

Hailey Urban Renewal Agency Agenda - **AMENDED**

Hailey City Hall

115 South Main Street

Council Chambers – upstairs AND via Teams

Tuesday, August 26, 2025 at 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 Monday, August 25, 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. [11:01:07 AM](#) CALL TO ORDER

B. Motion to Amend the Agenda. ACTION ITEM

[11:01:31 AM](#) Burke motioned to amend agenda. McCue seconded. All in Favor.

C. Consent Agenda (ACTION ITEM):

- [11:00 am to 11:05 am CA 1](#) Motion to approve bills since July 15, 2025. ACTION ITEM

Viau provide summary list of bills.

[11:02:16 AM](#) Viau motioned to approve. Burke seconded. All in Favor.

- [11:05 am to 11:10 am CA 2](#) Motion to approve meeting minutes dated July 15, 2025. ACTION ITEM

Brand abstained.

[11:02:44 AM](#) McCue seconded. Burke seconded. All in Favor.

D. New Business (ACTION ITEM):

- [NB 1](#) Public Hearing on the Fiscal Year 2026 Agency Budget. **ACTION ITEM**
- [NB 2](#) Consideration of Resolution 2025-____, a resolution adopting the FY26 budget, a budget with expenditures not to exceed \$2,799,403. **ACTION ITEM**

[11:03:00 AM](#) Horowitz summarized changes since tentative adoption.

Viau asked about having two board members on email chain. Conrad explained best practices. Schwartz clarified that Viau had questions on budget that emailed staff and copied the chair on it.

Conrad confirmed that there will be a public hearing for the board after discussion.

Horowitz summarized questions and answers received and sent to Viau.

[11:12:37 AM](#) McCue asked if would make sense to have a budget per district and a combined budget. McCue suggested something like that for next year. Viau will share her template.

[11:13:59 AM](#) Schwartz opened public comment.

No comments.

[11:14:21 AM](#) Schwartz closed public comment.

[11:15:04 AM](#) Burk moved to adopt resolution 2025-005, a resolution adopting FY26 Budget, a budget with expenditures not to exceed \$2,799,403.00. Viau seconded. All in Favor.

- [NB 3](#) Consideration of Resolution 2025-____a resolution adopting the First Amendment to the Reimbursement Participation Agreement (Spruce Street Duplexes), increasing reimbursement from 50%-75%. **ACTION ITEM**

[11:16:09 AM](#) Burke motived to adopt Resolution 2025-006 resolution adopting the First Amendment to the Reimbursement Participation Agreement (Spruce Street Duplexes), increasing reimbursement from 50%-75%. Brand seconded.

- [NB 4](#) Consideration of Resolution 2025-____ a resolution adopting the First Amendment to the Reimbursement Participation Agreement (Silver River Residences), increasing reimbursement from 50%-75%. **ACTION ITEM**

[11:16:44 AM](#) Brand motioned to adopt Resolution 2025-007 a resolution adopting the First Amendment to the Reimbursement Participation Agreement (Silver River Residences), increasing reimbursement from 50%-75%. Burke seconded. All in Favor.

E. Old Business (ACTION ITEM):

- [OB 1](#) Discussion of Bullion Pathway draft schedule. **ACTION ITEM**

[11:17:20 AM](#) Horowitz summarized proposed schedule included packet.

[11:18:34 AM](#) Schwartz asked if better to have the URA handle the bidding process, if less requirements. Conrad explained reasoning why it would be best for City to be the equivalent of a project manager. Conrad stated agency and city have to follow same processes for bidding.

Schwartz asked for the schedule to be sent out.

[11:20:31 AM](#) Schwartz asked about LHTAC project impact on block that is within Bullion Pathway. Yeager explained changes to LHTAC project to incorporate brick material. Discussion continued of work proposed under LHTAC and Bullion Pathway where they interest on northeast corner of Bullion and River St.

[11:23:28 AM](#) Yeager gave brief update on LHTAC project status, with estimated completion of end of October except streetlights and landscaping.

[11:26:58 AM](#) Steve Crosser, Public, asked if once all is done before curb and gutter is done. Crosser clarified if opened before its paved. Yeager explained contractor is looking for opportunities to open the street but recommends not to plan for River Street to be open. Yeager believes October 20th is goal for project to be done.

Schwartz asked about roadway traffic impact during pathway. Yeager anticipates traffic will stay fairly normal.

- [OB 2](#) Discussion of closing and current staff processes of 111 Empty Saddle Trail. **ACTION ITEM**

[11:30:33 AM](#) Horowitz confirmed closing will be done on the 28th, a wire transfer will take place on 28th, and final documents to be signed by Chair.

Horowitz summarized how the city has currently been handling parking at this lot.

McCue asked about capital expenses. Yeager summarized potential disturbances and connection fees for power and water services. Commission requests expenses for parking lot to be listed out separately in the future.

Board discussed potential ideas on how to utilize the space and confirmed will have a robust conversation at our next meeting. Ideas mentioned included: RV long-term parking, agreements with developers, winter pass.

Conrad noted that this has to always be public parking, that would not be able to designate spaces for specific developer use.

F. Staff Reports

- [11:41:35 AM SR 1](#) Financials

Stokes summarized financials, noted have received TIF for August property taxes which were less than the July payment as expected.

- [11:43:23 AM SR 1](#) Airport Way Transportation Plan

Horowitz summarized updated schedule.

Schwartz asked about other district update. Horowitz stated no update at this time.

- [SR 2](#) Upcoming Meetings: September 16, 2025
 - River/LHTAC

Horowitz summarized upcoming items to be discussed at next meeting.

G. Adjourn

[11:45:17 AM](#) Brand motioned to adjourn. Burke seconded. All in Favor.