

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, May 19, at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

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Meeting ID: 237 503 468 111

Passcode: q2iFwo

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[+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 18, 2026.**

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

Next Resolution Available: 2026-004

A. 11:00 AM CALL TO ORDER

B. [11:00 am](#) Consent Agenda (ACTION ITEM):

- *All items listed are routine and acted on with one (1) Motion by the Board; there will be no separate discussion unless the Chair, Vice Chair, Commissioners, or staff requests an item be removed. Removed items will be placed under New Business unless otherwise instructed.*
- [CA 1](#) Motion to approve bills since April 21, 2026.
- [CA 2](#) Motion to approve meeting minutes dated April 21, 2026.

C. [11:05 am](#) Old Business (ACTION ITEM):

- [OB 1](#) Overview of North River Street Parking Lot use and legality of RV/trailer parking.
- [OB 2](#) Update on progress of Airport Way Master Plan.
- [OB 3](#) Update on construction progress of Bullion Pathway.

D. [11:30 am](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meeting: June 16, 2026

E. [11:35 am](#) River Street Site Visit

F. [12:00 pm](#) Adjourn

AGENDA ITEM SUMMARY

DATE: 5/19/2026

District: Gateway and Airport Way Districts

STAFF: RB

SUBJECT: Motion to approve bills since April 21, 2026.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Below is a summary of current bills due, all invoices are attached for details.

Company	Invoice Date	Description	Invoice #	Amount Due
Elam & Burke	3/31/26	Legal Services	221242	\$1,068.00
Lisa Enourato	5/12/26	Admin. Services	124	\$1,976.25
Hales Engineering	4/20/26	Traffic Analysis	2026-8799	\$1,464.14
Hales Engineering	5/14/26	Traffic Analysis	2026-8858	\$839.90
TOTAL:				\$5,348.29

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills since April 21, 2026.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



March 31, 2026

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

Invoice No. 221242
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from March 3, 2026 through March 31, 2026.

RE: General

Total Professional Services	\$ 1,068.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 1,068.00

Hales Engineering
1220 N 500 W, Suite 202
Lehi, UT 84043
8017664343
accounting@halesengineering.com

INVOICE

BILL TO

Lisa Enourato
Hailey Urban Renewal Agency
115 S Main St
Hailey, ID 83333

INVOICE # 2026-8799
DATE 04/20/2026
DUE DATE 05/20/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time through March 2026)			
03/02/2026	[A-T&M] Joseph Mtg w/ City, Cedar Street analysis	2:00	180.00	360.00
03/02/2026	[A-T&M] Josh Meet with client	1:00	190.00	190.00
03/05/2026	[A-T&M] Joseph Mtg w/ City, Cedar Street analysis	0:30	180.00	90.00
03/10/2026	[A-T&M] Luke Added maple street to models	3:00	160.00	480.00
03/16/2026	[A-T&M] Joseph Mtg w/ City	0:30	180.00	90.00
03/16/2026	[A-T&M] Luke Airport Way meeting	0:30	160.00	80.00
	Direct Overhead Costs	1,290	0.135	174.15
				Subtotal: 1,464.15

We appreciate your business.
Please note our new mailing address listed on this
invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE

\$1,464.15

Ways to pay



[View and pay](#)

Hales Engineering
1220 N 500 W, Suite 202
Lehi, UT 84043
8017664343
accounting@halesengineering.com

INVOICE

BILL TO

Lisa Enourato
Hailey Urban Renewal Agency
115 S Main St
Hailey, ID 83333

INVOICE # 2026-8858
DATE 05/14/2026
DUE DATE 06/13/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time through April 2026)			
04/03/2026	[A-T&M] Joseph Maple St analysis	0:30	180.00	90.00
04/03/2026	[A-T&M] Luke Add maple street to models	1:30	160.00	240.00
04/09/2026	[A-T&M] Joseph Maple St signal warrants	0:30	180.00	90.00
04/09/2026	[A-T&M] Luke Add Maple Street and check peak hr signal warrants	2:00	160.00	320.00
	Direct Overhead Costs	740	0.135	99.90
				Subtotal: 839.90

We appreciate your business.
Please note our new mailing address listed on this
invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE

\$839.90

Ways to pay



[View and pay](#)

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 5/19/26

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to approve meeting minutes dated April 21, 2026.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated April 21, 2026.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated April 21, 2026.

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815
Fax: (208) 788-2924

Hailey Urban Renewal Agency Minutes April 21, 2026

Attendees

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

Meeting Called to Order at 10:59 a.m.

CONSENT AGENDA – 11:00 a.m.

CA1 Motion to approve bills since March 17, 2026

Motion to approve: Commissioner Viau

Motion seconded: Commissioner Burke

Result: All approved

CA2 Motion to approve meeting minutes dated March 17 and April 9, 2026

Commissioner Viau highlighted changes necessary to the April 9 meeting minutes noting who attended, and whether they attended in person or remotely.

Motion to approve as corrected: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

NEW BUSINESS – 11:05 a.m.

NB1 Consider Resolution 2026-002 approving the Planning, Design, Engineering, and Construction Project Agreement between the Agency and the City for costs related to the Bullion Pathway Project. **ACTION ITEM**

Motion to approve: Commissioner Burke

Motion seconded: Commissioner McCue

Result: All approved

OLD BUSINESS – 11:15 a.m.

OB1 Consider Resolution 2026-003, a resolution authorizing reimbursement to City of Hailey of FY26 expenses totaling \$166,466.90 and future remaining project costs not to exceed \$100,000 related to the River Street and LHTAC projects. **ACTION ITEM**

Commissioner Viau questioned an invoice from American Vac Services for \$10,988.75 that appeared to be duplicated on the exhibit listing Bullion Pathway Unreimbursed Costs to Date and River Street Unreimbursed Costs to Date. Treasurer Bailes confirmed that the total invoice was \$21,977.50, split 50/50 between the two projects.

Motion to approve: Commissioner McCue

Motion seconded: Commissioner Burke

Result: All approved

OB2 Recommendation to approve Supplemental Services Agreement SSA-01 with GGLO for work associated with the Airport Way Master Plan. **ACTION ITEM**

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Viau

Result: All approved

STAFF REPORTS – 11:30 a.m.

SR1 Financials

There was discussion about the estimates for Airport Way projects. Commissioner Schwartz addressed an email from students regarding bridge design. He expressed appreciation, noting that there is currently no funding.

ADJOURN – 11:40 a.m.

Motion to adjourn: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

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AGENDA ITEM SUMMARY

DATE: 05/19/2026

District: North River Street Parking Lot

STAFF: LH

SUBJECT: North River Street Parking Lot Update and Discussion

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

At the April 21 meeting, HURA requested an update regarding the current use of the North River Street parking lot and whether long-term RV/trailer parking could be permitted on the site. Staff discussed this with the City of Hailey Community Development Director. Based on her interpretation of the zoning code, long-term RV/trailer parking would be considered storage, which is not permitted on the property. The site is currently zoned and approved as a conditional use parking lot only, which does not allow storage of “pull-behind” campers or trailers.

At this time, staff is waiting for further direction from the Board regarding long-term use and operational plans for the property before undertaking any advertising or marketing efforts.

The lot could be reopened for paid parking; however, response and utilization during the previous paid parking effort was minimal. Staff did recently receive an inquiry from an individual interested in renting a parking space.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Staff recommends the Board discuss and provide direction to staff on the following:

- Whether to reopen the lot for paid parking
 - Potential operational or management approaches for the site
 - Long-term goals for the property consistent with current zoning and approvals
 - Whether additional direction should be provided to staff regarding marketing or future use options
-

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AGENDA ITEM SUMMARY

DATE: 05/19/2026

District: Gateway and Airport Way Districts

STAFF: RSB

SUBJECT: Monthly review of financials.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

- 1) Monthly Recap
 - 2) Financial Statements
 - 3) Budget Worksheet
-

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action.

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
APRIL 30, 2026

ASSETS

100000	ASSETS	1,052,905.00	
100010	LGIP - AIRPORT WAY	477,459.95	
100100	MOUNTAIN WEST SAVINGS	54,193.46	
120000	PROPERTY TAXES RECEIVABLE	15,555.71	
120015	LGIP GATEWAY BOND	1,735,294.74	
120020	LGIP - GATEWAY	511,240.24	
	TOTAL ASSETS		3,846,649.10

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	62,550.80	
220010	2024 BOND SERIES GATEWAY	2,730,000.00	
	TOTAL LIABILITIES		2,792,550.80

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	745,858.68	
	REVENUE OVER EXPENDITURES - YTD	308,239.62	
	BALANCE - CURRENT DATE	1,054,098.30	
	TOTAL FUND EQUITY		1,054,098.30
	TOTAL LIABILITIES AND EQUITY		3,846,649.10

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	6,784.82	14,693.36	7,000.00	(7,693.36)	209.9
315010 TAX INCREMENT REVENUE - AIRPOR	818.71	125,301.43	165,000.00	39,698.57	75.9
TOTAL SOURCE 31	7,603.53	139,994.79	172,000.00	32,005.21	81.4
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	911.23	6,965.61	60,000.00	53,034.39	11.6
325010 TAX INCREMENT REVENUE - GATEWA	9,904.24	376,199.72	520,000.00	143,800.28	72.4
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	10,815.47	383,165.33	601,800.00	218,634.67	63.7
<u>SOURCE 33</u>					
330100 INTEREST INCOME - SOUTH	3.19	3.19	.00	(3.19)	.0
TOTAL SOURCE 33	3.19	3.19	.00	(3.19)	.0
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	.00	36,278.00	30,000.00	(6,278.00)	120.9
TOTAL SOURCE 34	.00	36,278.00	30,000.00	(6,278.00)	120.9
TOTAL REVENUE	18,422.19	559,441.31	803,800.00	244,358.69	69.6

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING APRIL 30, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	545.42	6,423.54	46,000.00	39,576.46	14.0
410250 OTHER EXPENSES AIRPORT	.00	171.60	1,300.00	1,128.40	13.2
410300 CAPITAL EXPENSES - AIRPORT WAY	.00	.00	50,000.00	50,000.00	.0
410600 PROFESSIONAL AND LEGAL SERVICE	356.00	3,343.59	45,000.00	41,656.41	7.4
410700 STUDIES AND MASTER PLANS AIRP	2,304.05	52,701.75	100,000.00	47,298.25	52.7
TOTAL AIRPORT WAY	3,205.47	62,640.48	242,300.00	179,659.52	25.9
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	885.42	17,694.52	46,000.00	28,305.48	38.5
420250 OTHER EXPENSES GATEWAY	.00	740.00	1,300.00	560.00	56.9
420300 CAPITAL EXPENSES - GATEWAY	.00	.00	1,900,000.00	1,900,000.00	.0
420500 PARTICIPATION AGREEMENTS - GAT	62,722.50	92,864.81	86,642.00	(6,222.81)	107.2
420600 PROFESSIONAL AND LEGAL SERVICE	356.00	3,343.59	45,000.00	41,656.41	7.4
420800 DEBT SERVICE GATEWAY	.00	.00	385,861.00	385,861.00	.0
420801 DEBT SERVICE GATEWAY-INTEREST	.00	67,282.91	.00	(67,282.91)	.0
TOTAL GATEWAY	63,963.92	181,925.83	2,464,803.00	2,282,877.17	7.4
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	545.41	4,158.06	46,000.00	41,841.94	9.0
430250 OTHER EXPENSES SOUTH	.00	.00	1,300.00	1,300.00	.0
430600 PROFESSIONAL AND LEGAL SERVICE	356.00	2,477.32	45,000.00	42,522.68	5.5
TOTAL SOUTH URBAN	901.41	6,635.38	92,300.00	85,664.62	7.2
TOTAL EXPENDITURES	68,070.80	251,201.69	2,799,403.00	2,548,201.31	9.0
NET REVENUE OVER EXPENDITURES	(49,648.61)	308,239.62	(1,995,603.00)	(2,303,842.62)	15.5

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