

Hailey Urban Renewal Agency

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Hailey Urban Renewal Agency Minutes January 20, 2026

Attendees

Commissioner Larry Schwartz
Commissioner Bob Brand
Commissioner Martha Burke
Commissioner Brian McCue
Commissioner Sandi Viau

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

CONSENT AGENDA – 11:01 a.m.

CA1 Motion to approve bills since December 16, 2025

Motion to approve: Commissioner Burke

Motion seconded: Commissioner McCue

Result: All approved

CA2 Motion to approve meeting minutes dated December 16, 2025

Motion to approve: Commissioner McCue

Motion seconded: Commissioner Burke

Result: All approved

OLD BUSINESS – 11:05 a.m.

OB1 Bullion Pathway progress update, including layout, placemaking, wayfinding, art elements, budget and next steps

Consultant GGLO presented update including additional screening and striping at River Street parking lot to allow for 40 spaces, rough hewn furnishings, bike racks, pavers, plantings and light which will comply with the dark sky ordinance. Trademark Creative walked through the process of procuring and placing art, story-based placemaking and wayfinding elements. They suggested creating interactive moments along the pathway and provided budgetary requirements from design to fabrication to installation.

11:26 a.m.

OB2 Discussion of revenues and expenditures for the remaining life of the Gateway URD

Staff described presentation as the same as what was previously presented with a 5% revenue growth as the middle scenario, concluding with approximately \$1 million. Revenue growth has been closer to 10% in past years so 5% is a conservative estimate. Board reiterated their

agreement to hold off on taking on more projects until after the Bullion Pathway project costs are in and funding is secure. Commissioner Viau mentioned her concern over a decline in construction.

NEW BUSINESS – 11:50 a.m.

NB1 Appointment of Treasurer to the Board ACTION ITEM

Motion to approve: Commissioner Burke

Motion seconded: Commissioner McCue

Result: All approved

NB2 Change of Authorized Users for the Local Government Investment Pool (LGIP) ACTION ITEM

Motion to remove Walt Denekas, Don Keirn and Becky Stokes and add Ruth Bailes, Bob Brand and Brian McCue: Commissioner Burke

Motion seconded: Commissioner Viau

Result: All approved

STAFF REPORTS – 11:55 a.m.

SR1 Financials

Staff reported revenues at \$23,098 and expenditures of \$42,000. Update on Airport Way traffic analysis was provided, including one option requiring a land purchase. Another option requires approval from the HOA. Staff is applying for a planning grant through the Build Grant and submitting collaboratively with other jurisdictions.

SR2 Upcoming Meeting: February 17, 2026

Board requested special meeting to approve second phase of design with Trademark on February 3 at 11 a.m. The February 17 meeting was moved to February 24 due to commissioners' inability to attend on February 17.

Staff responded to questions on the Bullion Pathway costs. They were advised that the project will go out for bidding in 3 to 4 weeks. Construction is planned to begin in May and will take up the entire summer season as they must coordinate with Hailey Rocks' schedule. Staff is looking at strategies to split the project, which may extend the minimum 6-week timeline.

ADJOURN – 12:00 p.m.

Motion to adjourn: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved