

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, June 16, 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

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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 15, 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 May 19, 2026.
- **CA 2** Motion to approve meeting minutes dated May 19, 2026.

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

- **OB 1** Review Airport Way Transportation Plan traffic simulations and proposed layout for the Cedar Street/Broadford Road intersection.

D. 11:30 am Staff Reports

- **SR 1** Financials
- **SR 2** Upcoming Meeting: July 21, 2026

E. [11:35 am](#) Bullion Pathway Site Visit

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



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Lisa Horowitz
Hailey Urban Renewal Agency
115 Main Street S, Suite H
Hailey, ID 83337

June 04, 2026
Invoice No: 2024061.01 - 0000013

Invoice Total \$3,675.00

Project 2024061.01 HURA Airport Way Master Plan

Professional Services from May 01, 2026 to May 31, 2026

Task 00110 Draft Master Plan

Fee

Total Fee 25,000.00

Percent Complete 100.00 Total Earned 25,000.00

Previous Fee Billing 25,000.00

Current Fee Billing 0.00

Total Fee 0.00

Total this Task 0.00

Task 00120 Final Master Plan

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
GGLO - Arch	17,000.00	100.00	17,000.00	17,000.00	0.00
GGLO - Arch SSA-01	25,000.00	28.00	7,000.00	3,325.00	3,675.00
Total Fee	42,000.00		24,000.00	20,325.00	3,675.00
			Total Fee		3,675.00
				Total this Task	\$3,675.00
				Total this Invoice	\$3,675.00

GGLO Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance.

Preferred Payment Method ACH/EFT
Bank Name: WaFd Bank
ABA Routing #: 325070980
Account #: 62766973648
ACH payments email remittance to accounting-team@gglo.com

To Pay by Paper Check - Please remit to our Lockbox
GGLO LLC
P.O. Box 80856
City of Industry, CA 91716-8420

--- please include Project No. & Invoice No. in remittance

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Project	2024061.01	HURA Airport Way Master Plan	Invoice	0000013
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PLEASE NOTE GGLO HAS A NEW BANK:

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days.

Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance

GGLO NEW BANK - Preferred Payment Method ACH/EFT

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ABA Routing #: 325070980

Account #: 62766973648

email remittance to accounting-team@gglo.com; please include Project No. & Invoice No. in remittance

To Pay by Paper Check - Please remit to GGLO's NEW LOCKBOX

GGLO LLC

P.O. Box 80856

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Hailey Urban Renewal Agency Minutes May 19, 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 – 11:00 a.m.

CA1 Motion to approve bills since April 21, 2026

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

CA2 Motion to approve meeting minutes dated April 21, 2026

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Viau

Result: All approved

OLD BUSINESS – 11:05 a.m.

OB1 Overview of North River Street Parking Lot use and legality of RV/trailer parking.

Staff described the conditional use of parking lots and storage facilities, which do not allow pull behinds and campers. Idaho Code defines motor vehicles as a vehicle driven with a wheel, unlike pull behinds. Trucks with campers on top are allowed. RVs fall into a different category and are not allowed long term. Staff's interpretation of temporary use is that it is storage. Signage includes seasonal rental use at \$50 per parking spot. Commissioner Schwartz stated that the purpose of the parking lot is for future use and will be a public service at some point in the future. City crews will clean up the landscaping in the lot and utilities will be disconnected from previous owner's building. Staff confirmed that at termination of the district, the agency can keep the asset if there is another revenue to support it. Otherwise, the asset could be conveyed or sold to another public entity.

OB2 Update on progress of Airport Way Master Plan.

GGLO provided the update stating that a summary of the Cedar Street solution and a more succinct plan for the Airport Way intersection would be brought back to the board in June or July. Staff will continue stakeholder meetings with the LDS church and Moment. A joint meeting with City Council may be planned and a discussion of the project priorities will take place at a future meeting.

OB2 Update on construction progress of Bullion Pathway.

Bids were awarded for civil, pavers, landscaping and irrigation from Hop Porter Park to the east. Pavers will be installed before music festivals. Topsoil must now be purchased at a higher price than previously expected. River Street is wrapping up. Flower baskets are arriving mid-June. Now sourcing cottonwood snags and reviewing plantings. Trees have been secured; however Hop Porter Park trees may not arrive until mid-season. River to Main trees arriving in fall. Stage wall is installed and work is being performed on the roof. Park and Ride plantings are secured. Art bids have been reviewed, and staff will recommend Trademark and award the project if/when funding is available. Furnishings have not been ordered and will be considered when funding is available. Commissioner McCue asked about the Hop Porter redesign, which was informed during the development of the Downtown Master Plan.

STAFF REPORTS – 11:30 a.m.

SR1 Financials

Staff expects revenue to exceed the 5% projection. The largest expense this month was the \$62,000 reimbursement for the Mid River power undergrounding. Commissioners Schwartz and Viau, along with GGLO, would like to meet with Treasurer Bailes to discuss expenses and debt service to ensure the Bullion Pathway project can be completed.

RIVER STREET SITE VISIT – 11:35 a.m.

ADJOURN – 12:10 p.m.

Motion to adjourn: Commissioner Brand

Motion seconded: Commissioner Viau

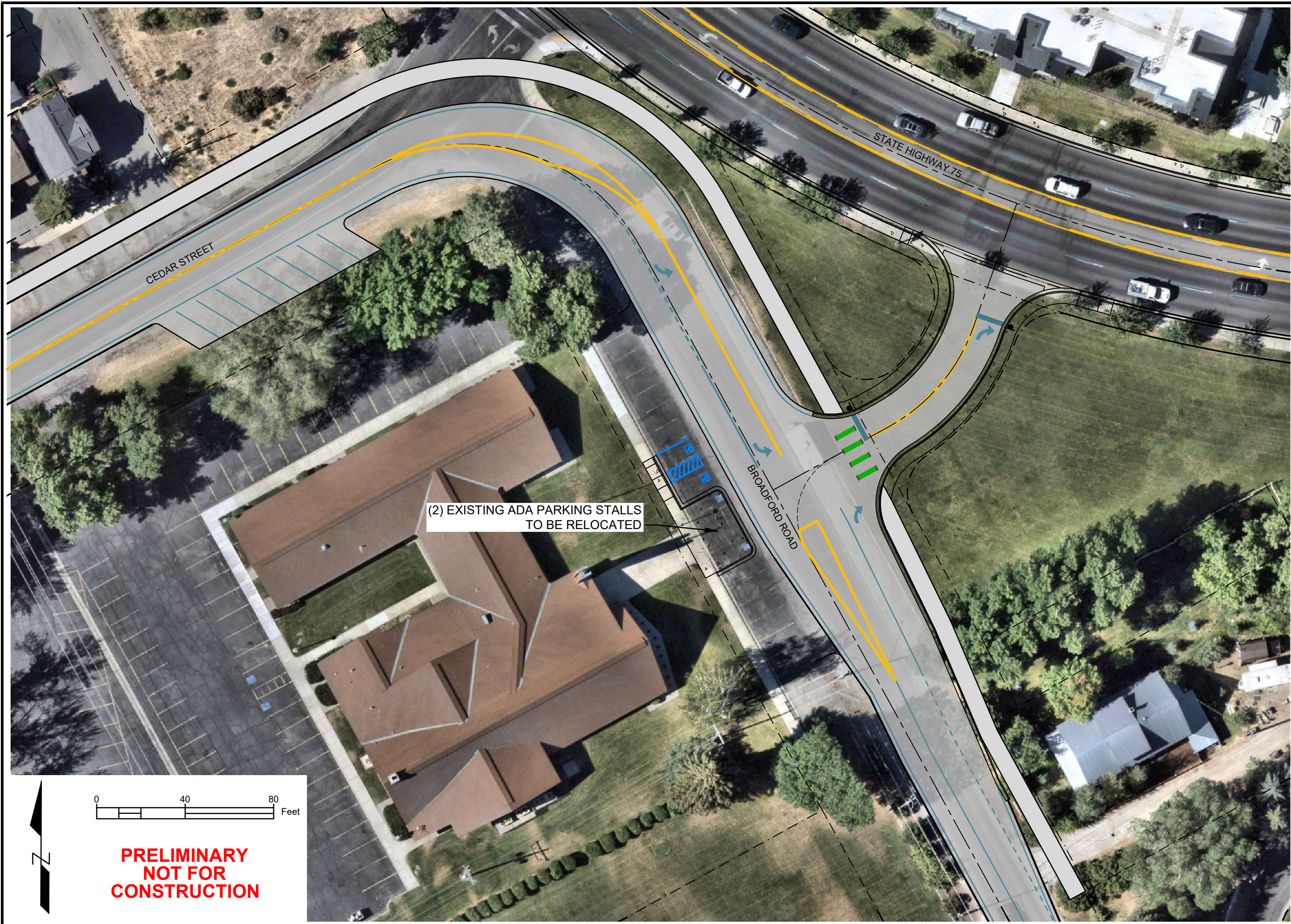
Result: All approved

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Traffic Simulations

Hales Engineering

https://drive.google.com/open?id=1gC-CTwdQqhq8NFTLGQS6gJuoWkhYtHmz&usp=drive_fs



**PRELIMINARY
NOT FOR
CONSTRUCTION**

(2) EXISTING ADA PARKING STALLS
TO BE RELOCATED



OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE 3E, HAILEY, ID 83833
WWW.OPAL-ENGINEERING.COM

CONCEPTUAL INTERSECTION RECONFIGURATION LAYOUT

BROADFORD AND CEDAR STREET RECONFIGURATION
CITY OF HAILEY

100.003
PROJECT NUMBER

EX 2

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AGENDA ITEM SUMMARY

DATE: 06/16/2026

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.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

HAILEY URBAN RENEWAL AGENCY

BALANCE SHEET

MAY 31, 2026

ASSETS

100000	ASSETS	1,052,905.00	
100010	LGIP - AIRPORT WAY	477,459.95	
100100	MOUNTAIN WEST SAVINGS	97,011.76	
120000	PROPERTY TAXES RECEIVABLE	15,555.71	
120015	LGIP GATEWAY BOND	1,735,294.74	
120020	LGIP - GATEWAY	411,240.24	
	TOTAL ASSETS		3,789,467.40

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	(1,377.50)	
220010	2024 BOND SERIES GATEWAY	2,730,000.00	
	TOTAL LIABILITIES		2,728,622.50

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	745,858.68	
	REVENUE OVER EXPENDITURES - YTD	314,986.22	
	BALANCE - CURRENT DATE	1,060,844.90	
	TOTAL FUND EQUITY		1,060,844.90
	TOTAL LIABILITIES AND EQUITY		3,789,467.40

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1.13	14,696.08	7,000.00	(7,696.08)	209.9
315010 TAX INCREMENT REVENUE - AIRPOR	9,091.96	134,393.39	165,000.00	30,606.61	81.5
TOTAL SOURCE 31	9,093.09	149,089.47	172,000.00	22,910.53	86.7
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	1.13	6,968.34	60,000.00	53,031.66	11.6
325010 TAX INCREMENT REVENUE - GATEWA	1,800.88	378,000.60	520,000.00	141,999.40	72.7
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	1,802.01	384,968.94	601,800.00	216,831.06	64.0
<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	10,895.10	570,336.41	803,800.00	233,463.59	71.0

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	127.50	6,551.04	46,000.00	39,448.96	14.2
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	.00	3,343.59	45,000.00	41,656.41	7.4
410700 STUDIES AND MASTER PLANS AIRP	3,675.00	56,376.75	100,000.00	43,623.25	56.4
TOTAL AIRPORT WAY	3,802.50	66,442.98	242,300.00	175,857.02	27.4
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	218.50	17,913.02	46,000.00	28,086.98	38.9
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	.00	92,864.81	86,642.00	(6,222.81)	107.2
420600 PROFESSIONAL AND LEGAL SERVICE	.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	218.50	182,144.33	2,464,803.00	2,282,658.67	7.4
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	127.50	4,285.56	46,000.00	41,714.44	9.3
430250 OTHER EXPENSES SOUTH	.00	.00	1,300.00	1,300.00	.0
430600 PROFESSIONAL AND LEGAL SERVICE	.00	2,477.32	45,000.00	42,522.68	5.5
TOTAL SOUTH URBAN	127.50	6,762.88	92,300.00	85,537.12	7.3
TOTAL EXPENDITURES	4,148.50	255,350.19	2,799,403.00	2,544,052.81	9.1
NET REVENUE OVER EXPENDITURES	6,746.60	314,986.22	(1,995,603.00)	(2,310,589.22)	15.8

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