

## Hailey Urban Renewal Agency Minutes December 16, 2025

### Attendees

Commissioner Larry Schwartz  
Commissioner Bob Brand  
Commissioner Martha Burke

### Meeting Called to Order at 11:00 a.m.

#### CONSENT AGENDA – 11:01 a.m.

**CA1** Motion to approve bills since November 18, 2025

**CA2** Motion to approve meeting minutes dated November 18, 2025

**Motion to approve:** Commissioner Burke

**Motion seconded:** Commissioner Brand

**Result:** All approved

#### NEW BUSINESS – 11:02 a.m.

**NB1** Preliminary discussion of a partnership agreement for a property located at 201 N River Street

Property owner described improvements to interior of building and drainage improvements. Exterior design mimics River Street design. He also requests access to another portion of his property requiring a vacation of the right of way. Stated his plan offers partial solution to parking and pedestrian activity in area and is looking for partnership to continue flow of River Street improvements. HURA board agreed this was appropriate project for URA support and stated the need to set up a vehicle to allow for this type of funding. Board must review financials prior to making a decision on funding assistance.

**NB2** Preliminary discussion of revenues and expenditures for the remaining life of the Gateway URD

Staff presented scenario set at 5% revenue guarantee, which shows money could be spent for approximately three years unless revenues exceed projection. Projection shows shortage of \$800,000 on work that is currently planned. Staff emphasized the projection is based on projects that do not create revenue so there is still opportunity. Projection will be brought back to January meeting to allow for review by absent commissioners.

**STAFF REPORTS – 11:37 a.m.**

**SR1** Financials

**SR2** Upcoming Meetings: January 20, 2025

Treasurer reported that large payment arrives in January. Gateway bond is still above 4%.

GGLO provided update on Airport Way and Bullion Pathway. They will provide detailed update and budget on Bullion Pathway at January meeting and have a short-list of items that can be trimmed to stay within budget.

Commissioner Schwartz stated he spoke with GGLO about establishing a two-member committee to work through ideas to bring back to board to provide for quick decision turnaround.

**ADJOURN – 11:49 a.m.**

**Motion to adjourn:** Commissioner Burke

**Seconded:** Commissioner Brand

**Result:** All approved