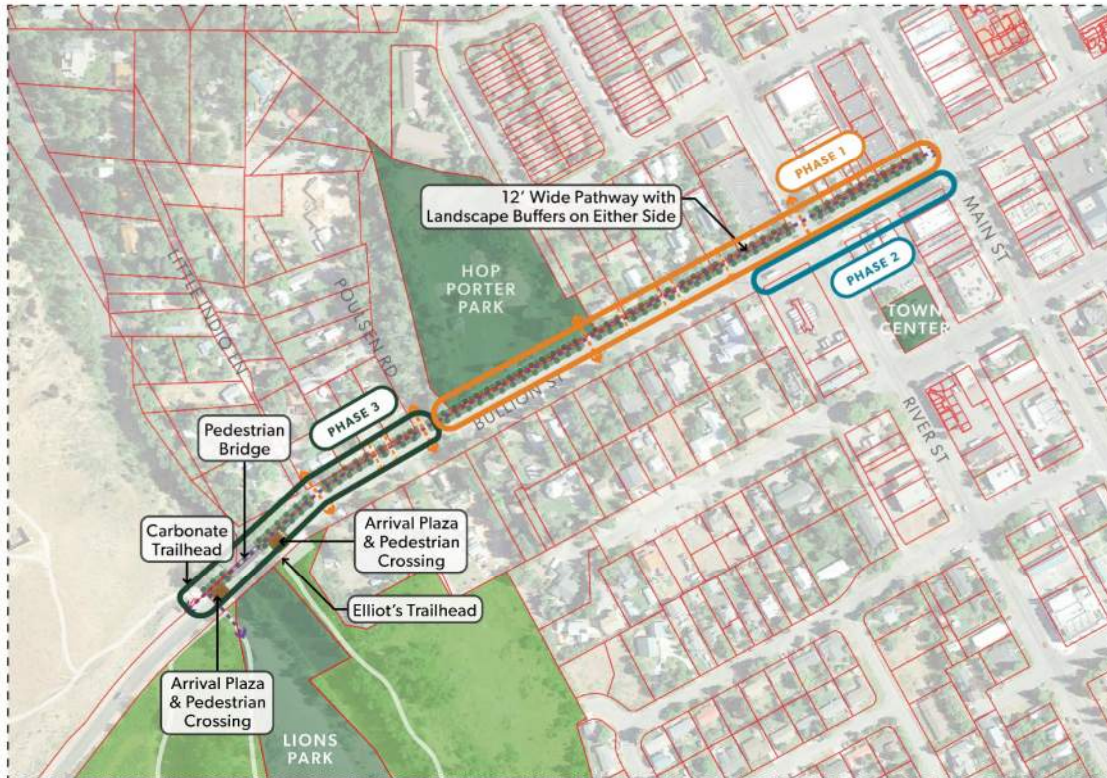
The Bullion Pathway leads directly to the Big Wood River, natural wonder and recreational respite for Hailey residents. The Big Wood is characterized by large trees, fall color, a layered understory and its organic, meandering form.



Big Wood River



PHASING PLAN

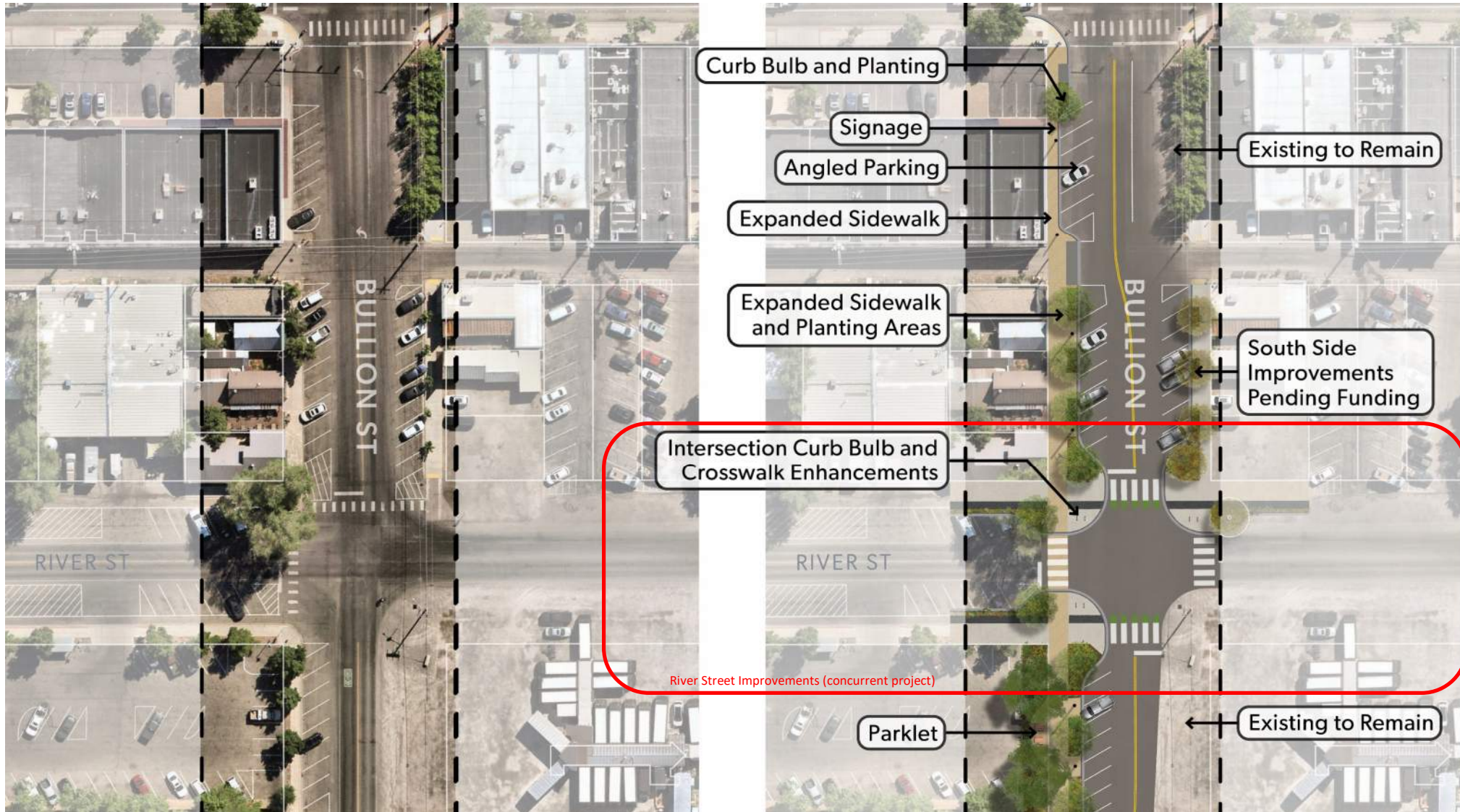


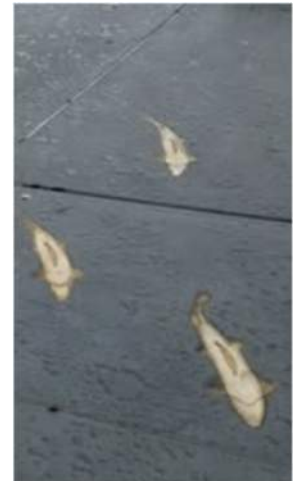
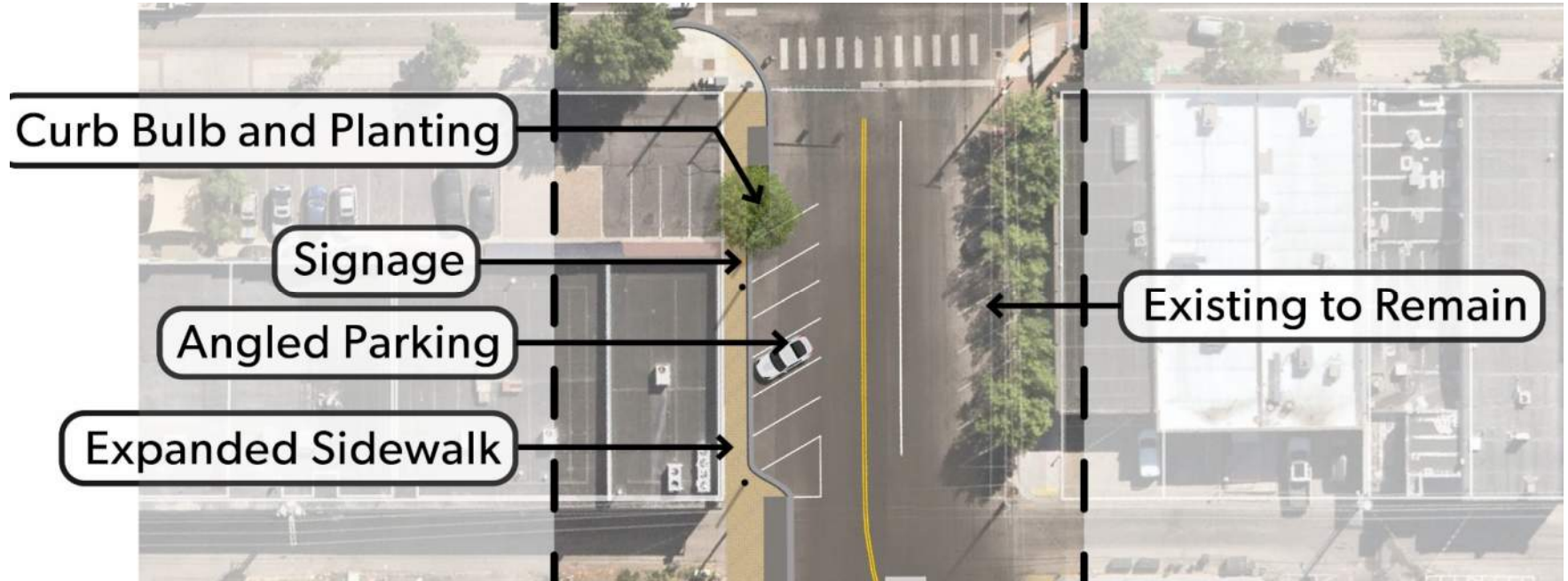
EXISTING CONDITION

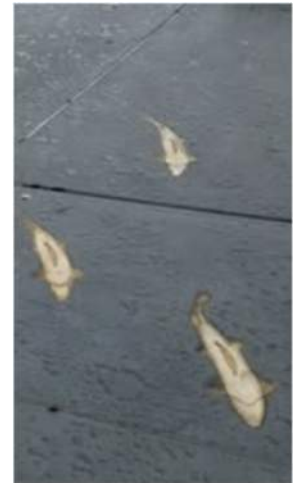
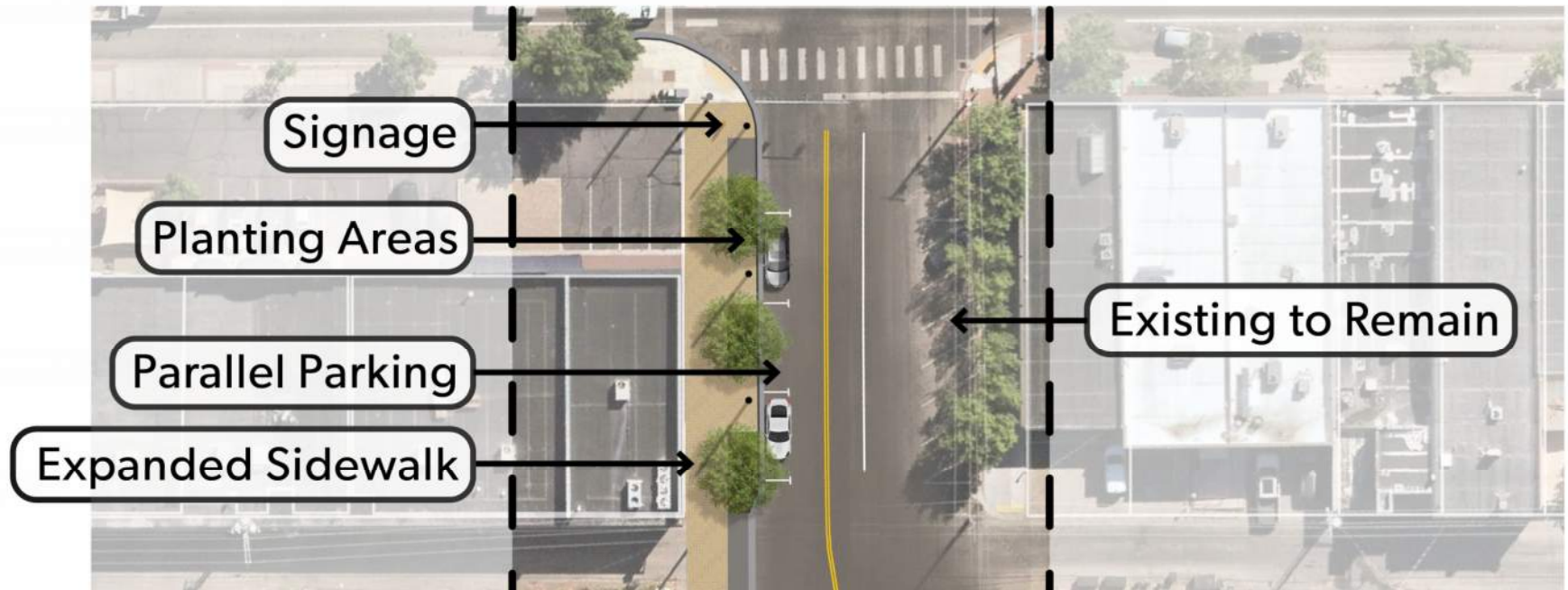


PHASE 1

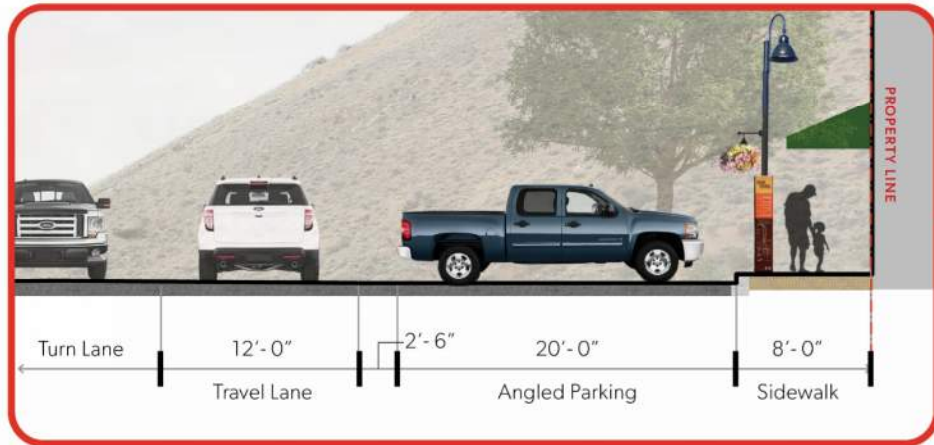






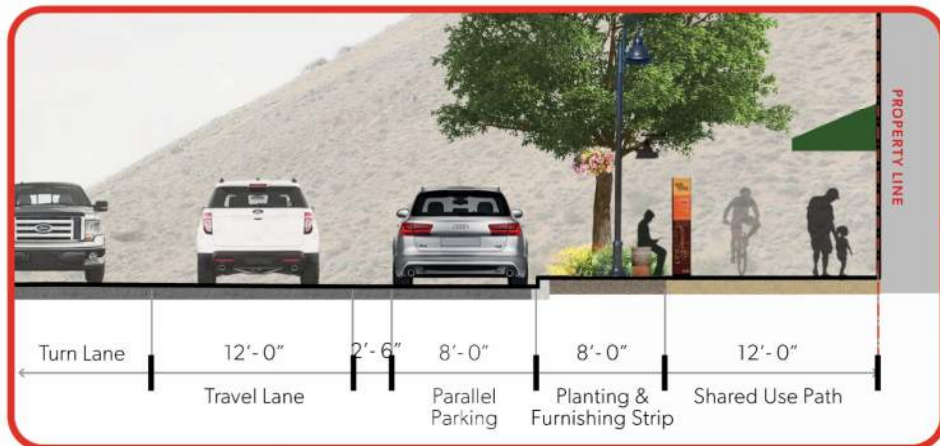


1 DOWNTOWN SECTION 01



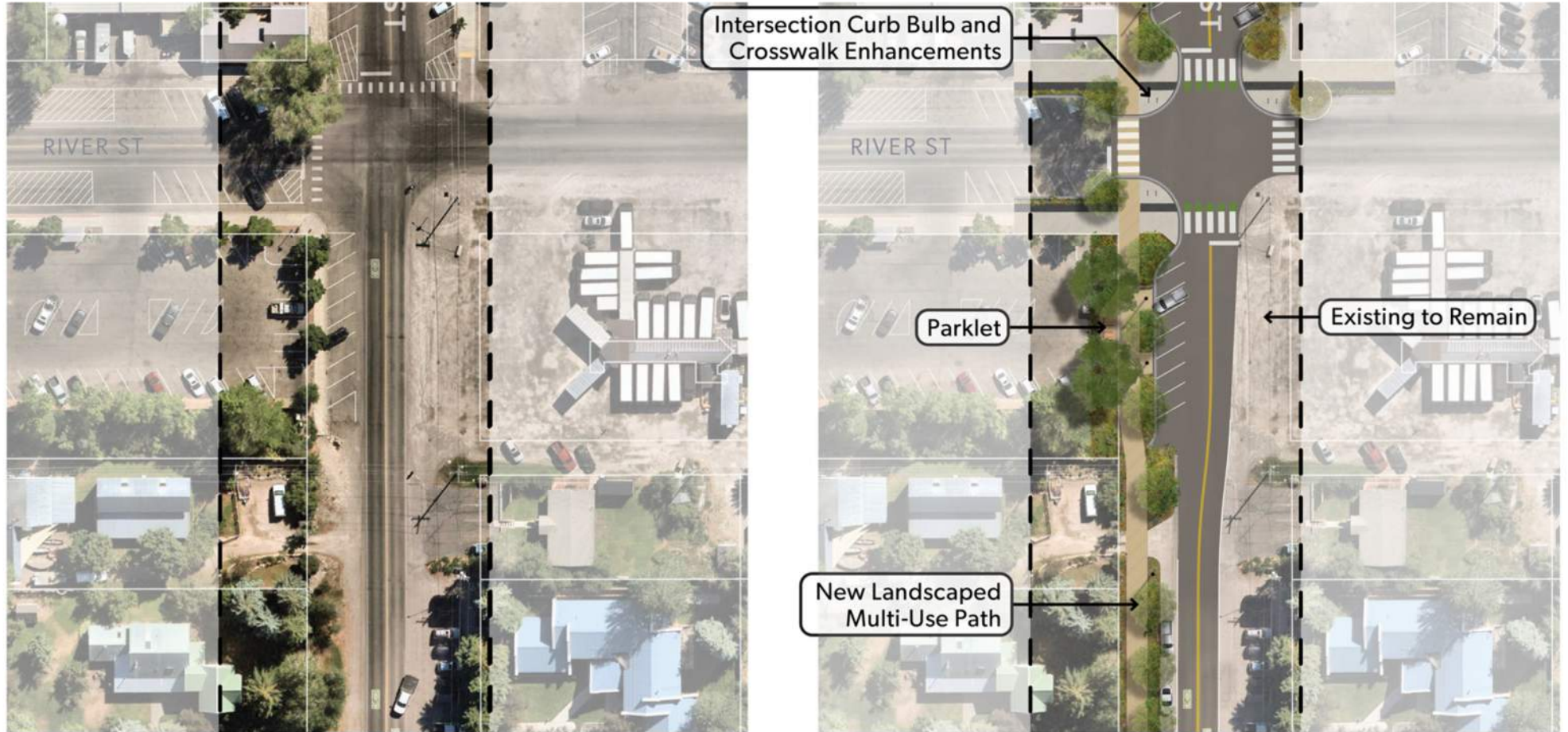
HURA Recommended 05-20-2025 (Option A)

1 DOWNTOWN SECTION 01

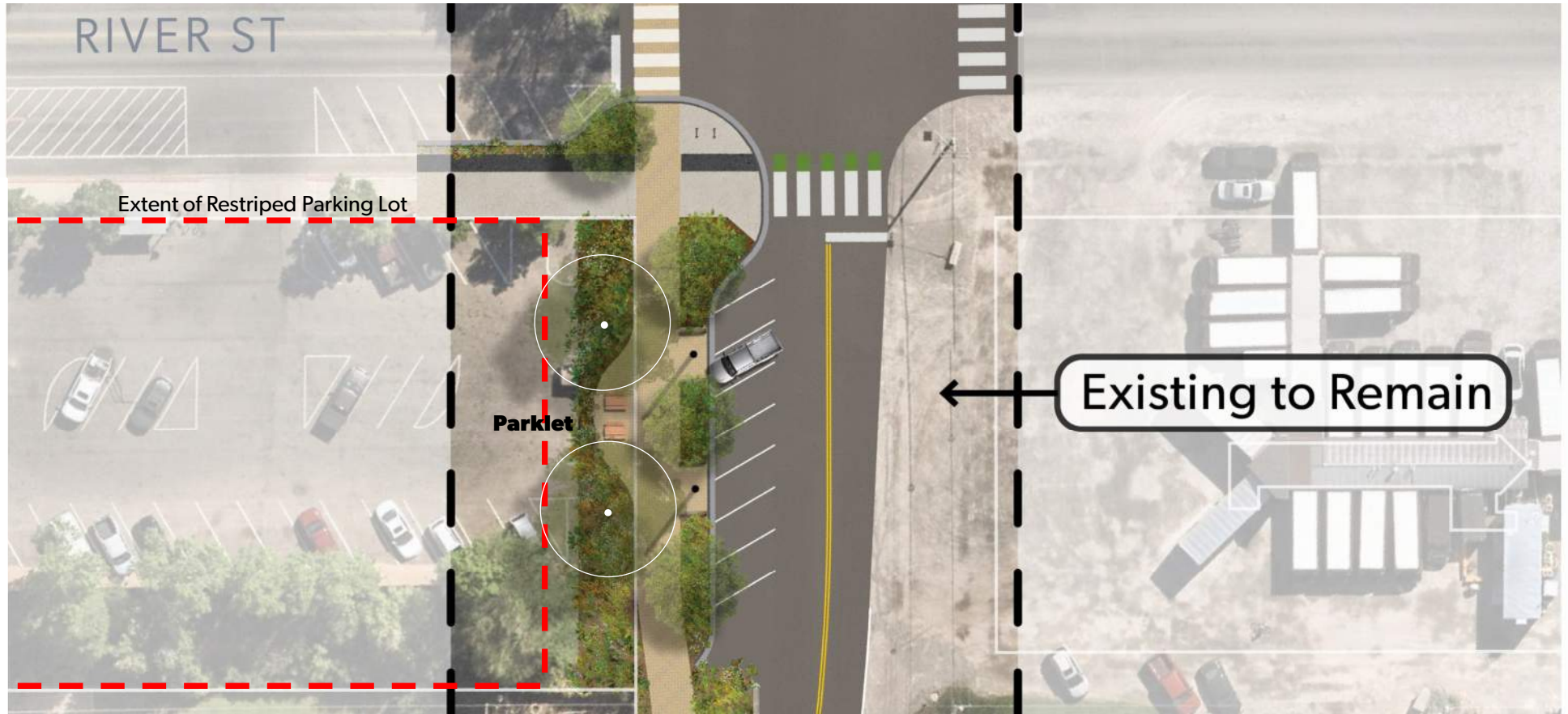


P&Z Title 18 Recommended 05-05-2025 (Option B)

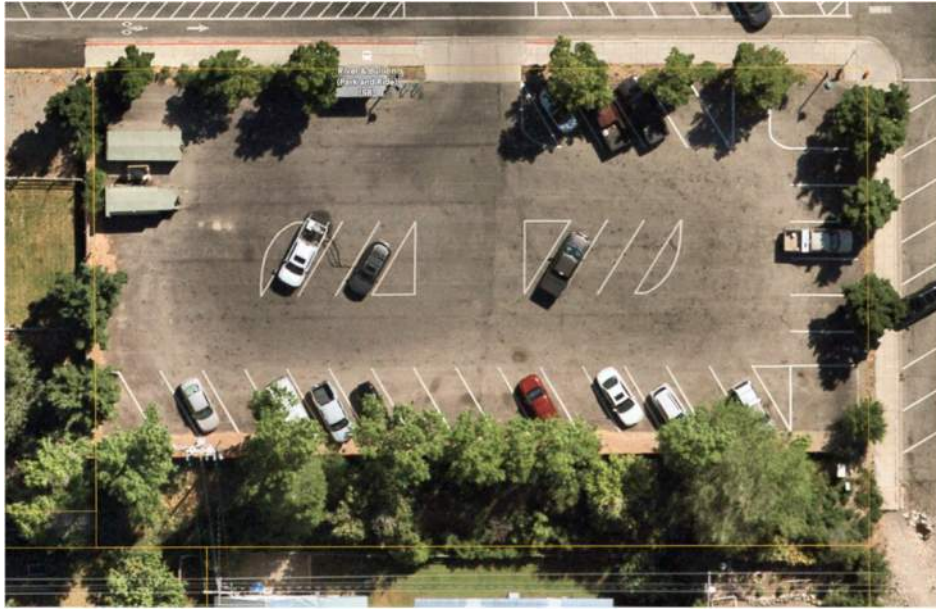
Bullion Pathway Concept Refinement | River Street to Hop Porter Park



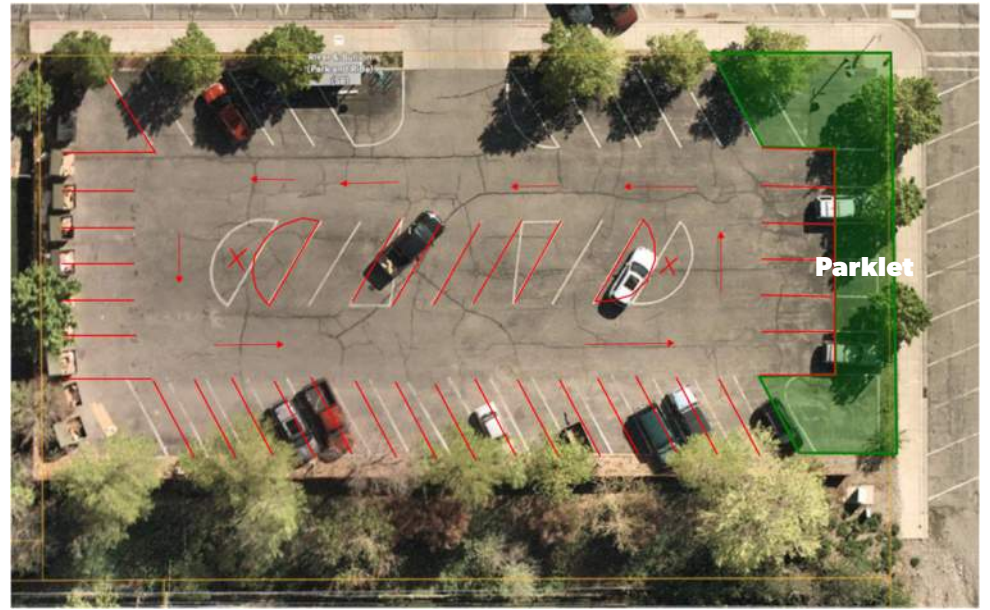
Bullion Pathway Concept Refinement | River Street to Hop Porter Park 'Parklet' (\$30,000+/-)



Bullion Pathway Concept Refinement | River Street to Hop Porter Park

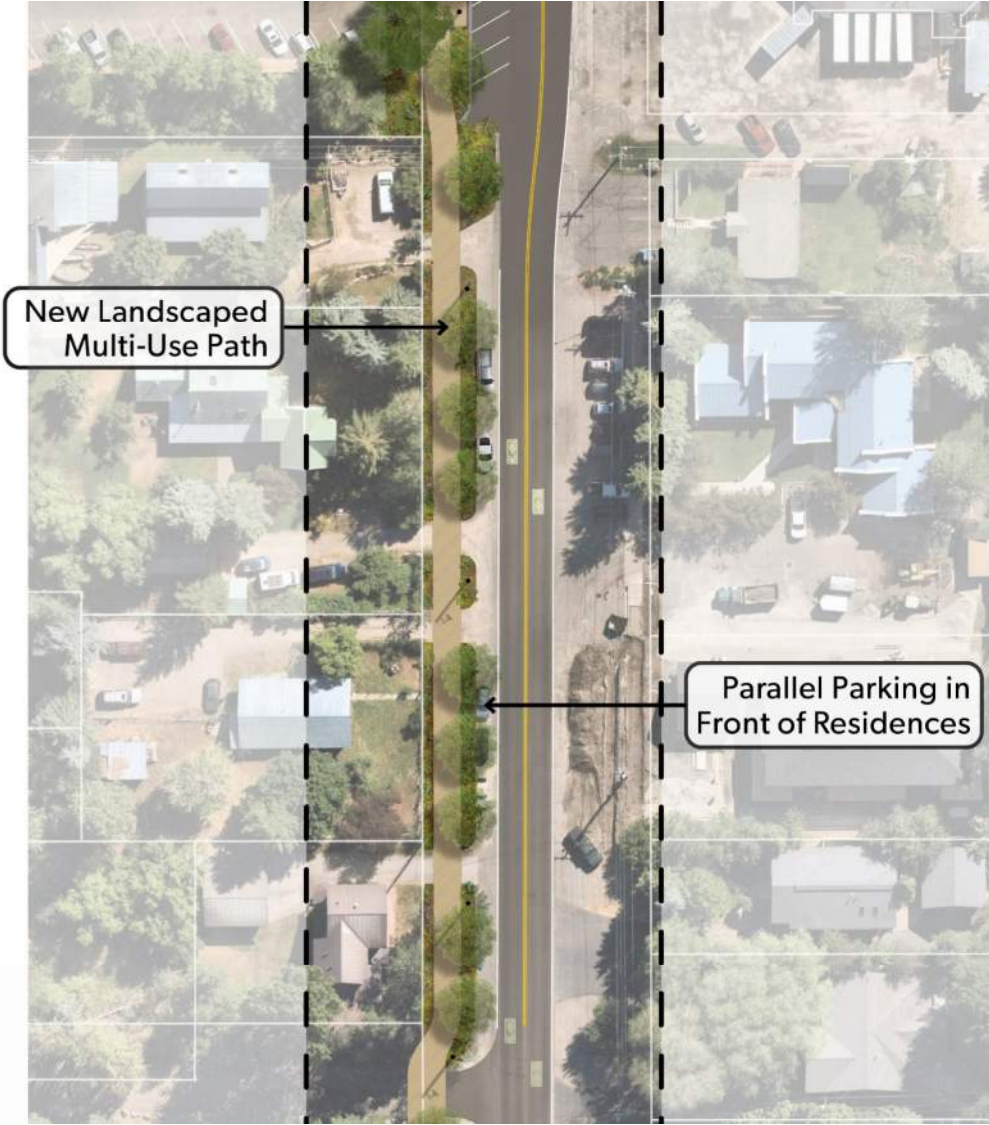


Existing Condition
Parking Count: 32



Potential Restripe with Parklet
Parking Count: 45

Bullion Pathway Concept Refinement | River Street to Hop Porter Park



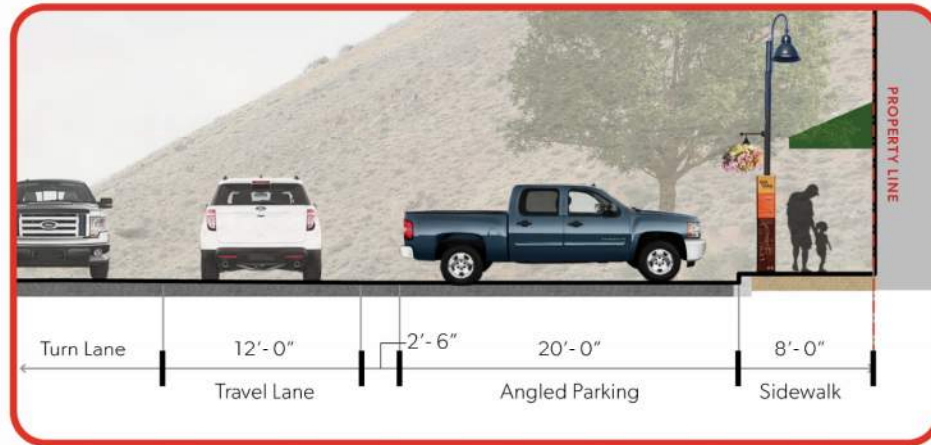
Bullion Pathway Concept Refinement | Hop Porter Park



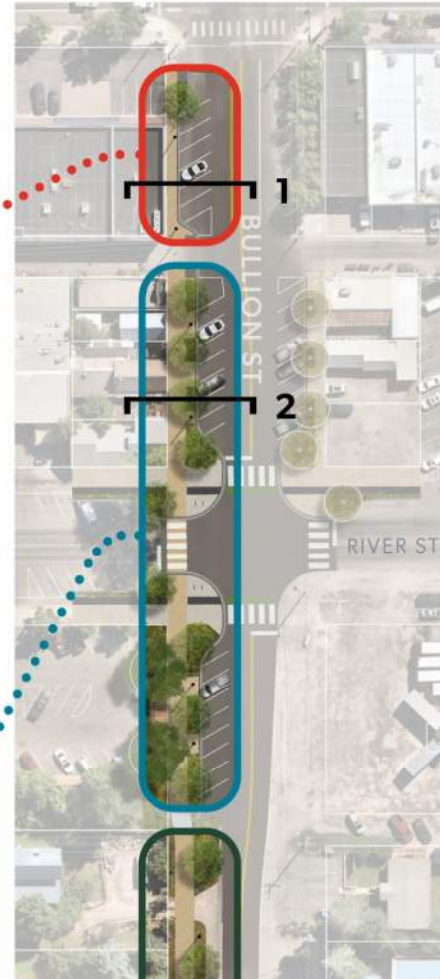
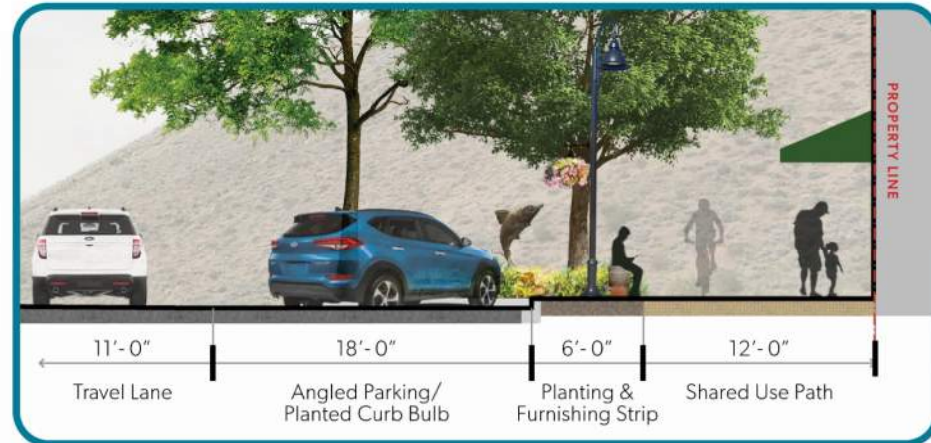
Bullion Pathway Concept Refinement | Typical Section

Downtown Section 01 Option A

1 DOWNTOWN SECTION 01



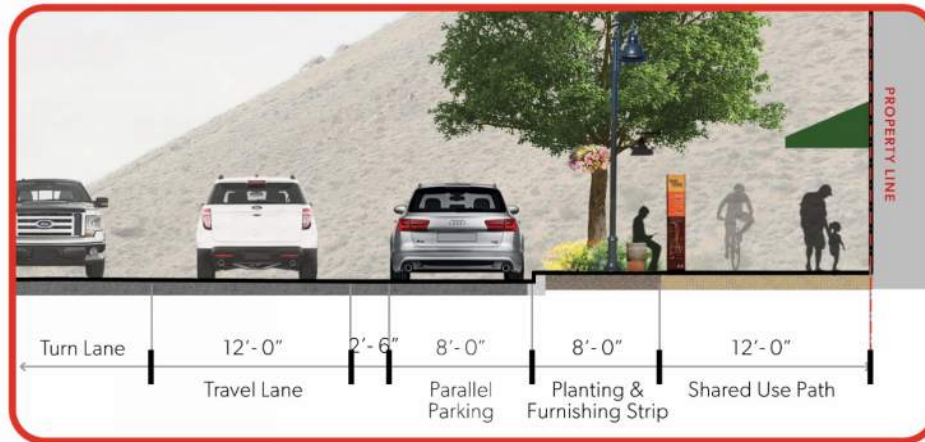
2 DOWNTOWN SECTION 02



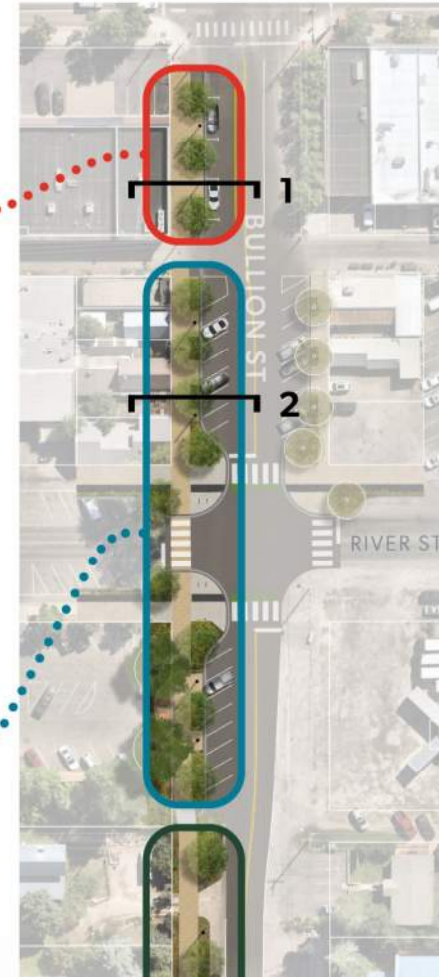
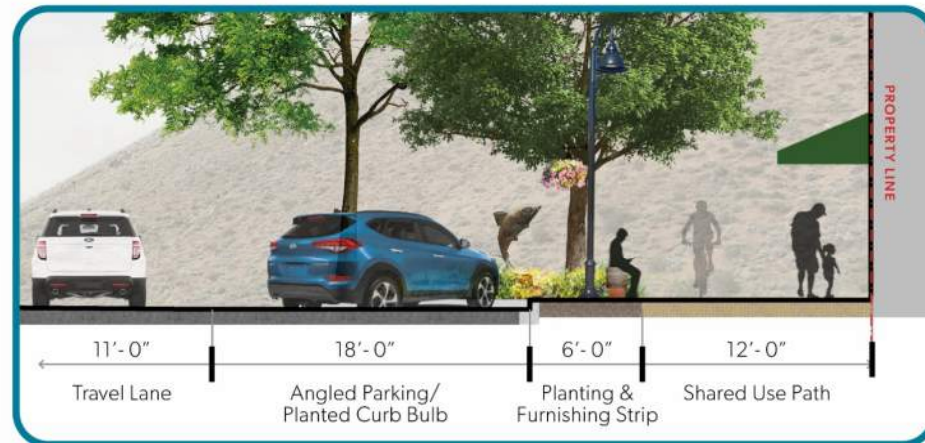
Bullion Pathway Concept Refinement | Typical Section

Downtown Section 01 Option B

1 DOWNTOWN SECTION 01

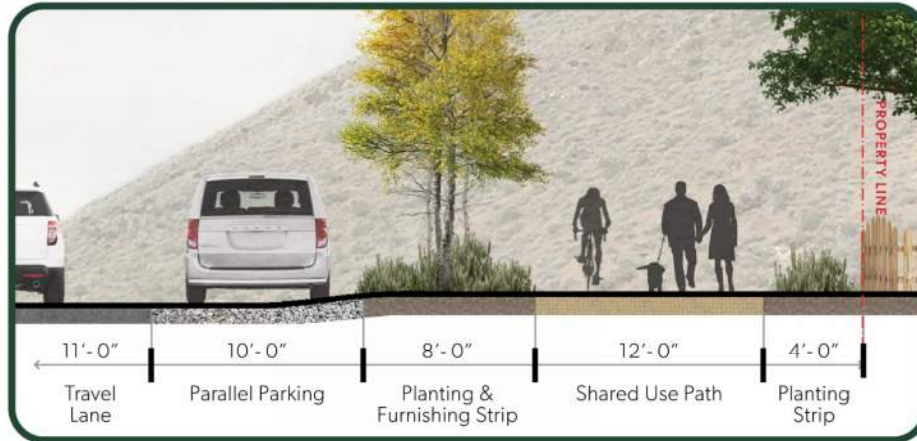


2 DOWNTOWN SECTION 02

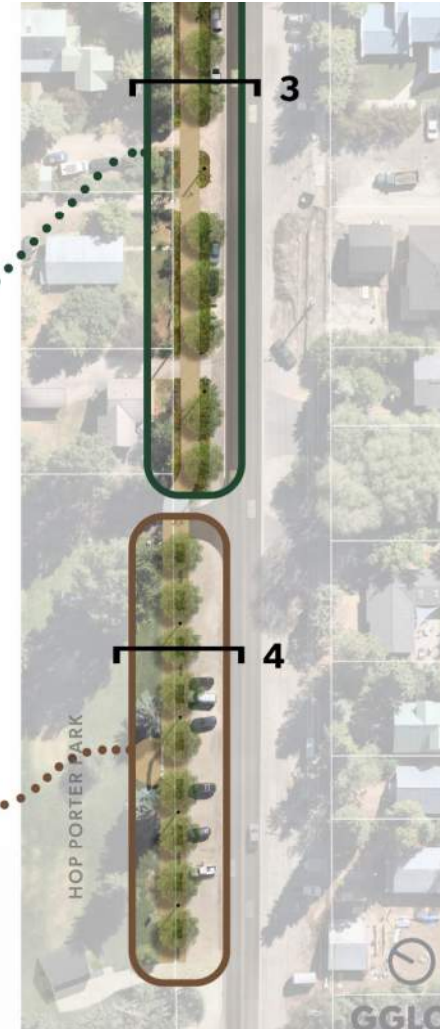
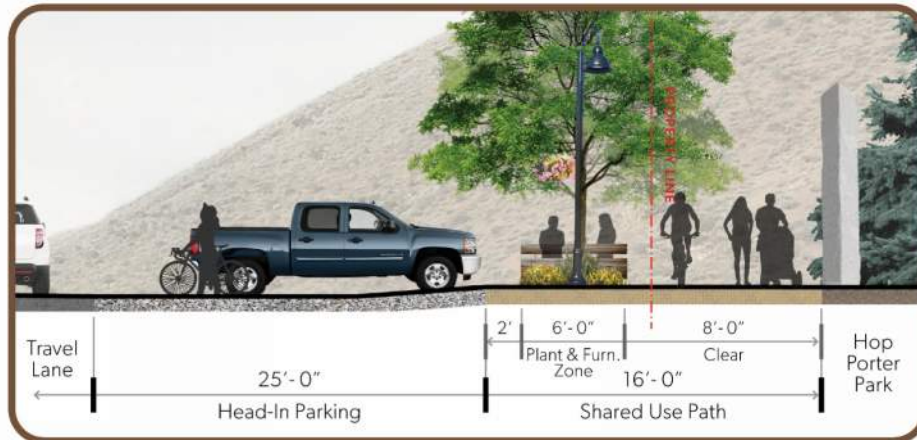


Bullion Pathway Concept Refinement | Typical Section

3 RESIDENTIAL SECTION



4 HOP PORTER PARK SECTION



Bullion Pathway Concept Refinement | Paving & Amenities

LIGHTING



RIVER STREET STANDARD

PAVING, FURNISHINGS



PREFERRED



PREFERRED

The Hague (NL)



PREFERRED



PREFERRED

WAYFINDING AND ART



POTENTIAL MURAL (TBD)



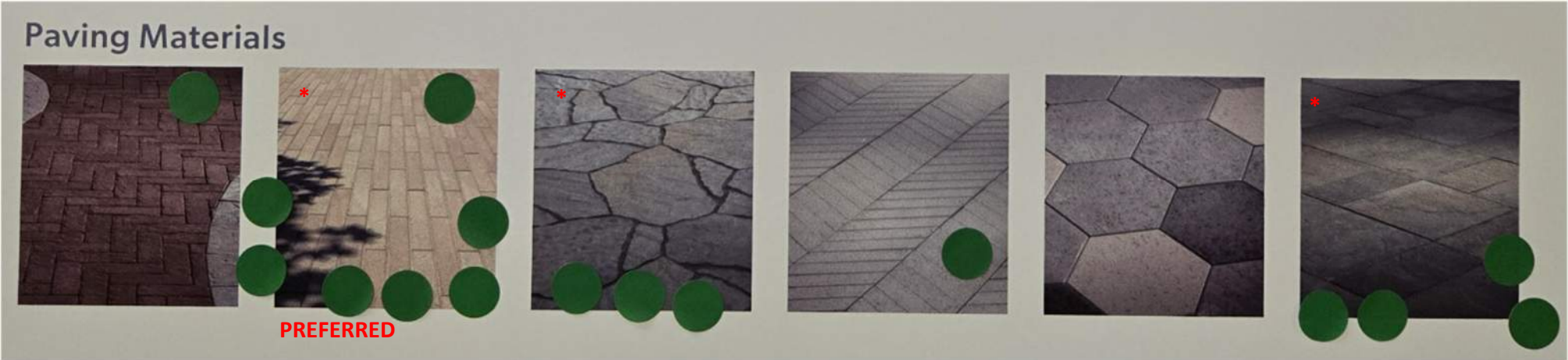
PREFERRED



PREFERRED

GGLO

PAVING



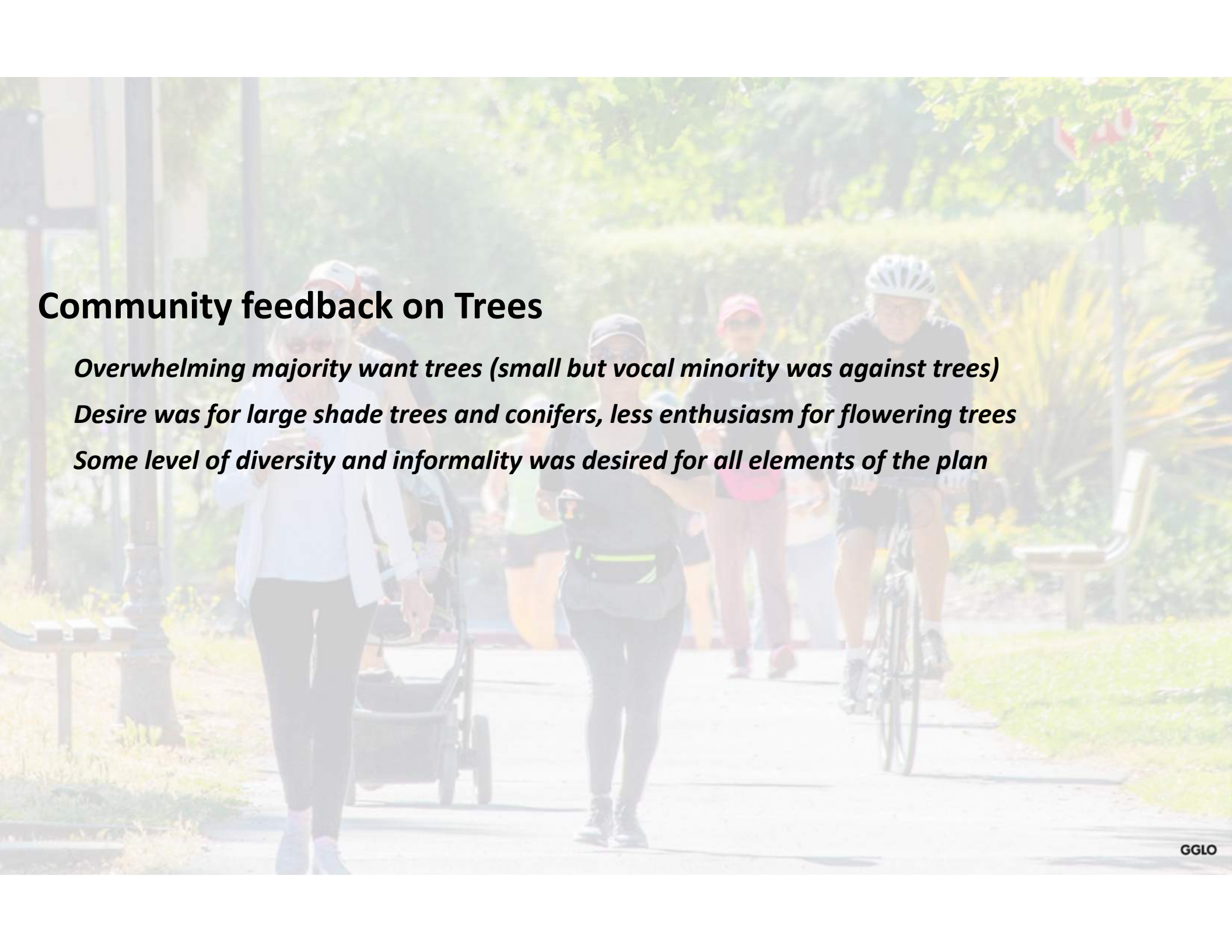
Locally available samples within 'preferred' range



Bullion Pathway Concept Refinement | Planting

PLANTING





Community feedback on Trees

Overwhelming majority want trees (small but vocal minority was against trees)

Desire was for large shade trees and conifers, less enthusiasm for flowering trees

Some level of diversity and informality was desired for all elements of the plan



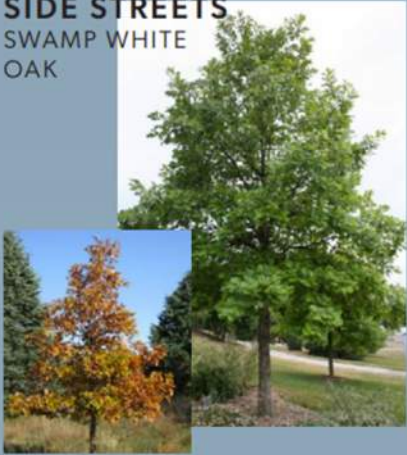
DOWNTOWN STREET TREE PLAN

Hailey's residents covet the large established trees on the edges of town, but Downtown lacks the significant urban tree canopy necessary to mitigate traffic noise and environmental impacts. This plan outlines modest but transformational steps to establish a Downtown street tree canopy that balances place creation with diversity of species. Each street is allocated a signature street tree, creating a distinctive setting, intuitive wayfinding, and over time, a truly Hailey experience not achievable by other cities in the Wood River Valley. The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets, as well as the Bullion Street Promenade.

DOWNTOWN TREE SELECTIONS

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level.

SIDE STREETS SWAMP WHITE OAK



MAIN STREET HYBRID ELM



alternate:
AMERICAN
LINDEN



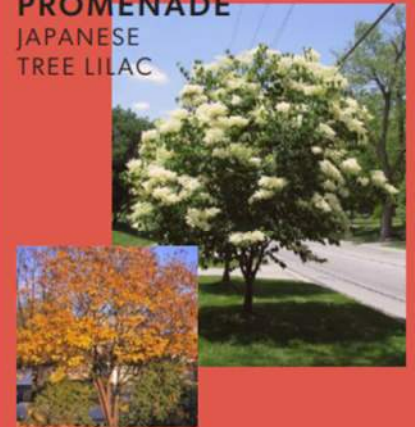
RIVER STREET NORTHERN ACCLAIM HONEYLOCUST



CURB BULBS (AT RIVER STREET) SWAMP WHITE OAK



BULLION STREET PROMENADE JAPANESE TREE LILAC



alternate:
WASHINGTON
HAWTHORN

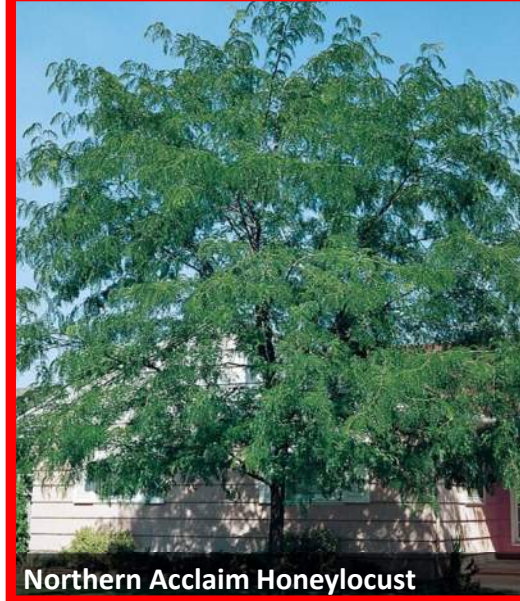


Bullion Pathway Concept Refinement | Trees

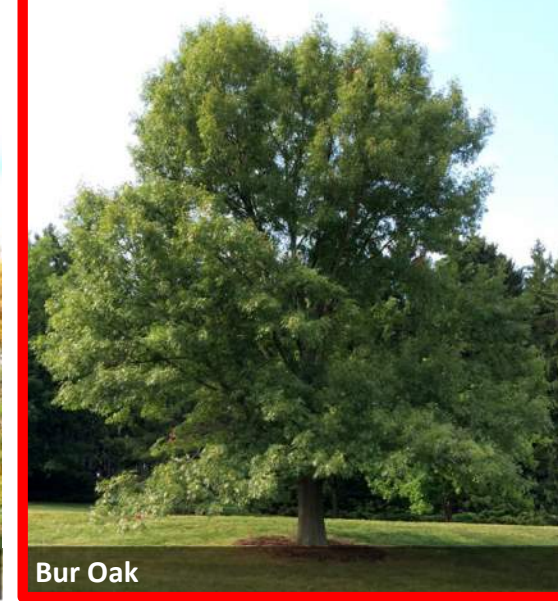
FLOWERING TREES



PARK/PLAZA TREES



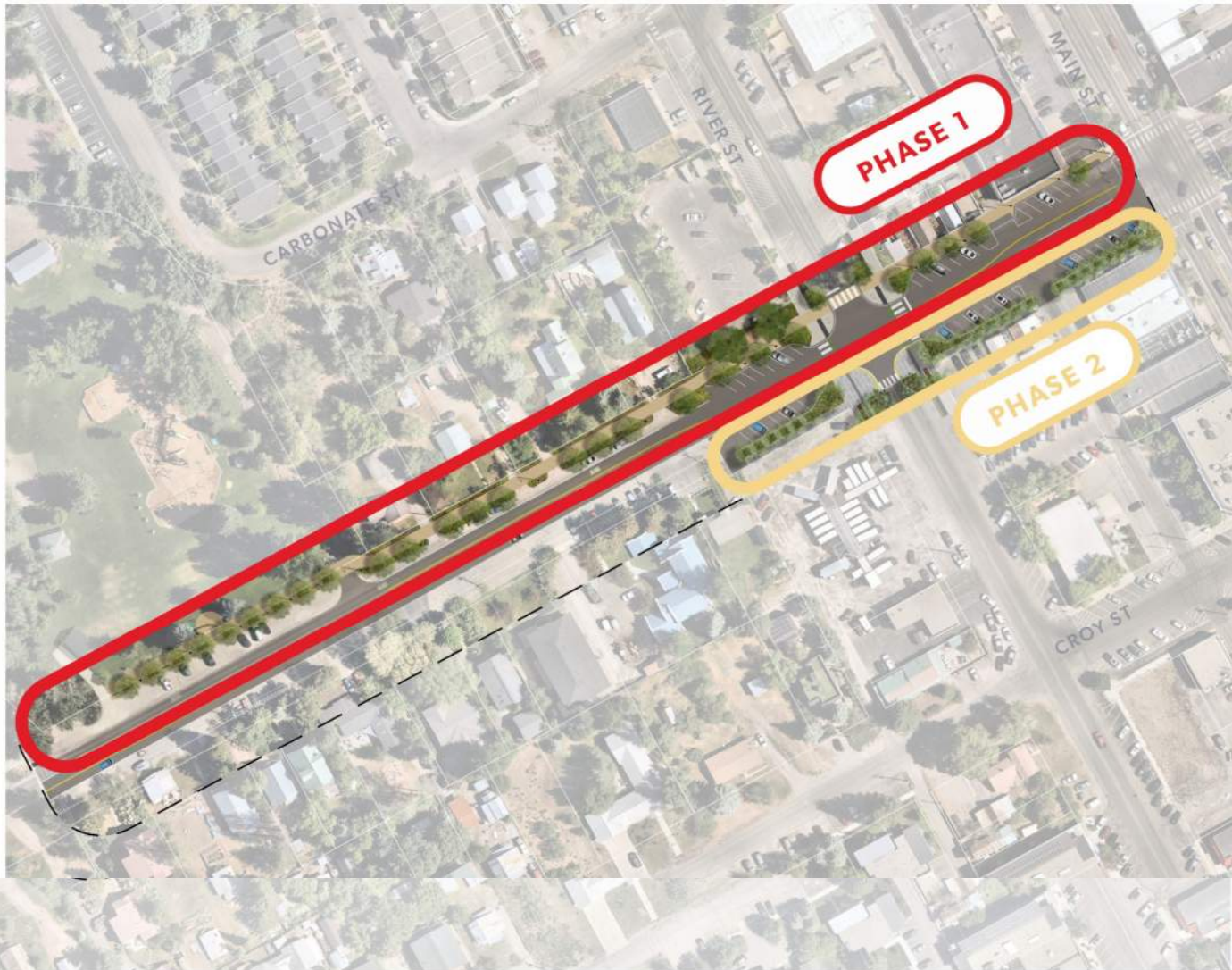
LARGE CANOPY TREES



Bullion Pathway Concept Refinement | Trees

Location	Proposed Tree Type	Proposed Tree Species
Downtown Section	Class III Street Tree	Princeton Elm
Residential Section	Class III Shade Tree	Princeton Elm
Hop Porter Section	Class II Shade Tree	Northern Acclaim or Shademaster Honeylocust
Parklet at City Lot	Class III Shade Tree	Bur Oak
River Street Corner	Class III Street Tree	Swamp White Oak or White Oak
River Street	Class II Street Tree	Northern Acclaim or Shademaster Honey Locust

HURA: Hailey Downtown Master Plan Budget & Phasing Plan Update (Phase 1 Block 1 Option A)



BULLION STREET PROMENADE CONCEPT SITE PLAN

PHASE 1 OPTION A \$2.3M

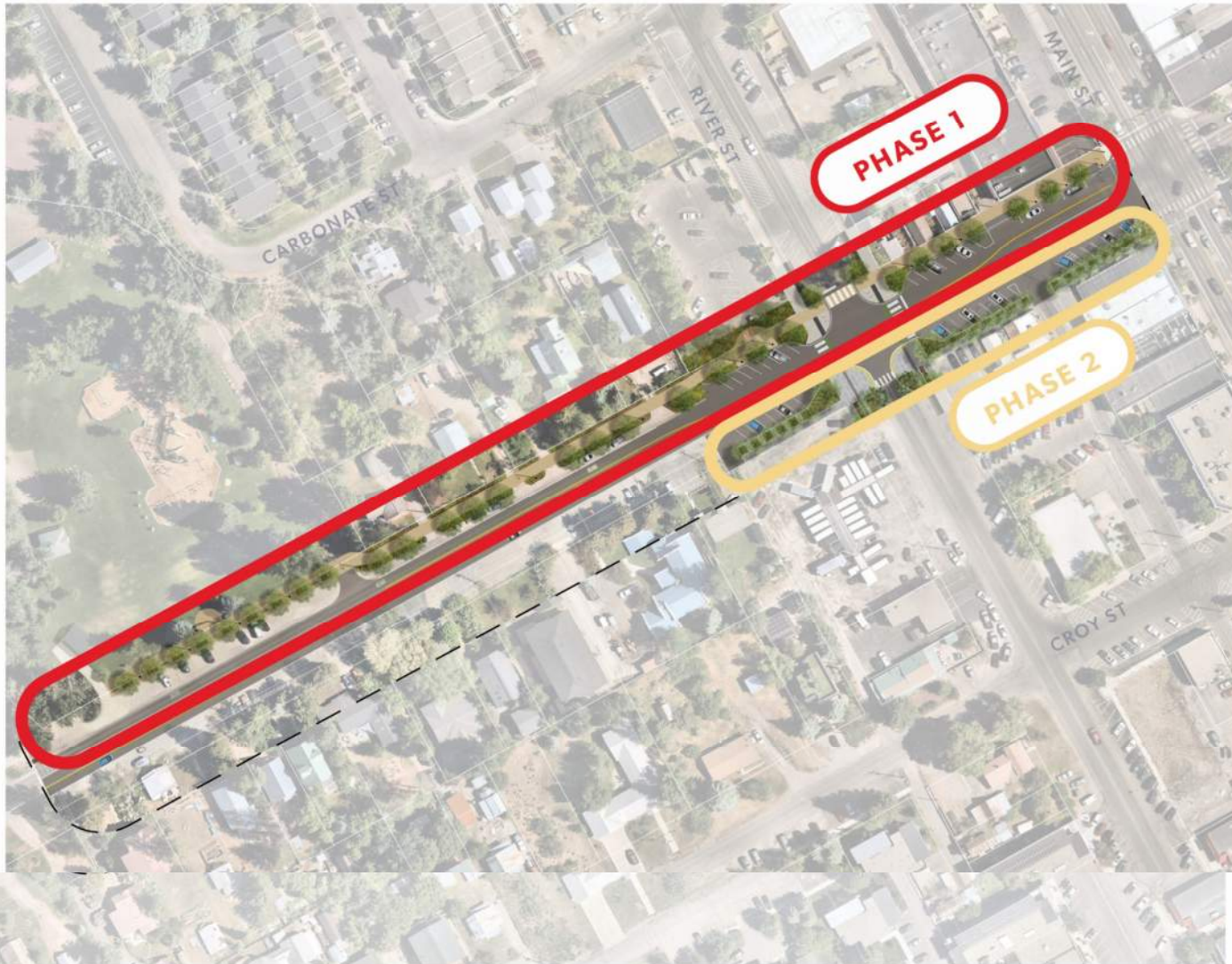
Main Street to Hop Porter Park. Full implementation from River Street intersection to alley, tactical implementation from alley to Main Street. North Side of the Street from River Street to Hop Porter Park.

PHASE 2 \$2M

1.5 blocks from Main to beyond River, south side of street; new roadway Main to River; complete implementation on N side of block from Main to alley.

HURA: Hailey Downtown Master Plan Budget & Phasing Plan Update (Phase 1 Block 1 Option B)

BULLION STREET PROMENADE CONCEPT SITE PLAN



PHASE 1 OPTION B \$2.35M

Main Street to Hop Porter Park. Full implementation from River Street intersection to alley, tactical implementation from alley to Main Street. North Side of the Street from River Street to Hop Porter Park.

PHASE 2 \$2M

1.5 blocks from Main to beyond River, south side of street; new roadway Main to River; complete implementation on N side of block from Main to alley.

Bullion Pathway Concept Refinement | Joint Session

June 9 2025



Return to Agenda