Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, November 17, 2026 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
Download Teams | Join on the web
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, November 16, 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**

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 October 20, 2026.
- **CA 2** Motion to approve meeting minutes dated October 20, 2026.

C. 11:05 am New Business (ACTION ITEM):
- **NB 1** Approval of snow removal contract. **ACTION ITEM**
- **NB 2** Approval of Independent Contract Agreement with Amanda Anderson. **ACTION ITEM**

D. 11:10 am Old Business (ACTION ITEM):
- **OB 1** Approval of Airport Way Master Transportation Plan. **ACTION ITEM**

E. 11:30 am Staff Reports

- **SR 1** Financials
- **SR 2** Upcoming Meeting: December 15, 2026

F. 12:00 pm Adjourn

AGENDA ITEM SUMMARY

DATE: 11/17/2026 **District: Gateway** and Airport Way Districts **STAFF:** RSB

SUBJECT: Motion to approve bills from October 20, 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	10/31/2026	Legal Services - October	225177	$687.50
Lisa Enourato	11/09/2026	Administrative Services – Sept-Oct	129	$637.50
GGLO	11/04/2026	HURA Airport Way	2024061.01-017	$6,500.00
Opal Engineering	11/01/2026	HURA Airport Way	1658	$2,435.00
TOTAL:				**$10,260.00**

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills from October 20, 2026.

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

ELAM & BURKE
ATTORNEYS AT LAW

October 31, 2026

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

Invoice No. 225177
Client No. 887
Matter No. 1
Billing Attorney: MSC

REMITTANCE

RE: General

BALANCE DUE THIS INVOICE $ 687.50

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.
NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder:	Elam & Burke, PA
Bank Name:	U.S. Bank
Branch Name:	Meridian CenterPoint Office
Account Number:	82982196
ABA Routing Number:	021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 225177, File # 887 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

Lisa Enourato

INVOICE

1420 Aspen Valley Drive
Hailey, ID 83333
Phone: 208.720.9766
lenourato@gmail.com

Invoice: 129
Date: November 9, 2026

To:
Hailey Urban Renewal Agency
115 Main Street, Ste. H
Hailey, ID 83333
lisa.horowitz@haileycityhall.org

PO#:
Administrative Services

DESCRIPTION	HOURS	RATE	AMOUNT
HURA Administrative Services – Sep/Oct 2026	7.5	85.00	$637.50
		TOTAL	$70

Make all checks payable to Lisa Enourato
Payment due within 30 days.

THANK YOU!

Invoice 129 Detail

	HURA	
Date	**Task**	**Time**
3-Sep-26	Packet	1
15-Oct-26	Packet	5.25
20-Oct-26	HURA meeting	1.25
	TOTAL	**7.5**

	General	Gateway	Airport	South
	7.5			
General divided by 2		3.75	3.75	
Total Hours Billed per District		3.75	3.75	0
Total Amount Billed per Distr		**$318.75**	**$318.75**	**$0.00**

GGLO

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

November 04, 2026
Invoice No: 2024061.01 - 0000017

Invoice Total $6,500.00

Project 2024061.01 HURA Airport Way Master Plan

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

Task 00120 Final Master Plan

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
GGLO - Initial MP Fee	17,000.00	100.00	17,000.00	17,000.00	0.00	
GGLO - Final MP Extension	25,000.00	95.00	23,750.00	17,250.00	6,500.00	
Total Fee	42,000.00		40,750.00	34,250.00	6,500.00	
			Total Fee			**6,500.00**
					Total this Task	**$6,500.00**
					Total this Invoice	**$6,500.00**

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
Bank Name: WaFd Bank
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
City of Industry, CA 91716-8420
please include Project No. & Invoice No. in remittance

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

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

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

OPAL ENGINEERING, PLLC

From
Opal Engineering
PO Box 2530
Hailey, ID 83333

Invoice For
City of Hailey.

Invoice ID **1658**
PO Number 100.003
Issue Date 11/01/2026
Due Date 12/01/2026 (Net 30)

Subject City of Hailey- HURA Airport Way Master Plan

Description	Quantity	Rate	Amount
[100.003] HURA Airport Way Master Plan - 09/29/2026 - Clint Thome: Develop Airport Way / SH-75 layout.	2.50	$170.00	**$425.00**
[100.003] HURA Airport Way Master Plan - 10/02/2026 - Samantha Stahlnecker: Review Airport Way/Main Street comments regarding path location and respond.	0.25	$180.00	**$45.00**
[100.003] HURA Airport Way Master Plan - 10/05/2026 - Samantha Stahlnecker: Meet with Brian to review Broadford / Airport Way roundabout & Airport Way / HWY 75 Pathway.	0.25	$180.00	**$45.00**
[100.003] HURA Airport Way Master Plan - 10/05/2026 - Clint Thome: Develop site improvement plans from Cedar Street to Airport Way.	2.00	$170.00	**$340.00**
[100.003] HURA Airport Way Master Plan - 10/06/2026 - Samantha Stahlnecker: Review updated layouts for Airport Way/HWY 75 and SB HWY 75 right turn lane.	0.75	$180.00	**$135.00**
[100.003] HURA Airport Way Master Plan - 10/06/2026 - Clint Thome: Develop site improvement plans from Cedar Street to Airport Way.	8.25	$170.00	**$1,402.50**
[100.003] HURA Airport Way Master Plan - 10/19/2026 - Clint Thome: Prepare and email CAD files to Josiah Brown of GGLO.	0.25	$170.00	**$42.50**

Amount Due $2,435.00

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/17/2026 **District:** Gateway and Airport Way Districts **STAFF:** LE

SUBJECT: Motion to approve meeting minutes dated October 20, 2026.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated October 20 2026.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated October 20, 2026.

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

Hailey Urban Renewal Agency Minutes
October 20, 2026

Attendees
Commissioner Larry Schwartz
Commissioner Martha Burke
Commissioner Sandi Viau
Executive Director Lisa Horowitz
Treasurer Ruth Bailes
Public Works Director Brian Yeager

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

CONSENT AGENDA – 10.59 a.m.
CA1 Motion to approve bills since September 15, 2026

Commissioners questioned the $1.5 reimbursement invoice for the Bullion Pathway Project. Staff reviewed the previous resolutions approving reimbursements up to a fixed amount. Staff also confirmed all charges referencing Hop Porter Park were for the Bullion Pathway Project.

Motion to approve: Commissioner Burke
Motion seconded: Commissioner Brand
Result: All approved

CA2 Motion to approve meeting minutes dated September 15, 2026

Motion to approve: Commissioner Burke
Motion seconded: Commissioner Brand
Result: All approved

OLD BUSINESS – 11:05 a.m.
OB1 Bullion Pathway/River Street Cost Summary. **ACTION ITEM**

GGLO presented the final draft plan. A ribbon cutting is scheduled for 4:30, prior to the joint session scheduled for October 25 at 5 p.m. GGLO stated that the phasing is all related to funding. Staff mentioned that there must be some pathway improvements in conjunction with some of the proposed roadway improvements. GGLO reminded the board that the master plan could be adjusted in the future as they agreed to place a roundabout at River and Cedar. The board also suggested splitting the road connection from Broadford to Main into two separate projects.

Steve Daniels provided public comment stating he is opposed to improvements encircling his private property with asphalt.

Linda Lee Kelsey suggested a southern connection to the highway between Broadford Road and the highway.

Staff informed Ms. Kelsey that the airport would not agree with that as the FAA would not allow. There was no variation of a connection that was acceptable to FAA. Reconsideration would also require funding for a new Environmental Impact Study.

STAFF REPORTS – 11:55 a.m.
SR1 Financials
SR2 Upcoming Meeting: October 20, 2026

Blaine Crossing annexation will be brought to City Council meeting on November 2. Kushlan suggested working on South Hailey District in the spring.

ADJOURN – 12:08 p.m.
Motion to adjourn: Commissioner Burke
Motion seconded: Commissioner Brand
Result: All approved

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/17/2026 **District:** Gateway and Airport Way Districts **STAFF:** LH

SUBJECT: Approval of snow removal contract with Turf and Tree Care.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Turf and Tree Care provided snow removal services last year at the North River Street parking lot. Staff was satisfied with their performance and recommends HURA enter into a contract with Turf and Tree Care for snow removal services for the upcoming winter seasons.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve snow removal contract with Turf and Tree Care.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333
C: (208) 309-5409
Jtellez1225@snowturfntreecare.com

ZERO-TOLERANCE SNOW & ICE MANAGEMENT AGREEMENT 2026–2027

TURF AND TREE CARE LLC
P.O. Box 1692 • Hailey, Idaho 83333 • C: (208) 309-5409

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1. Scope of Work

Turf and Tree Care LLC agrees to provide snow and ice management services designed to *reduce* the accumulation and bonding of snow and ice on treated surfaces. Services include:

- **Pre-treatment** using *SNO-PLOW® Ice Melt with LIQUI-FIRE™* prior to forecasted precipitation when conditions allow.
- **Plowing and de-icing** during active storms as conditions and safety permit.
- **Post-treatment** following plowing or cleanup to minimize refreeze.
- **Ongoing monitoring** of pavement conditions with return visits as required.

Although the service goal is "zero-tolerance," the client understands that **complete elimination of snow, ice, or slippery conditions at all times is not guaranteed**.

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2. Service Frequency and Triggers

- Services may begin **before**, **during**, or **after** snow or ice accumulation depending on forecast, temperature, and site conditions.
- Snow removal operations may require more than one visit per service day. Turf and Tree Care LLC will perform an initial pass to clear drive lanes and accessible areas behind parked vehicles so tenants and staff can enter or exit the property. This initial access plow typically requires approximately 0.5 hours, as reflected in Estimate 2375
- Once vehicles have relocated at the Agency's designated plow time (currently 4:00 PM), Turf and Tree Care LLC will return to clear parking stalls and complete the remaining plow work, representing the balance of the 1.5 hours of plowing identified in Estimate 2375.

TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333
C: (208) 309-5409
Jtellez1225@snowturfntreecare.com

- **Extended storms or safety-related conditions may require additional visits beyond the standard access plow and scheduled stall cleanup, and such visits will be billed according to the rates in Exhibit B.**
- Each visit is **billed separately** based on time, materials, and equipment used as outlined in the attached estimate.
- Crews may operate on a 24-hour schedule during extended or multi-day storms.

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3. Materials and Equipment

- **Ice melt:** *SNO-PLOW® with LIQUI-FIRE™* **— $30 per 50-lb bag applied**.
- **Tailgate spreader truck: $85 per deployment**, including operator, loading, and monitoring.
- **Plow truck(s):** Front-mounted 8.5' V-blade with 16' rear pull plow, billed per event or per hour as shown on the attached estimate.

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4. Limitations & Liability Disclaimer

Turf and Tree Care LLC will take reasonable steps to minimize slippery conditions; however, **bare pavement and accident-free surfaces cannot be guaranteed**.
The client acknowledges that snow, ice, meltwater, and refreeze may occur between service intervals or due to environmental factors outside Turf and Tree Care's control.

Turf and Tree Care LLC shall **not be liable** for:

- Slips, falls, or accidents caused by snow or ice accumulation.
- Property or surface damage from hidden objects, piled snow, or necessary equipment operations.
- Delays or service limitations due to inaccessibility, parked vehicles, extreme weather, or municipal restrictions.

TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333
C: (208) 309-5409
Jtellez1225@snowturfntreecare.com

5. Damages and Repairs

Turf and Tree Care LLC will repair verified damages **directly caused by operator negligence** once the affected areas are visible and weather permits.

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6. Billing and Payment

Invoices will be issued **after each major snow or ice management service or on a monthly basis, depending on storm activity**. Each invoice will include a summary of services performed, materials applied, and equipment used, consistent with Estimate 2375 and any approved additions.

Payment is due within thirty (30) days of the invoice date, in accordance with the Independent Contractor Agreement between Turf and Tree Care LLC and the Hailey Urban Renewal Agency. If the Agency believes any portion of an invoice is inaccurate, it must provide written notice within seven (7) days. Only the disputed portion of the invoice may be withheld until resolved.

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7. Contract Acceptance

Areas to be maintained (check all that apply):

(x) Driveway / Parking Lot ( ) Walkways ( ) Decks ( ) Other _____

Property: **Hailey Urban Renewal Agency 111 Empty Saddle Trl, Hailey, ID 83333**
Estimate #2375 and 2026–2027 FUEL SURCHARGE NOTICE
to be signed as an addendum to this contract.
Accepted by **Jessy Tellez dba Turf and Tree Care LLC**

Signature Jessy Tellez Date 11/12/2026

Accepted by Authorized Agent (Print Name) _____

Signature _____ Date _____

TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333
C: (208) 309-5409
Jtellez1225@snowturfntreecare.com

2026–2027 FUEL SURCHARGE NOTICE

Due to fluctuations in fuel prices, Turf and Tree Care LLC may apply a fuel surcharge when local prices exceed $5.00 per gallon for regular gasoline, $6.50 per gallon for on-road diesel, or $6.25 per gallon for off-road diesel.

For snowplow trucks, the surcharge shall be $3.00 per billable equipment hour for each $1.00 per gallon above the applicable threshold, prorated for partial increases. For equipment using off-road diesel, the surcharge shall be calculated based on the price increase above $6.25 per gallon multiplied by the equipment's actual hourly fuel consumption and billable equipment hours.

Fuel prices will be reviewed weekly using the posted prices at Phillips 66 – Valleywide Country Store in Bellevue, Idaho, for off-road diesel, gasoline and on-road diesel. If pricing becomes unavailable, a comparable local supplier may be used with notice to the customer.

Applicable surcharges will be itemized separately on invoices and adjusted as fuel prices fluctuate. Surcharges will automatically discontinue when fuel prices return to or below their respective thresholds. There shall be no maximum surcharge cap.

Accepted by Jessy Tellez dba: Turf and Tree Care LLC

Signature: Jessy Tellez **Date:** 11/12/2026

Accepted by Authorized Agent (print name): _____

Signature: _____ **Date:** _____

Turf and Tree Care LLC
PO Box 1692
Hailey, ID 83333 US
+3095409
jtellez1225@snowturfntreecare.com
https://www.facebook.com/TNTCARE.LLC

Estimate 2375

ADDRESS
Hailey Urban Renewal Agency
- 111 Empty Saddle Trl, Hailey, ID 83333
115 S. Main St., Ste. H
Hailey, Idaho 83333

DATE	TOTAL
11/12/2026	**$740.00**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Ice melt - Tailgate Spreader	SNO-PLOW granule coated with “LIQUI-FIRE" melting enhancer with truck tailgate spreader Time+Materials *Pre-treatment	1	85.00	85.00
	Ice Melt	Ice melt for tailgate spreader. SNO-PLOW granule coated with “LIQUI-FIRE" melting enhancer *per 50LB bag *Pre-treatment	5	30.00	150.00
	Plow Truck 9.5’ V blade + 16’ Pull plow	Snow plowing with truck front mounted 8.5’ V Plow + 16’ adjustable pull plow	1.50	100.00	150.00
	Ice melt - Tailgate Spreader	SNO-PLOW granule coated with “LIQUI-FIRE" melting enhancer with truck tailgate spreader Time+Materials	1	85.00	85.00
	Ice Melt	Ice melt for tailgate spreader. SNO-PLOW granule coated with “LIQUI-FIRE" melting enhancer *per 50LB bag *post-treatment	9	30.00	270.00

SUBTOTAL	740.00
TAX	0.00
TOTAL	$740.00

THANK YOU.

Accepted By

Accepted Date

Invoice balance not paid within (15) days of receipt subject to monthly 3% Finance fee on remaining balance. Mailed payments must be postmarked by due date to avoid late fee.

Turf and Tree Care LLC
PO Box 1692
Hailey, ID 83333 US
+3095409
jtellez1225@snowturfntreecare.com
https://www.facebook.com/TNTCARE.LLC

Estimate 2375

ADDRESS
Hailey Urban Renewal Agency
- 111 Empty Saddle Trl, Hailey, ID 83333
115 S. Main St., Ste. H
Hailey, Idaho 83333

DATE	TOTAL
11/12/2026	**$740.00**

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	Plow Truck 9.5’ V blade + 16’ Pull plow	Snow plowing with truck front mounted 8.5’ V Plow + 16’ adjustable pull plow	1.50	100.00	150.00
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SUBTOTAL	740.00
TAX	0.00
TOTAL	$740.00

THANK YOU.

Accepted By

Accepted Date

Invoice balance not paid within (15) days of receipt subject to monthly 3% Finance fee on remaining balance. Mailed payments must be postmarked by due date to avoid late fee.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/17/2026 **District:** All Districts **STAFF:** LH

SUBJECT: Consideration of a contract for services with Amanda Anderson for staff support for the Urban Renewal Agency upon resignation of Lisa Enourato

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BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Lisa Enourato has resigned her position with HURA as she has taken on a new full-time position. Staff is recommending approval of a Contract for Services with Amanda Anderson to provide administrative assistance.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Move to approve the contract for services with Amanda Anderson.

AMANDA ANDERSON

STRATEGIC COMMUNICATIONS & PUBLIC AFFAIRS EXECUTIVE

Hailey, Idaho | Contact information available upon request

EXECUTIVE PROFILE

Senior communications and public affairs leader across electric utilities, municipal government and destination industries. Trusted advisor to executives and governing boards during major business-model changes, regulatory and legal challenges, public scrutiny and crisis response. Connects complex strategy to public trust through clear messaging, measurable engagement and high-impact brands.

PROFESSIONAL EXPERIENCE

CITY OF KETCHUM • Communications Manager | Mar 2026–Present

- Lead citywide public affairs, media relations and engagement on municipal policy, infrastructure, public safety and organizational change.
- Directed communications for launch of municipal police department and new .gov website; support executive and council messaging on high-profile initiatives.

LA PLATA ELECTRIC ASSOCIATION • Strategic Communications Advisor (Contract) | Jan–May 2026

- Provided contracted strategic communications continuity through the April 2026 transition from Tri-State to a new wholesale supply portfolio and entry into the Southwest Power Pool (SPP) regional transmission organization.

LA PLATA ELECTRIC ASSOCIATION • Strategic Communications Officer | Through Dec 2025

- Led enterprise communications for one of the nation's notable electric cooperative power-supply transformations: ending a long-term Tri-State contract in favor of greater local control and entering the SPP regional transmission organization on the same day. Explained a new supply portfolio projected to cut carbon emissions ~20% immediately and wholesale costs ~10%.
- Directed media, member and stakeholder communications on power-market procurement, Mercuria bridge-power arrangements and their wind-down, rate changes, federal/state/local litigation, regulatory proceedings and crisis response, in coordination with executive leadership and legal counsel.
- Created the Community Power brand and CommunityPowerX public event to make the energy transition tangible to members; led Cooperative Month programming and the communications launch of the cooperative's first community solar program, alongside battery energy storage initiatives.
- Led award-winning 85th anniversary branding, a redesigned annual report and member publications; supported executive and stakeholder communications on the cooperative's Fitch A+ credit rating.
- Modernized cooperative elections with online voting and annual meeting outreach; rebuilt the key account program around structured relationships, trackable engagement and performance reporting.

PURGATORY RESORT & MULTI-RESORT OPERATIONS • Marketing Leadership | Earlier Career

- Led integrated brand, marketing, public relations and cross-functional teams in competitive destination and resort markets.

EXECUTIVE CAPABILITIES

Media & Reputation Management • Executive & Board Counsel • Government & Regulatory Affairs • Crisis Communications • Organizational Transformation • Brand Strategy • Stakeholder & Key Account Engagement

INDEPENDENT CONTRACTOR AGREEMENT

This INDEPENDENT CONTRACTOR AGREEMENT ("Agreement") is made by and between the Hailey Urban Renewal Agency, an independent public body corporate and politic, organized and existing under the laws of the state of Idaho and known as the urban renewal agency of the City of Hailey, Idaho ("AGENCY") and Amanderson, LLC ("CONTRACTOR"), who agree as follows:

1. **SCOPE OF SERVICES**: The CONTRACTOR shall undertake the services as described in the attached Scope of Services (Exhibit A) for the consideration stated below in Section 2.

2. **PRICE AND PAYMENT**: As consideration for performing the work described in the Scope of Services, AGENCY agrees to pay CONTRACTOR as follows:

(a) Seventy-five dollars and 00/100 ($75.00) per hour for services described in the Scope of Services related to the Administrative services, as described in Exhibit A, which includes all travel costs.

(b) Reimbursable expenses for costs of mailing, copies, Agency letterhead, envelopes, and related expenses specifically for the benefit of the AGENCY shall be billed to AGENCY for the actual cost of any such expenses, without mark-up. Other reimbursable expenses that exceed $25.00 shall be requested in writing prior to incurring those expenses and approved by the Chair or Vice-Chair of the AGENCY. Mileage will not be reimbursed.

Additionally, AGENCY and CONTRACTOR may agree to additional scopes of services beyond those described in the attached Scope of Services, to be set forth on the form Task Order form attached here to as Exhibit B. AGENCY agrees to pay CONTRACTOR Seventy-five dollars and 00/100 ($75.00) per hour, excluding travel time, for any such agreed upon additional defined services. Reimbursable expenses shall be the same as set forth in subsection 2(b).

3. **INVOICE**: CONTRACTOR shall maintain expense records and provide them to AGENCY each month in a format acceptable to AGENCY. Each invoice shall include an explanation of services provided and shall specify current billing and previous payments for the fiscal year, with a total of costs incurred and payments made to date during the fiscal year. There shall be separate invoices for billing services described in the Scope of Services and for billing those agreed upon additional defined services the AGENCY and CONTRACTOR may enter into from time to time as set forth in a Task Order. Except as stated in the following sentence, CONTRACTOR's invoices shall be paid within thirty (30) days, following approval by the AGENCY board. If the services subject to the invoice do not meet the requirements of this Agreement as AGENCY may determine, AGENCY shall notify CONTRACTOR in writing and specify all deficiencies in the work that do not meet the requirements. CONTRACTOR shall have seven (7) working days to correct or modify the work to comply with the requirements of the Agreement as set forth in AGENCY's written notice. If AGENCY again determines the work fails to meet the

requirements, AGENCY may withhold payment until deficiencies have been corrected to AGENCY's satisfaction or may terminate this Agreement for cause as set forth in Section 18 of this Agreement.

4. **RIGHT OF CONTROL**: AGENCY agrees that it will have no right to control or direct the details, manner, or means by which CONTRACTOR accomplishes the results of the services performed hereunder. CONTRACTOR has no obligation to work any particular hours or days or any particular number of hours or days. CONTRACTOR agrees, however, that his or her other contracts and services shall not interfere with the performance of his or her services under this Agreement. AGENCY agrees to coordinate project schedules, respective commencements, and deadlines with CONTRACTOR.

5. **INDEPENDENT CONTRACTOR RELATIONSHIP:** CONTRACTOR is an independent CONTRACTOR and is not an employee, servant, agent, partner, or joint venturer of AGENCY. AGENCY shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the legal means by which it accomplishes the work specified by AGENCY. This Agreement shall not be construed to create any employer-employee relationship between AGENCY and CONTRACTOR.

6. **RECORDS ACCESS AND AUDITS:** CONTRACTOR shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be maintained according to generally accepted accounting principles, shall be clearly identified, and shall be readily accessible. Such records shall be available for review by AGENCY representatives for three (3) years after final payment. Copies shall be made available upon request.

7. **FEDERAL, STATE, AND LOCAL PAYROLL TAXES**: Neither federal, state, or local income taxes, nor payroll taxes of any kind shall be withheld and paid by AGENCY on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR is responsible to pay, according to law, CONTRACTOR's income tax. CONTRACTOR may be liable for self-employment (Social Security) tax to be paid by CONTRACTOR according to law.

8. **COMPLIANCE WITH LAW:** CONTRACTOR agrees to comply with all applicable laws, ordinances, and codes of Federal, State, and local governments in the performance of the services hereunder.

9. **EQUIPMENT, TOOLS, MATERIALS. OR SUPPLIES:** CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials, and/or supplies to accomplish the services to be provided.

10. **PROPRIETARY RIGHTS:** All data, materials, reports, maps, graphics, tables, memoranda, and other documents or products developed under this Agreement, whether finished or not,

shall become the property of AGENCY, shall be forwarded to AGENCY at its request, and may be used by AGENCY as it sees fit. AGENCY agrees that if it uses products prepared by CONTRACTOR for purposes other than those intended in this Agreement, it does so at its sole risk and it agrees to hold CONTRACTOR harmless, therefore.

11. **CONFIDENTIALITY:** CONTRACTOR agrees to maintain confidentiality of all work product produced under this Agreement, including both interim and draft materials, reports, maps, graphics, tables, memoranda, and other documents, unless and until AGENCY signifies its written approval that such work product may be published as final work product. AGENCY reserves the right to distribute the final work product as it sees fit, provided that CONTRACTOR may use final reports as approved and adopted by the AGENCY Board of Commissioners in the marketing of CONTRACTOR'S services.

12. **TERM OF AGREEMENT**: This Agreement shall be effective November 17, 2026, and shall continue through September 30, 2027, unless earlier terminated as described in Section 18 of this Agreement. AGENCY and CONTRACTOR acknowledge that this Agreement may be extended upon mutual agreement of the CONTRACTOR and AGENCY.

13. **ENTIRE AGREEMENT**: This Agreement, along with any and all Exhibits attached hereto and incorporated herein by reference, contains the entire Agreement of the parties and supercedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

14. **GENERAL ADMINISTRATION AND MANAGEMENT**: The AGENCY Chair, or his/her designee, shall be AGENCY's representative, and shall oversee and approve all services to be performed, coordinate all communications, review and approve all invoices, and carry out any and all tasks as may be required under this Agreement.

15. **CHANGES**: AGENCY reserves the right to make changes from time to time in the Scope of Services to be performed hereunder. Such changes, including any increase or decrease in CONTRACTOR's compensation, which are mutually agreed upon by and between AGENCY and CONTRACTOR, shall be incorporated in written amendments to this Agreement and/or set forth in a Task Order.

16. **AMENDMENTS**: This Agreement may be amended only in writing, upon mutual agreement of both AGENCY and CONTRACTOR.

17. **ASSIGNMENT:** It is expressly agreed and understood by the parties hereto, that CONTRACTOR shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Agreement except upon the prior express written consent of AGENCY.

18. **TERMINATION OF AGREEMENT:**

(a) **FOR CAUSE**: If, through any cause, the CONTRACTOR shall fail to fulfill its obligations in compliance with the Scope of Services under this Agreement, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this Agreement, AGENCY shall thereupon have the right to terminate this Agreement by giving written notice to the CONTRACTOR and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Agreement is terminated for cause, CONTRACTOR shall be paid an amount for the actual services performed in accordance with this Agreement through the cancellation date.

(b) **TERMINATION FOR CONVENIENCE**: AGENCY or CONTRACTOR may terminate this Agreement at any time, for any reason, by giving at least fifteen (15) days' notice in writing to the non-terminating party. If this Agreement is terminated as provided herein, CONTRACTOR shall be paid for any unpaid time through the termination date. CONTRACTOR shall also provide AGENCY all products or works of consulting generated to date of termination.

19. **NOTICES:** Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To AGENCY:

Lisa Horowitz
Hailey Urban Renewal Agency
115 Main Street
Hailey, ID 83333

To CONTRACTOR:

Amanda Anderson
1521 Heroic Road
Hailey, ID 83333

20. **INDEMNIFICATION:** CONTRACTOR agrees to indemnify, defend, and hold harmless AGENCY and its officers, agents, and employees from and against all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement by CONTRACTOR or CONTRACTOR's agents, employees, or representatives. In case any action or proceeding is brought against AGENCY or its officers, agents, or employees by reason of or arising out of connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement, CONTRACTOR, upon written

notice from AGENCY, shall at CONTRACTOR's expense, resist or defend such action or proceeding.

21. **INSURANCE:** CONTRACTOR has provided proof to AGENCY that worker's compensation and Employer's Liability is not required by applicable law or regulation under the circumstances.

22. **NONWAIVER:** Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

23. **APPLICABLE LAW**: Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

24**.** **SEVERABILITY:** If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

25. **ATTORNEY FEES:** Should any litigation or arbitration be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by arbitrator or court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.

26. **DISPUTES:** In the event that a dispute arises between AGENCY and the CONTRACTOR regarding application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the parties may first endeavor to settle the dispute in an amicable manner by mediation. If the parties elect to mediate their dispute, the parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Hailey, Idaho, unless otherwise agreed by the parties in writing. Should the parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation, each party shall have the right to pursue any rights or remedies it may have at law or in equity. If the parties do not mutually agree to mediate the dispute, either party may pursue any rights or remedies it may have at law.

27. **COORDINATION WITH OTHER CONTRACTORS:** CONTRACTOR recognizes that AGENCY has or may enter into agreements with other Contractors that provide other services. Upon request, CONTRACTOR agrees to coordinate with and work in conjunction with other Contractors when the need arises.

28.**SUCCESSORS IN INTEREST:** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereby and their respective successors and assigns.

IN WITNESS WHEREOF, AGENCY and CONTRACTOR have executed this Agreement as of the effective date specified above.

AGENCY	**CONTRACTOR**
By:_____	By: _____
Printed Name: _____	_____
Title: _____	_____
DATE: _____	DATE: _____

EXHIBIT A

SCOPE OF SERVICES

CONTRACTOR shall provide the following services:

A. Administrative Services

- General administration of partnership agreements
- Preparation of materials for AGENCY meetings
- Other projects as assigned

EXHIBIT B

FORM
TASK ORDER NO.____

1. Project Description.

2. Scope of Services. Under the terms of this Task Order, the CONTRACTOR shall perform the following:

3. Estimated Time of Performance.

4. Estimated Costs.

AUTHORIZED SIGNATURES

AGENCY	**CONTRACTOR**
By:_____	By:_____
Printed Name:_____	Printed Name:_____
Title: _____	Title:_____
DATE: _____	DATE: _____

Return to Agenda

HURA

HAILEY URBAN RENEWAL AGENCY



AIRPORT WAY MASTER PLAN

November 12, 2026

HAILEY URBAN RENEWAL AGENCY

AIRPORT WAY MASTER PLAN

Prepared by:

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Hailey, Idaho 83333

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Lehi, UT 84043

On behalf of the Hailey Urban Renwal Agency

ACKNOWLEDGMENTS

Thank you to the City staff and other community members who contributed their ideas, insights, and expertise to the thoughtful development of this plan.

Martha Burke
Mayor

Kaz Thea
City Council President

Dustin Stone
City Council Member

Sage Sauerbrey
City Council Member

Juan Martinez
City Council Member

Lisa Horowitz
City Administrator

Larry Schwartz
Chair, Hailey Urban Renewal Agency

Sandi Viau
Vice Chair, Hailey Urban Renewal Agency

Bob Brand
Board Member, Hailey Urban Renewal Agency

Brian McCue
Board Member, Hailey Urban Renewal Agency

Brian Yeager
Public Works Director

Robyn Davis
Community Development Director

CONTENTS

BACKGROUND

5 Project Introduction

8 Project Timeline

9 Project Outreach Summaries

10 Project Vision

DESIGN

12 Existing Condition

13 Proposed Improvements

14 Regional Pathway Connections

15 Wayfinding & Signage

16 Project List

17 Intersection Concept Plans

20 Street Sections

IMPLEMENTATION

26 Implementation Projects

27 Phasing Plans

BACKGROUND



This Airport Way Master Plan focuses on comprehensive improvements to public infrastructure and other publicly owned assets throughout the project area.

The vision is to foster a connected, distinct, and attractive industrial airport district, featuring light industrial, commercial and office with possible live-work residential units.

HAILEY URBAN RENEWAL AGENCY

AIRPORT WAY MASTER PLAN

The Airport Way Master Plan presents a significant opportunity to shape the future of Hailey with intentional, thoughtful growth in an area that is prime for redevelopment. Through the comprehensive planning process completed in 2024, the community of Hailey thought critically about how to preserve the character and feel of this small mountain town while also addressing labor, housing, and affordability issues. This master planning project for the Airport Way District provides direct answers to those questions, allowing the town of Hailey to densify in underutilized areas within the core while preserving precious open space on the perimeter.

Sponsored by the Hailey Urban Renewal Agency and completed in partnership with the community of Hailey, this master plan aims to transform an area of approximately 40 acres, located within the City limits in the southwestern part of Hailey, just west of the Friedman Memorial Airport. The area is a key part of the City and the region as it serves as an entry gateway to Hailey and the Wood River Valley for travelers arriving by plane or via State Highway 75. The Hailey City Council approved the Airport Way District Urban Renewal Project on November 22, 2021, establishing the Airport Way District revenue allocation area (the "Project Area"), marking a significant step towards revitalizing this key area.

This Airport Way Master Plan focuses on comprehensive improvements to public infrastructure and other publicly owned assets throughout the project area. The vision is to foster a connected, distinct, and attractive industrial airport district, featuring light industrial, commercial and office with possible live-work residential units. The recommendations provided in this plan envision a public realm designed with an emphasis on motorized and non-motorized connectivity to the broader community, enhancing accessibility to and from the airport and integrating the district with other public facilities.

PROJECT AREA

The Airport Way Urban Renewal District is in an older, unplanned section of Airport Way, generally bounded by State Highway 75 on the north, Airport Way and Aviation Drive on the east, south of Domier Way on the south, and Broadford Road on the west. The Project Area is predominantly a light industrial area, and also includes six parcels under ownership of public entities. Of the privately held parcels, approximately 15.05 acres is vacant property, none of which have been used for an agricultural operation or forestry purposes within the past five years. The Urban Renewal District (URD) includes mixed zoning for public, commercial, office, limited residential, light industrial, and light manufacturing and research and design uses. The area is currently underdeveloped and lacks adequate connectivity for vehicles, cyclists, and pedestrians, leading to challenges accessing the airport.

The Project Area is accessed by way of Airport Way from State Highway 75 (SH-75) and includes a number of intersecting low-volume streets. Airport Way/SH-75 intersection can be considered one of the primary entrances to the City of Hailey, and in the long-term could function as a gateway entrance. Visitors arriving by plane, both via private aviation and Friedman Memorial Airport, travel through the

URD to this intersection, creating a "first impression" that is now in great need of improvement.

Currently, Airport Way/Aviation Way provides the primary access to the URD, with limited secondary access from Broadford Road, which is located a substantial distance from the most developed part of the URD. This is significant due to the location of the Friedman Memorial Airport entrance within the URD and critical uses just south of the URD, including the City's Street Shop facilities, St. Luke's Medical Clinic, and the Blaine County Public Safety Complex. Should the northern end of Airport Way be blocked for any reason, access to and from these critical community facilities would be severely hampered. When the Airport Way subdivision, which includes the above-mentioned projects, was annexed to the City in 2002, a future connection from Airport West to Broadford Road was contemplated but not implemented. Implementing this connection is one of the key recommendations of this planning effort. Additionally, the intersections of SH-75/Airport Way and SH-75/Cedar Street have been studied for long-term circulation planning, safety, and aesthetics.

The URD area has not developed evenly and there are significant gaps in the area's public infrastructure. Many of the local streets within the Project Area do



Welcome sign at Airport Drive


Light industrial uses along Airport Way


Lightworks Sustainable Studios


Vacant / underutilized property


Intersection at Cedar St / SH-75 / Broadford Rd


Existing pedestrian infrastructure



not have curbs, gutters, sidewalks, or other related streetscape improvements such as consistent street lighting. Storm drainage facilities are also lacking in areas, creating significant safety issues for all users of the roadway during periods where there is ponding of water from rain and snowmelt. This condition also creates short- and long-term maintenance issues to the roadway. Further, pedestrian and bicycle facilities are inconsistent throughout the URD, forcing multiple users into the roadway, which can create user conflict and presents safety concerns.

PLANNING SCOPE

This plan proposes improvements to public infrastructure and other publicly-owned assets throughout the URD, creating the framework for the development of a thriving mixed-use light industrial, commercial, office, and limited associated residential area, with connectivity to the broader community. The primary objective for this plan is to improve multimodal circulation, vehicular traffic, and frontage property access needs. This plan includes recommended roadway typical sections for all roadways within the plan with specific concepts for:

- Airport Way
- Northern Aviation Drive
- Broadford Road

Geometry has also been considered throughout, with specific concepts prepared for the intersections of:

- Airport Way/SH-75
- Aviation Drive/Broadford Road
- Broadford/Cedar/SH-75 intersection area

Additional considerations and recommendations include:

- Multimodal corridor locations & alignments
- Engineering traffic projections and analysis at SH-75 intersections
- District entries and gateways
- Branding, wayfinding, and signage
- Streets and streetscapes, including lights and landscaping
- Pedestrian and bike paths
- Water, sewer, and storm drainage
- Public parking facilities
- Public art installations

The planning process began in Fall 2024 and concluded in Fall 2026. Two rounds of public outreach and engagement to key stakeholders, business owners, area residents, and the broader public were conducted, first to gather information about the plan area and then to test proposed concepts and gather feedback. The input provided through the public outreach was used to shape the recommendations provided in the final plan.



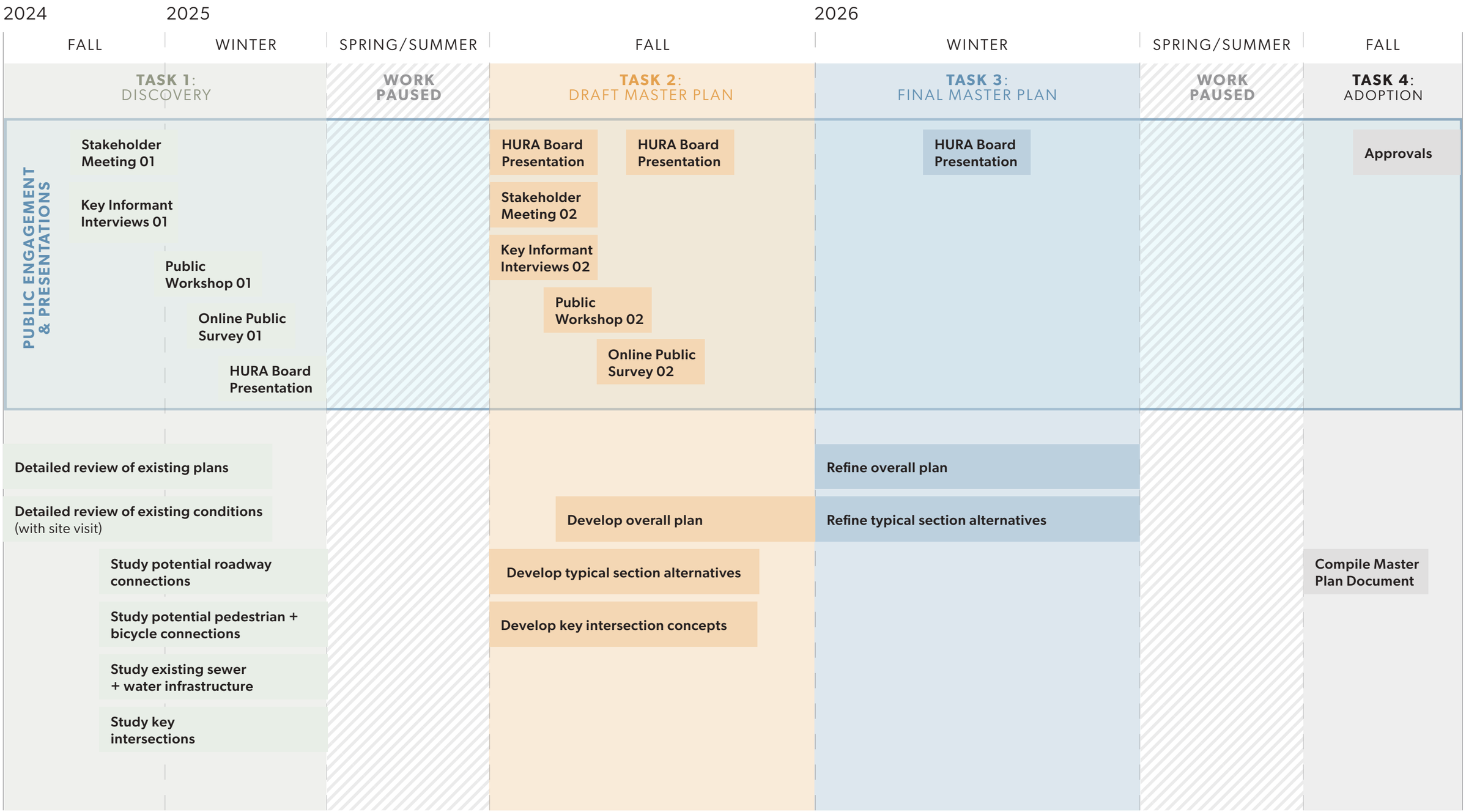








PROJECT TIMELINE



2027-2034 Phase 1 Improvements

2035-2039 Phase 2 Improvements

2040-2041 Phase 3 Improvements, District Expires

PUBLIC OUTREACH SUMMARIES

DISCOVERY PHASE

Fall 2024/Winter 2025

- 1:1 stakeholder meetings with Airport, Welcome Center, Mountain Rides, and Post Office
- November 21: Meeting with business owners and other stakeholders in the area
- December 5: Public workshop open to all
- Late December – January: Online Public Survey open to all (294 respondents)

STAKEHOLDER MEETING

General Feedback

- Pedestrians are frequently seen walking along the shoulder & in the travel lanes along Airport Way
- Businesses along the west side of Airport Way rely on the continuous pavement for access
- Airport needs second egress point into/out of airport district
- Parking is an issue
- A dedicated bike route along Broadford could be useful
- Wayfinding to/from the airport is a challenge

Additional Feedback

- Observation from day-to-day: a fair number of people are pulling roller bags trying to walk from the airport to downtown. Referred to as 'walk of shame' and 'running the gauntlet'. Seems like a conflict and needing some infrastructure to meet demand.
- Similar number of cyclists. Seems like a conflict and needing some infrastructure to meet demand.
- Most need for pedestrian and bicycle infrastructure referenced above is on Airport Way. East side (Karl Malone Ford side) seems to have fewer conflicts than the West side (Bennyz) of the street, where SV Transfer and Storage takes up 50%+ of frontage with frequent large truck/semi deliveries pulling up parallel to Airport Way.
- Would like to see better ped/bike infrastructure on Broadford Road to divert at least some of that traffic, create a more safe and pleasant experience, recognizing Airport Way is likely still the most direct/desired route into downtown.
- Consistent support for branding, signage, wayfinding and beautification of the area with strong sense of arrival, entry.
- Consistent support for connecting Aviation Drive through to Broadford Road to alleviate single entry 'land locked' current situation.

PUBLIC WORKSHOP

General Feedback

- Could provide better signage to towns from airport
- Create pedestrian/bike path along Broadford Rd
- Aviation Drive should not connect
- Aviation Drive should connect
- Traffic calming devices needed on Broadford Rd
- Lit path along east side of Airport Way to St. Luke's is needed
- Plant native species and trees; no use of insecticides or pesticides
- Provide better signage to airport
- Blind corner along Airport Way (hard to see bikers)

Additional Feedback

- Methods of transportation to, from, and through the Airport District were prioritized as follows:
  - Pedestrian (5)
  - Car (5)
  - Bus (4)
  - Bike (3)
- Areas needing improvement in the Airport District were prioritized as follows:
  - Pedestrian access (10)
  - Open space (6)
  - Wayfinding (4)
  - Bike Access (3)
  - Lighting (3)
  - Signage (3)
  - Crosswalks (1)
  - Vehicle Circulation (1)
  - Parking (0)
- Appropriate art, history, and culture themes for the area were prioritized as follows:
  - Wildlife (14)
  - Recreation (8)
  - Mining (6)
  - Local flora (3)
  - Aviation (2)
  - Agriculture (2)
  - Big Wood River (0)
  - Industrial History (0)
  - Other (0)

ONLINE SURVEY

General Feedback

- Most respondents come to the Airport District to access:
  1. The airport (70%)
  2. Medical services (54%)
  3. The post office (47%)
- Along Airport Way, respondents would like to see improvements prioritized as follows:
  1. Pedestrian safety and comfort (3.98/5)
  2. Character and appearance (3.14/5)
  3. Wayfinding and signage (2.93/5)
  4. Parking (2.52/5)
  5. Lighting (2.44/5)
- Along Airport Way, respondents would like to prioritize improvements to different modes of transportation as follows:
  1. Walking (2.82/4)
  2. Biking (2.49/4)
  3. Public transit (bus) (2.43/4)
  4. Driving (2.25/4)
- The majority of respondents would like to see improved pedestrian facilities along both Airport Way and Broadford Road (60%).
- The Cedar Street—Broadford Road—SH-75 intersection received an average score of 39/100 by respondents, who were asked to rate their experience using the intersection from 1 (worst) to 100 (best).
- The Big Wood River (69%), Wildlife (61%), and Recreation (50%) were the top themes selected to use as a guide for art, banners, signage, and other enhancements.

DRAFT PLAN PHASE

Fall 2025

- 1:1 stakeholder meetings with Airport, Welcome Center, Mountain Rides, and LDS Church
- October 21: Meeting with business owners and other stakeholders in the area
- October 22: Meeting with area residents
- October 23: Public workshop open to all

Public outreach during the Draft Plan Phase was designed to gather feedback on proposed routing options for vehicles and pedestrian/cyclists through the plan area. A range of routing options were presented to address problems identified during the Discovery Phase. Feedback was collected through one-on-one interviews and small-group facilitated meetings, as well as a public workshop, all held during the week of October 20, 2025. An overview of the feedback collected is provided here. Detailed feedback on the associated routing options are presented on the following pages.

- The vehicle routing option that received the most support was Option A, which depicts a roundabout at the entry to the airport on Airport Way and a connection there to Broadford Road.
- The second most supported vehicle routing option was connecting Aviation Drive to Broadford Road.
- The most supported pedestrian/cyclist routing options were Options A and D, which depict extending a multi-use path along the east side of Airport Way from SH-75 to the airport, and extending a multi-use path along the east side of Broadford Road.

PROJECT VISION

*The intent of this plan is to guide **comprehensive improvements** to public infrastructure and assets in the **Airport Way Urban Renewal District**.*

VISION STATEMENT

This plan envisions a **connected**, **distinct**, and **attractive** industrial Airport District, featuring light industrial, commercial and office with possible live-work residential units. The public realm is designed to provide motorized and non-motorized connectivity to the broader community, improved streetscapes, district gateways, and upgraded utilities.

Key components of the project include:

- District entries and gateways
- Branding, wayfinding, and signage
- Streets and streetscapes, including lights and landscaping
- Pedestrian and bike paths
- Water, sewer, and storm drainage improvements
- Public parking facilities
- Public art installations

Streetscape Improvements



Pedestrian & Bike Paths



Traffic & Wayfinding Improvements



District Entries & Gateways



DESIGN

EXISTING CONDITION

During the Discovery and Draft Master Plan phases of the project, analysis of existing conditions and feedback from community members and stakeholders helped identify key connectivity issues in the district. These issues were distilled into seven problem statements.

PROBLEM STATEMENTS

Vehicle Traffic

1. Airport Way is the only existing vehicle route providing access in and out of Friedman Memorial Airport and surrounding light industrial businesses, leaving the area vulnerable to interruptions when Airport Way is closed due to emergencies or construction.
2. The turn for the airport off of Airport Way is not easily recognizable, causing drivers to miss the turn.
3. The Airport Way – SH-75 intersection is projected to drop to a failing level of service by 2037.
4. The Cedar Street – Broadford Road and Cedar Street – SH-75 intersections are too close to one another, leading to queueing and safety issues.

Pedestrian & Cyclist Traffic

5. There is no safe, continuous pedestrian or bicycle route from the airport to Main Street/ SH-75; the existing route requires traveling on shoulders or in the roadway and is unsafe.
6. There is no safe, continuous pedestrian or bicycle route from the airport to Downtown.
7. There is no safe, continuous pedestrian or bicycle route from Downtown to destinations along Broadford Road.



PROPOSED IMPROVEMENTS

Solutions to each of the identified problems were developed and tested with the community and analyzed via traffic modeling. The proposed improvements shown at right were selected for their effectiveness and broad support from stakeholders and the community.

PROBLEM STATEMENTS

Vehicle Traffic

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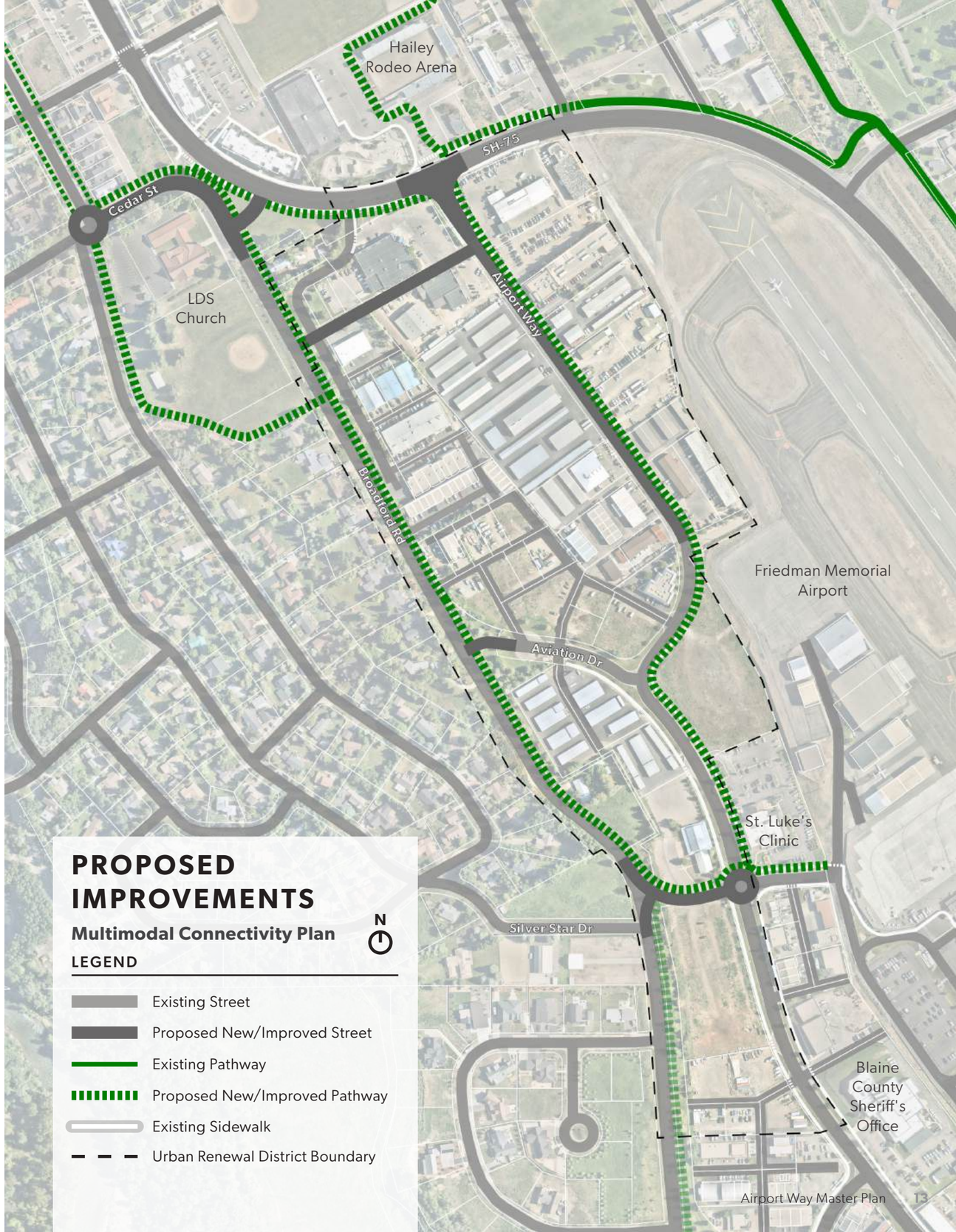
SOLUTIONS

Vehicle Traffic

1. Three new street connections to Broadford Road are proposed: first, a connection at the airport entry from Aviation Drive to Broadford Road; second, a small connection from the current terminus of Aviation Drive to Broadford Road; and third, a connection south of the post office from Airport Way to Broadford Road.
2. A new roundabout marks the entry to the airport.
3. Level of service for the Airport Way – SH-75 intersection will be improved by adding turning lanes.
4. The existing Cedar Street – SH-75 intersection is removed and a new right-in, right-out connection is made to the south with room for queueing.

Pedestrian & Cyclist Traffic

5. A shared-use path is proposed along the east side of Airport Way and Aviation Drive between the airport and SH-75.
6. A shared-use path extends from the airport to Broadford Road and north to Downtown via planned bicycle and pedestrian facilities on River Street.
7. Planned bike lanes and sidewalks on River Street will connect to the proposed shared-use path on Broadford Road.



REGIONAL PATHWAY CONNECTIONS

Pathway improvements in the Airport Way District are designed to connect the airport to the broader network of pathways in Hailey and the region. There are three existing north-south pathways that this plan ties into: bike lanes on River Street, bike lanes on 2nd Avenue, and the Wood River Trail.

Connecting to planned bike lanes on River Street is the most straightforward of the connections: the shared-use pathway along Broadford Road travels north, turns left at Cedar Street and reaches River Street. An alternate option is to route the pathway around the west side of the perimeter of the LDS Church. Once at River Street, users have a clear and safe path to Downtown.

A second connection from the airport is provided to the residential areas north and east of SH-75 via bike lanes on 2nd Avenue. This route travels north on Airport Way, crosses SH-75, and then travels through the Hailey Rodeo Grounds and along the east side of Hailey Elementary School. Further design will be needed to determine the exact routing, but the goal is to reach the existing bike facilities on 2nd Avenue.

The third connection links the airport to the regional Wood River Trail. For this connection, a small extension of the pathway along the northern side of SH-75 will link the proposed pathway to the existing trail.

An additional connection beyond the boundary of the Urban Renewal District could be provided by extending the pathway along Broadford Road further south to connect to Colorado Gulch and other destinations south of the airport.



WAYFINDING & SIGNAGE

The intent of these wayfinding and signage recommendations is to provide high-level guidance on improvements that will make the airport easier to find and create a welcoming first impression for travelers arriving to the area.

The Airport Way Urban Renewal District serves as an entry point to Hailey and the broader Wood River Valley for travelers arriving via Friedman Memorial Airport or via SH-75. The Airport Way — SH-75 intersection provides an opportunity for a signature gateway entry feature welcoming people to town.

The planned roundabout at Aviation Drive and Airport Circle provides another opportunity for a signature feature that also indicates the entry to the airport.

Banners mounted to street/pathway lighting along Airport Way and Aviation Drive provide an opportunity to enhance the aesthetics of the corridor while also highlighting the character and defining features of the area.

A community poll identified the following five themes to showcase in the district: Big Wood River, Wildlife, Recreation, Local Flora, and Aviation.



BIG WOOD RIVER



WILDLIFE



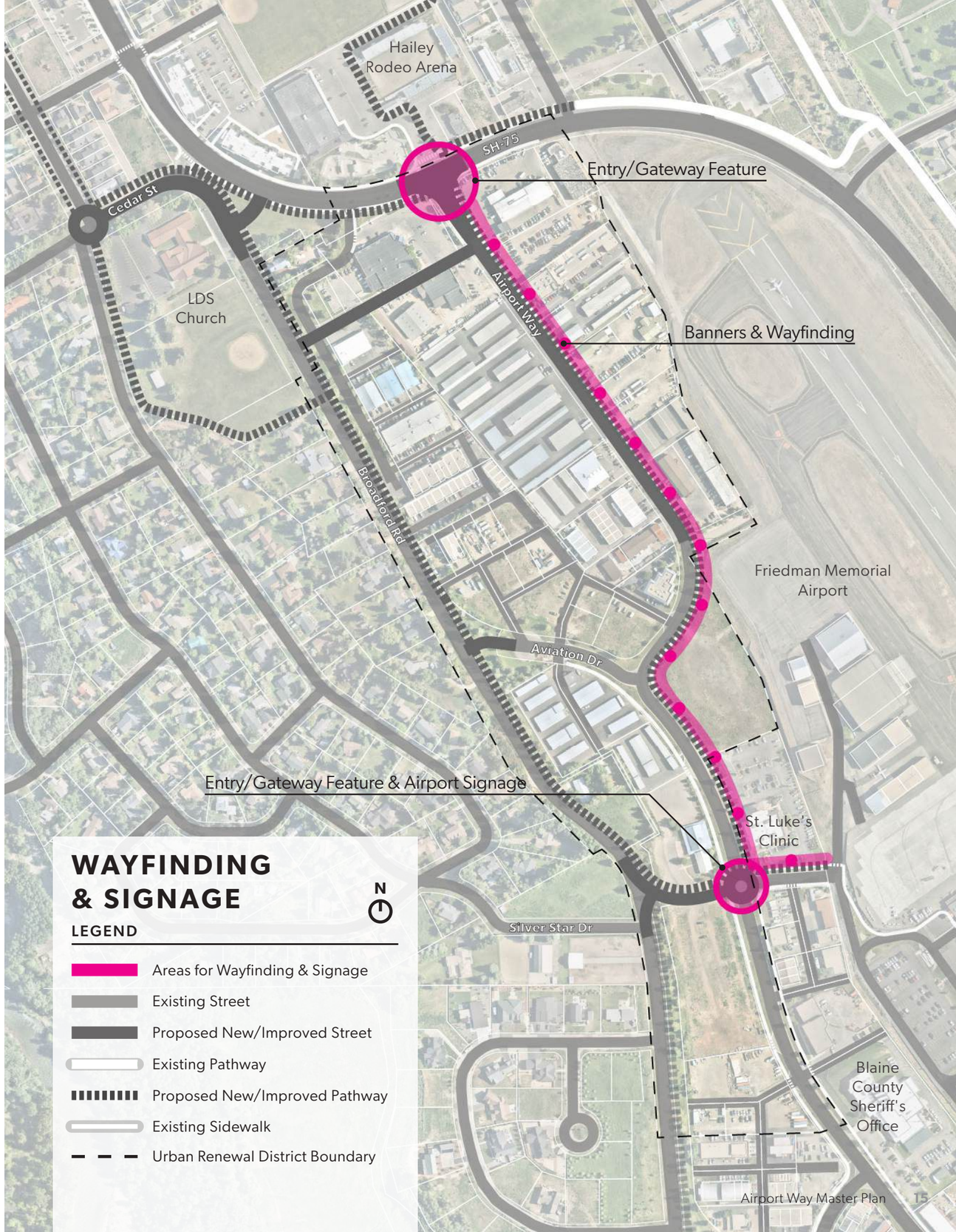
RECREATION



LOCAL FLORA



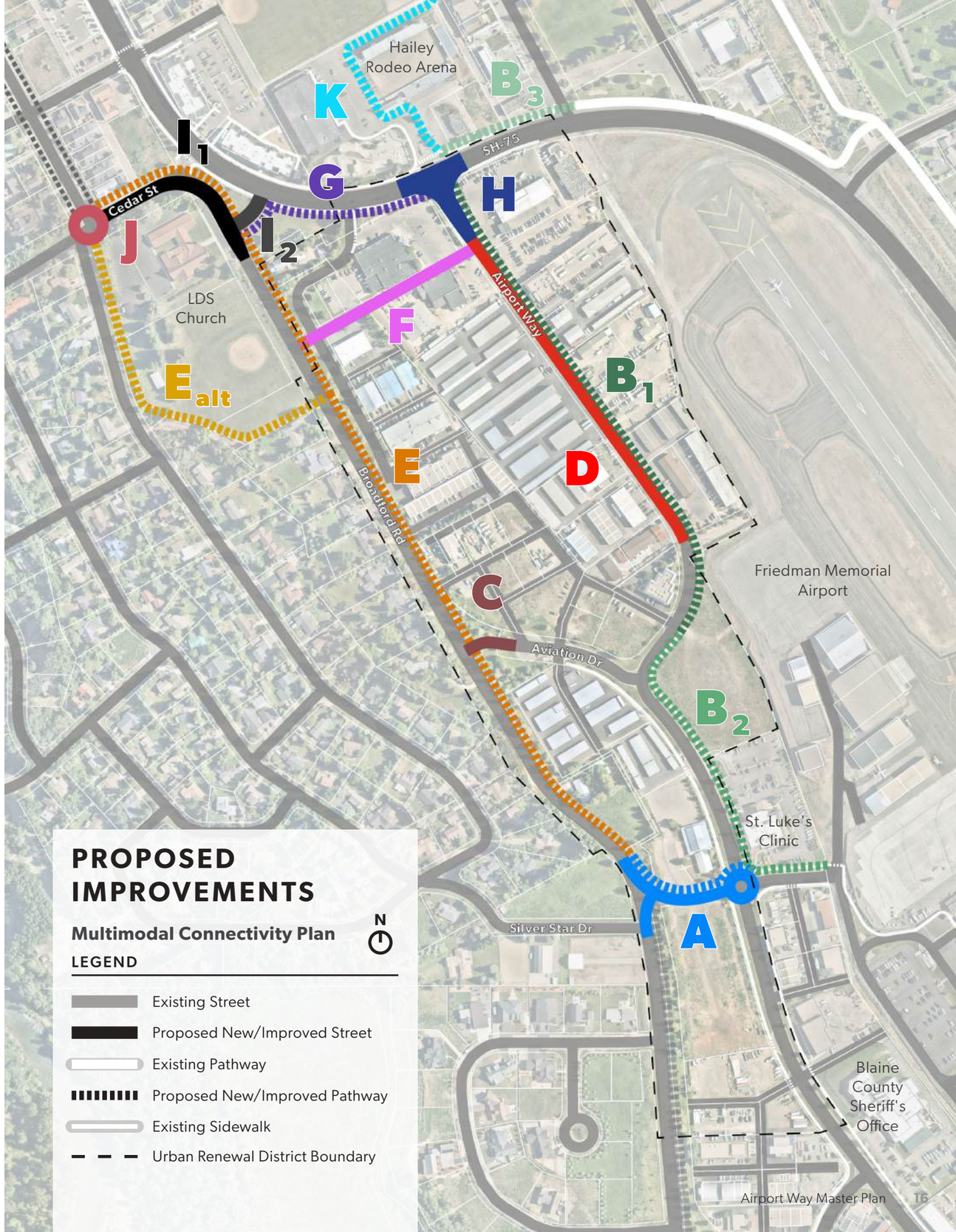
AVIATION



PROJECT LIST

Key	Project	Description
A	**Airport Entry Roundabout & Broadford Connector**	Roundabout at entry to Airport on Aviation Drive & Connection from Aviation Drive to Broadford Road
B_1	**Airport Way Multi-Use Path, Phase 1**	First Phase of implementing a multi-use path along the east side of Airport Way, from the SH-75 intersection to where the existing sidewalk begins at the bend in the road.
B_2	**Airport Way Multi-Use Path, Phase 2**	Second Phase of implementing a multi-use path along the east side of Airport Way, replacing the existing 5' sidewalk with a wider multi-use path.
B_3	**Airport Way Multi-Use Path, Phase 3**	Third Phase of implementing a multi-use path along the east side of Airport Way, connecting the path along the north side of SH-75 to the existing Wood River Trail.
C	**Aviation Drive Northern Connection**	Connecting Aviation Drive through to Broadford Road.
D	**Airport Way Typical Section Reconstruction**	Reconstructing this section of Airport Way per the to-be-adopted Typical Section, including curb, gutters, defined access, and lighting.
E	**Broadford Multi-Use Path**	Adding a multi-use path for cyclists and pedestrians along the east side of Broadford Road.
E_{alt}	**Broadford Multi-Use Path, Alternate Route**	An alternate route connecting the multi-use path on Broadford Road to River Street through the existing Church of the LDS property.
F	**Post Office Private Street to Public Street Conversion**	Converting the existing private street south of the Post Office to a public street connecting Broadford Road to Airport Way.
G	**SH-75 Multi-Use Path (South Side)**	Replacing the existing 5' sidewalk on the south side of SH-75 with a multi-use path for cyclists, connecting users to the path on River Street for a clear route downtown.
H	**Airport Way — SH-75 Intersection Expansion**	Expanding the Airport Way — SH-75 Intersection with additional turn lanes to maintain an acceptable level of service.
I_1	**Cedar Street Existing Intersection Controls**	Closing the existing connection from Cedar Street to SH-75.
I_2	**Cedar Street Reconfiguration**	Relocating connection to SH-75 to the south where there is more room for queueing and turning.
J	**River-Cedar Roundabout**	Adding a roundabout at the River-Cedar intersection to improve traffic flow.
K	**Werthheimer Multi-Use Path Connector**	Adding a multi-use path for cyclists and pedestrians through the Rodeo Grounds parking area to provide a defined route to the school and neighborhoods.
L	**Wayfinding & Signage**	Adding clear wayfinding and gateway signage throughout the district.

* E alt is not necessary if E is completed.



A AIRPORT ENTRY ROUNDABOUT & BROADFORD CONNECTOR

Pathway improvements not depicted in this concept plan for clarity.

CONCEPT PLAN



BROADFORD RD./AVIATION DR. CONNECTION
WORKING SITE MAP

HURA AIRPORT WAY TRANSPORTATION PLANNING
PREPARED FOR: CITY OF HAILEY

PRELIMINARY

CITY OF HAILEY
PUBLIC WORKS
DEPARTMENT

100.003
PROJECT NUMBER

OPTION # 9

CONCEPT PLAN



opal
OPAL ENGINEERING, PLLC
101 E. BULLION ST., STE 3E; HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

CONCEPTUAL INTERSECTION
RECONFIGURATION LAYOUT

AIRPORT WAY & SH-75 RECONFIGURATION
CITY OF HAILEY

100.003
PROJECT NUMBER

2 OF 2

CONCEPT PLAN



opal
OPAL ENGINEERING, PLLC
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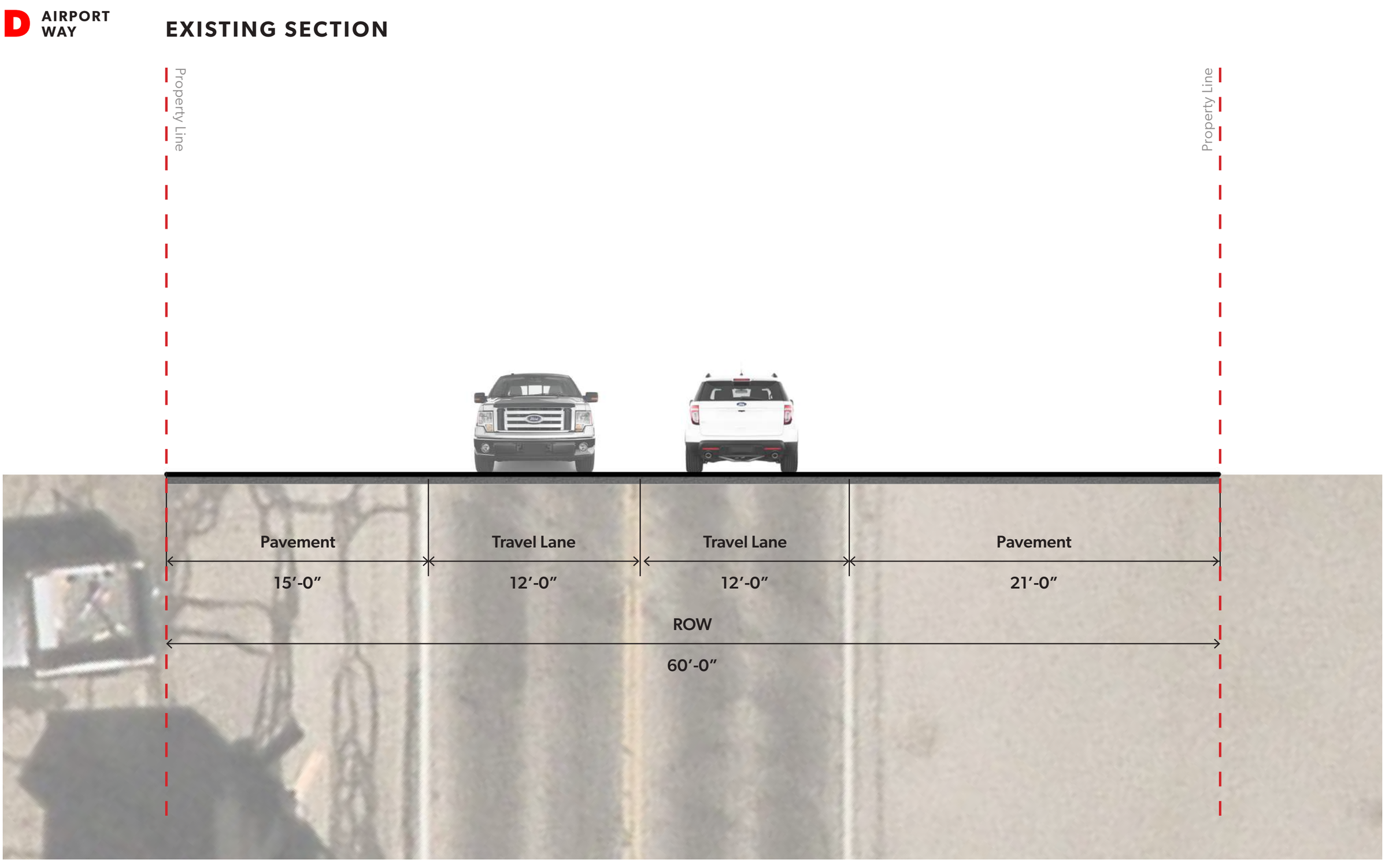
CONCEPTUAL INTERSECTION RECONFIGURATION LAYOUT

BROADFORD AND CEDAR STREET RECONFIGURATION
CITY OF HAILEY

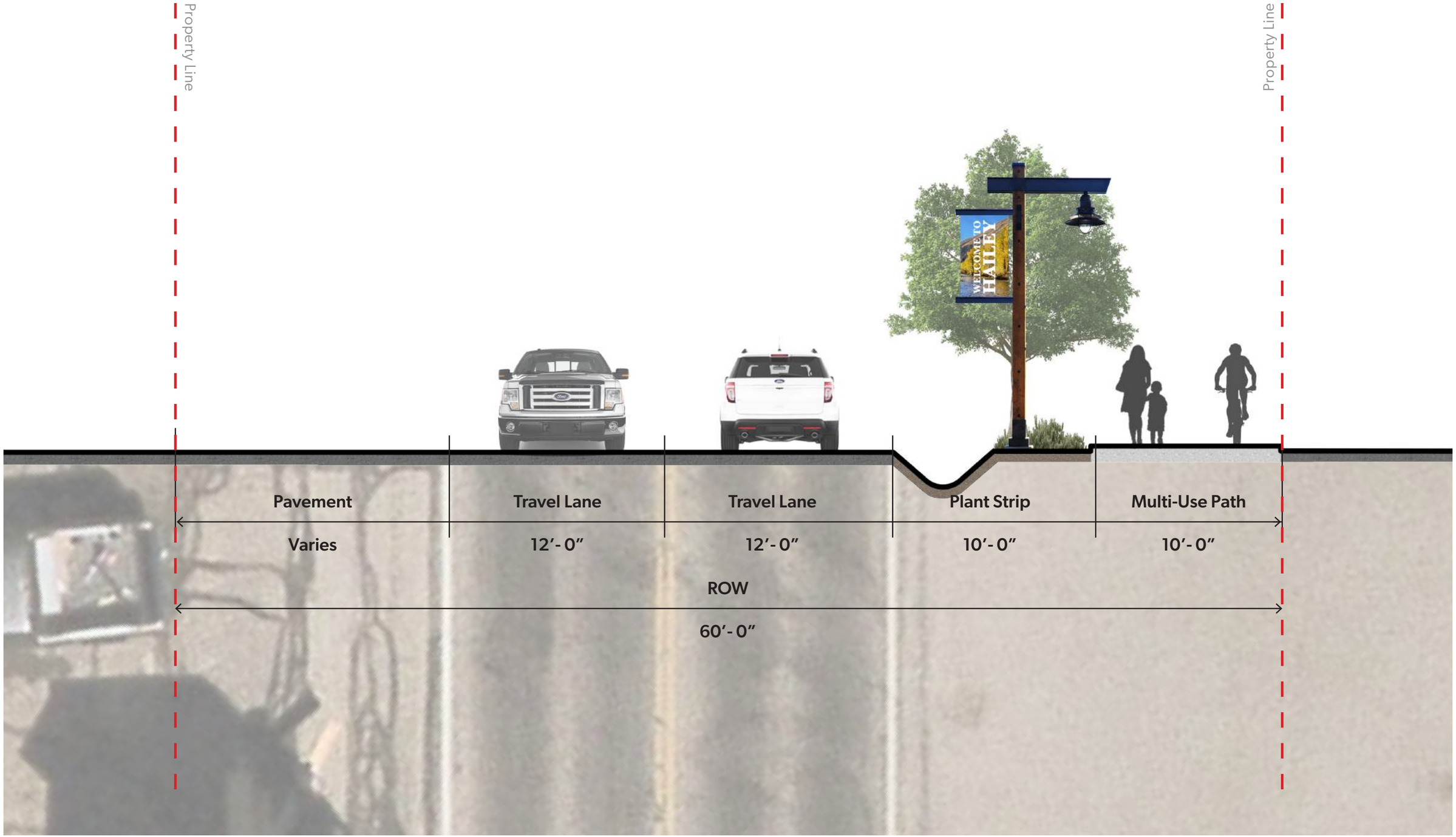
100.003
PROJECT NUMBER

1 OF 2

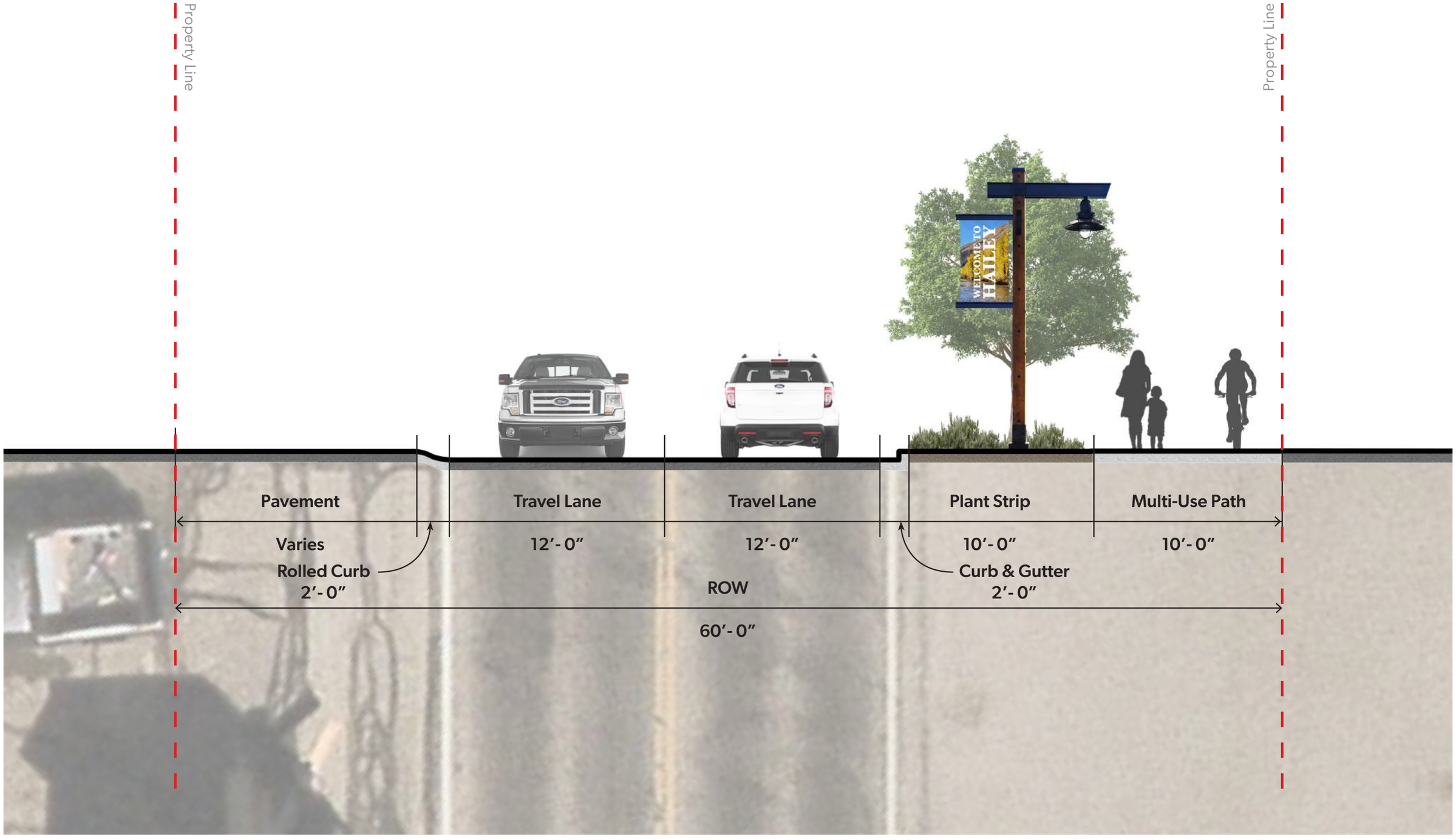
EXISTING SECTION



PROPOSED INTERIM SECTION

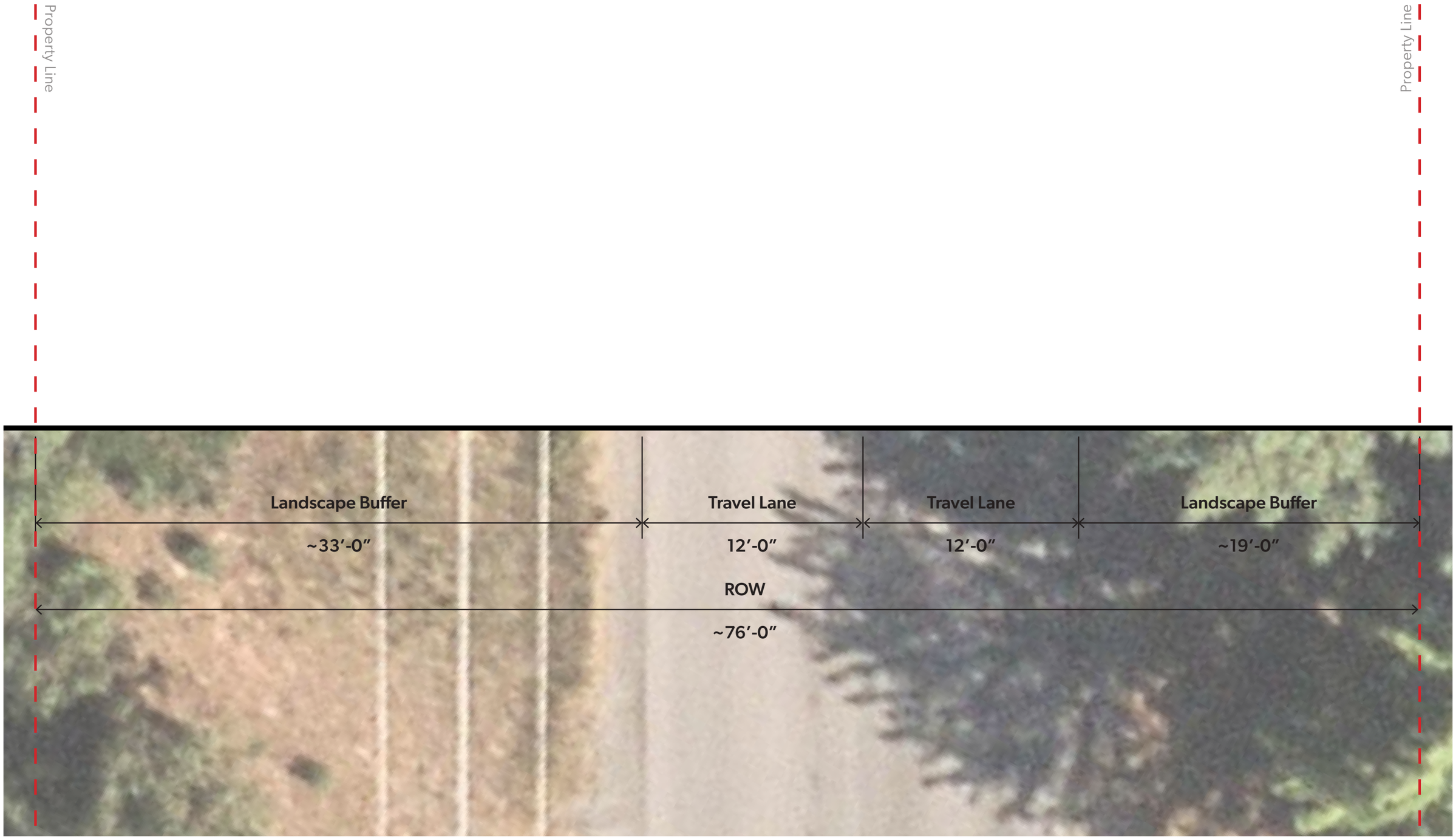


PROPOSED FINAL SECTION



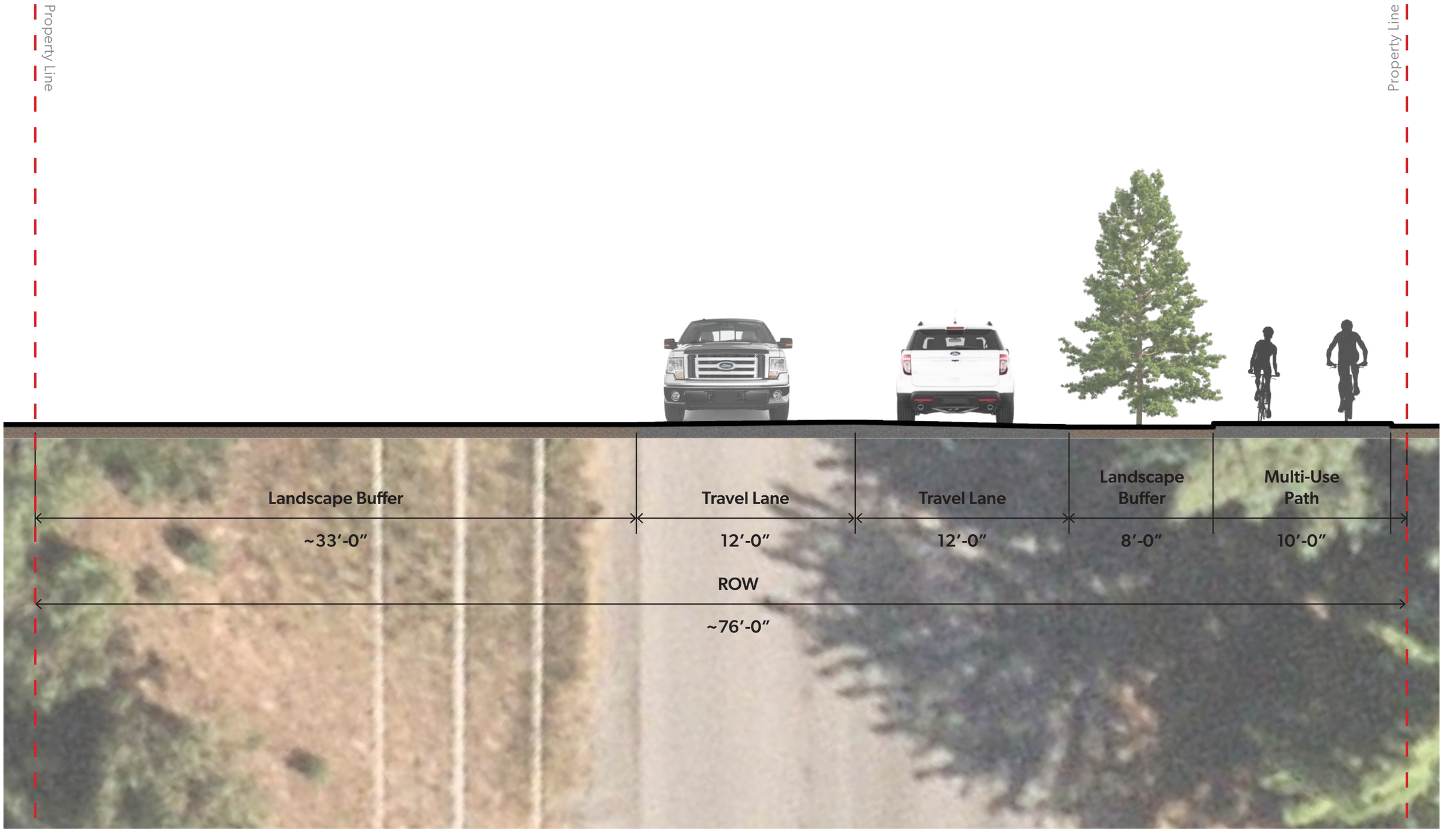
BROADFORD ROAD

EXISTING SECTION



E BROADFORD ROAD

PROPOSED SECTION

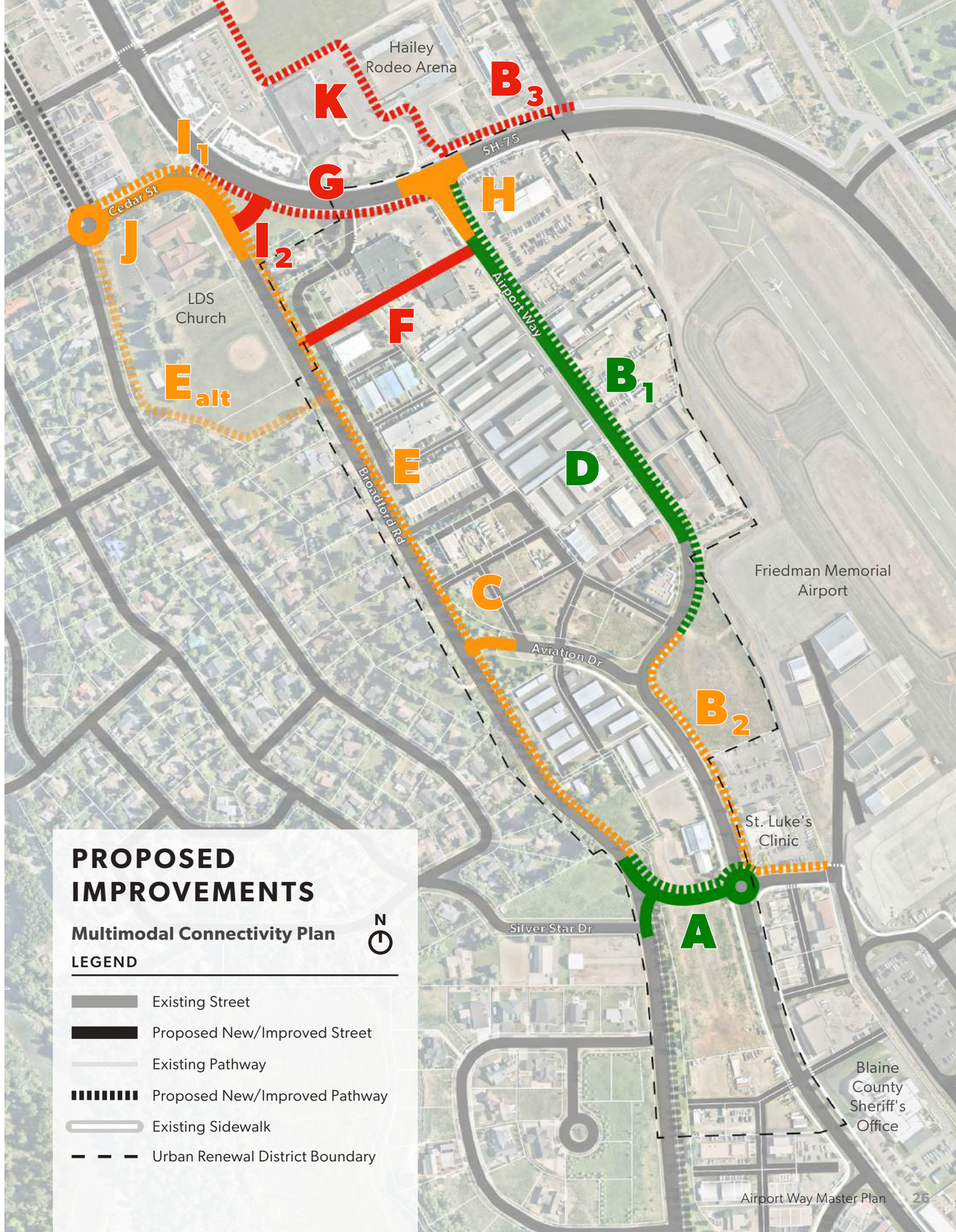


IMPLEMENTATION

PHASING

Key	Project	Rough Cost[1,2]
Phase 1 (2027-2034)	**Phase 1 Total Estimated Cost:**	**$5.3M**
A	Airport Entry Roundabout & Broadford Connector	$2.5M
B_1	Airport Way Multi-Use Path, Phase 1	$1M
D	Airport Way Typical Section Reconstruction	$1.5M
L	Wayfinding & Signage	$300K
Phase 2 (2035-2039)	**Phase 2 Total Estimated Cost:**	**$3.6M**
B_2	Airport Way Multi-Use Path, Phase 2	$1M
C	Aviation Drive Northern Connection	$100K
E	Broadford Multi-Use Path	$700K
E_{alt}[4]	Broadford Multi-Use Path, Alternate Route	$300K[3]
H	Airport Way Intersection Expansion	$1.5M
I_1	Cedar Street Existing Intersection Controls	$100K
J	River-Cedar Roundabout	$200K
Phase 3 (2040-2041)	**Phase 3 Total Estimated Cost:**	**$1.4M**
B_3	Airport Way Multi-Use Path, Phase 3	$150K
F	Post Office Private Street to Public Street Conversion	$200K
G	SH-75 Multi-Use Path (South Side)	$200K
I_2	Cedar Street Reconfiguration	$650K
K	Werthheimer Multi-Use Path Connector	$150K

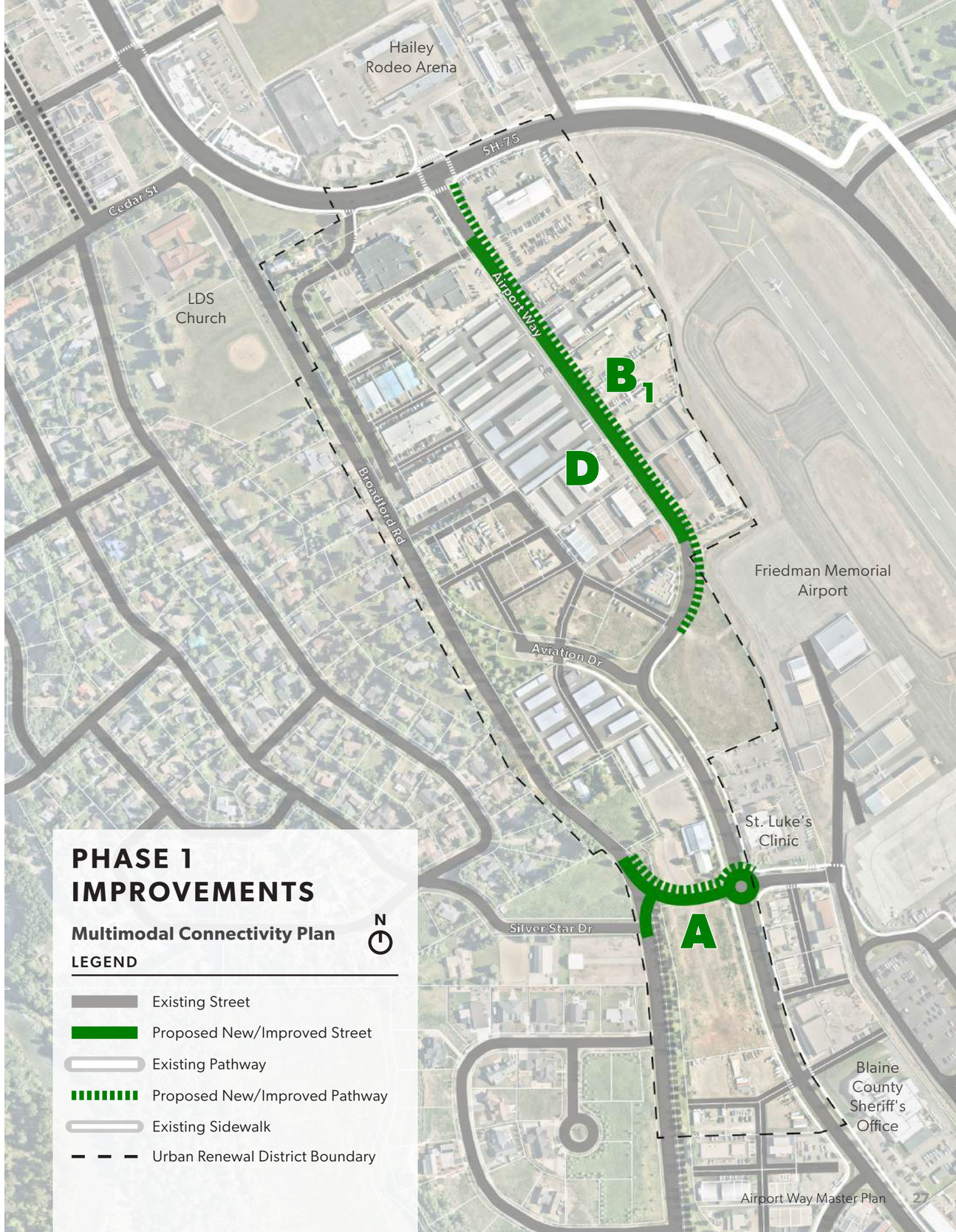
1. Rough costs are preliminary estimates for discussion purposes only.
2. Property acquisition may be necessary for implementation of proposed improvements. Property acquisition costs are not considered in the rough cost estimate provided.
3. Cost of alternate routing option not included in Phase 2 Total Estimated Cost.
4. E alt is not necessary if E is completed.
5. Several projects are not within the Airport Way Urban Renewal District and will be in partnership with either the Gateway Urban Renewal District or the City of Hailey.



PHASE 1 IMPROVEMENTS

Key	Project	Description	Rough Cost[1,2]
Phase 1 (2027-2034)		**Phase 1 Total Estimated Cost:**	**$5.3M**
A	**Airport Entry Roundabout & Broadford Connector**	Roundabout at entry to Airport on Aviation Drive & Connection from Aviation Drive to Broadford Road	$2.5M
B_1	**Airport Way Multi-Use Path, Phase 1**	First Phase of implementing a multi-use path along the east side of Airport Way, from the SH-75 intersection to where the existing sidewalk begins at the bend in the road.	$1M
D	**Airport Way Typical Section Reconstruction**	Reconstructing this section of Airport Way per the to-be-adopted Typical Section, including curb, gutters, defined access, and lighting.	$1.5M
L	**Wayfinding & Signage**	Adding clear wayfinding and gateway signage throughout the district.	$300K

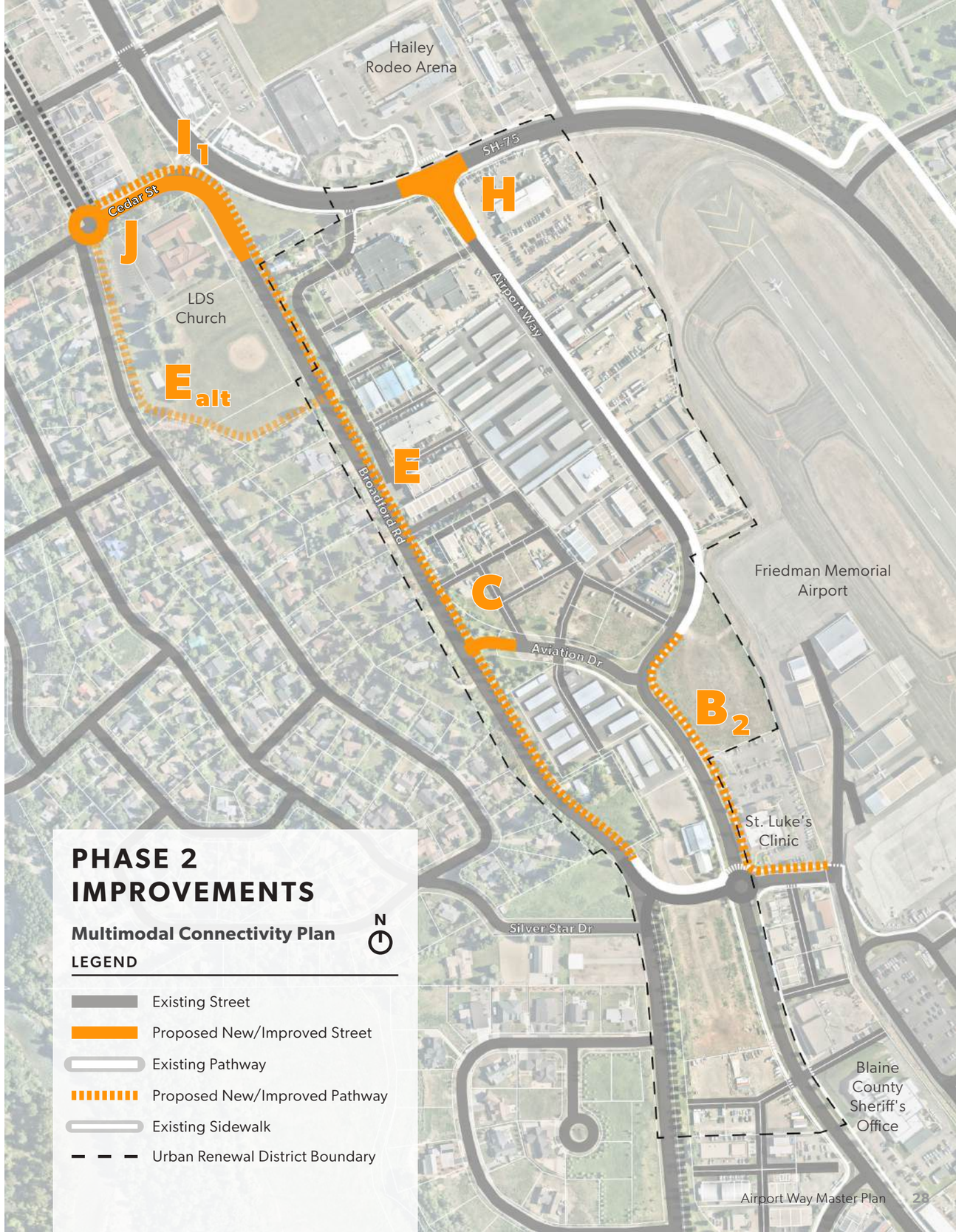
1. Rough costs are preliminary estimates for discussion purposes only.
2. Property acquisition may be necessary for implementation of proposed improvements. Property acquisition costs are not considered in the rough cost estimate provided.



PHASE 2 IMPROVEMENTS

Key	Project	Description	Rough Cost[1,2]
Phase 2 (2035-2039)		**Phase 2 Total Estimated Cost:**	**$3.6M**
B_2	**Airport Way Multi-Use Path, Phase 2**	Second Phase of implementing a multi-use path along the east side of Airport Way, replacing the existing 5' sidewalk with a wider multi-use path.	$1M
C	**Aviation Drive Northern Connection**	Connecting Aviation Drive through to Broadford Road.	$100K
E	**Broadford Multi-Use Path**	Adding a multi-use path for cyclists and pedestrians along the east side of Broadford Road.	$700K
E_{alt}[4]	**Broadford Multi-Use Path, Alternate Route**	An alternate route connecting the multi-use path on Broadford Road to River Street through the existing Church of the LDS property.	$300K[3]
H	**Airport Way Intersection Expansion**	Expanding the Airport Way – SH-75 Intersection with additional turn lanes to maintain acceptable level of service.	$1.5M
I_1	**Cedar Street Existing Intersection Controls**	Closing the existing connection from Cedar Street to SH-75.	$100K
J	**River-Cedar Roundabout**	Adding a roundabout at the River-Cedar intersection to improve traffic flow.	$200K

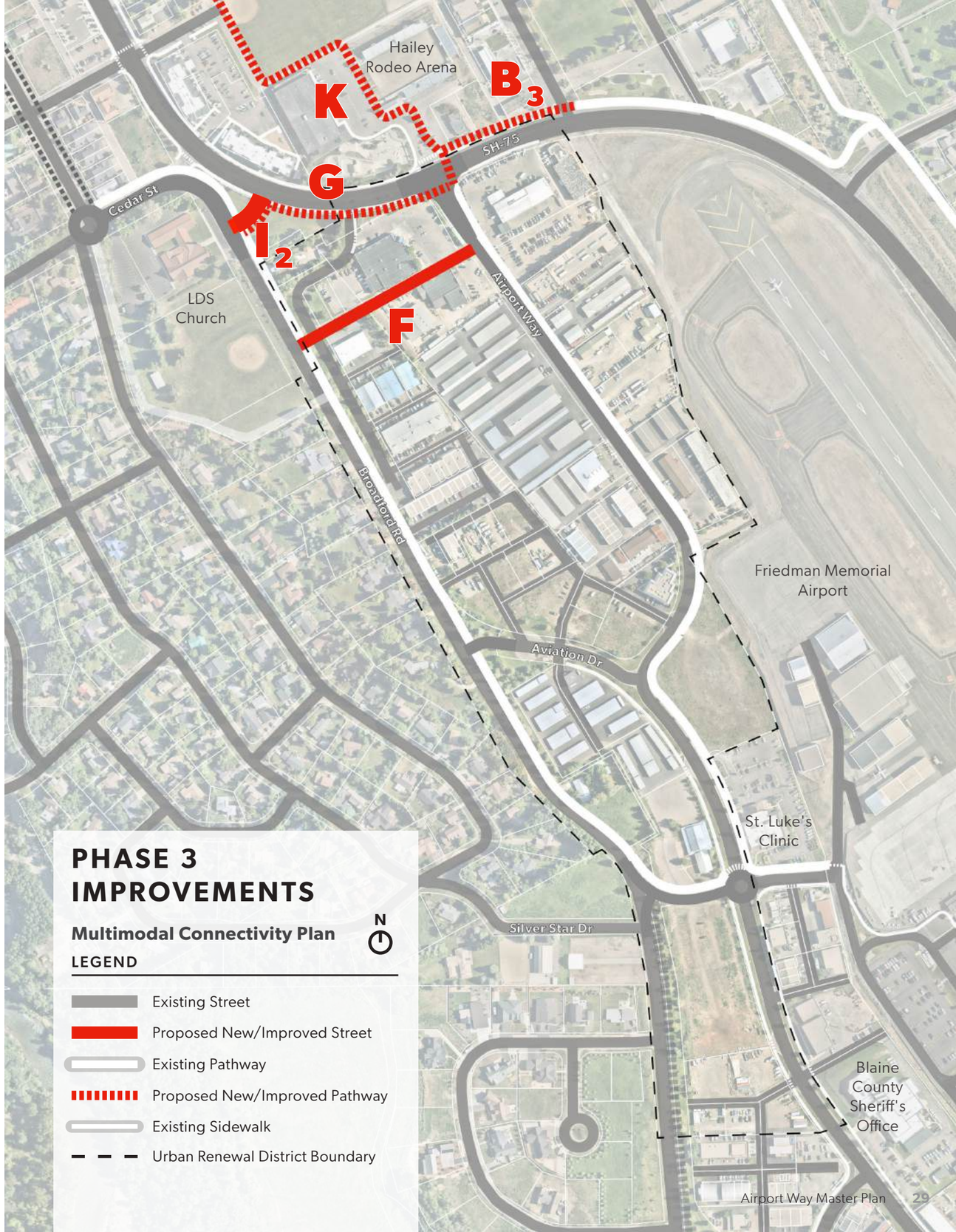
1. Rough costs are preliminary estimates for discussion purposes only.
2. Property acquisition may be necessary for implementation of proposed improvements. Property acquisition costs are not considered in the rough cost estimate provided.
3. Cost of alternate routing option not included in Phase 2 Total Estimated Cost.
4. E alt is not necessary if E is completed.



PHASE 3 IMPROVEMENTS

Key	Project	Description	Rough Cost[1,2]
Phase 3 (2040-2041)		**Phase 3 Total Estimated Cost:**	**$1.4M**
B_3	**Airport Way Multi-Use Path, Phase 3**	Third Phase of implementing a multi-use path along the east side of Airport Way, connecting the path along the north side of SH-75 to the existing Wood River Trail.	$150K
F	**Post Office Private Street to Public Street Conversion**	Converting the existing private street south of the Post Office to a public street connecting Broadford Road to Airport Way.	$200K
G	**SH-75 Multi-Use Path (South Side)**	Replacing the existing 5' sidewalk on the south side of SH-75 with a multi-use path for cyclists, connecting users to the path on River Street for a clear route downtown.	$200K
I_2	**Cedar Street Reconfiguration**	Relocating connection to SH-75 to the south where there is more room for queueing and turning.	$650K
K	**Werthheimer Multi-Use Path Connector**	Adding a multi-use path for cyclists and pedestrians through the Rodeo Grounds parking area to provide a defined route to the school and neighborhoods.	$150K

1. Rough costs are preliminary estimates for discussion purposes only.
2. Property acquisition may be necessary for implementation of proposed improvements. Property acquisition costs are not considered in the rough cost estimate provided.





Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/17/2026 **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
OCTOBER 31, 2026

	ASSETS			
100000	ASSETS		1,052,905.00	
100010	LGIP - AIRPORT WAY		461,547.20	
100100	MOUNTAIN WEST SAVINGS		139,184.81	
120000	PROPERTY TAXES RECEIVABLE		15,555.71	
120015	LGIP GATEWAY BOND		221,721.30	
120020	LGIP - GATEWAY		270,006.79	
	TOTAL ASSETS			2,160,920.81
	LIABILITIES AND EQUITY			
	LIABILITIES			
200010	ACCOUNTS PAYABLE		10,260.00	
220010	2024 BOND SERIES GATEWAY		2,730,000.00	
	TOTAL LIABILITIES			2,740,260.00
	FUND EQUITY			
250000	UNRESTRICTED NET ASSETS	(582,115.29)		
	REVENUE OVER EXPENDITURES - YTD	2,776.10		
	BALANCE - CURRENT DATE		(579,339.19)	
	TOTAL FUND EQUITY			(579,339.19)
	TOTAL LIABILITIES AND EQUITY			2,160,920.81

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING OCTOBER 31, 2026

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	SOURCE 31					
310100	INTEREST INCOME - AIRPORT WAY	1,524.21	1,524.21	14,000.00	12,475.79	10.9
315010	TAX INCREMENT REVENUE - AIRPOR	1,571.84	1,571.84	169,950.00	168,378.16	.9
315050	AIRPORT MISC. REVENUE	.00	.00	154,500.00	154,500.00	.0
	TOTAL SOURCE 31	3,096.05	3,096.05	338,450.00	335,353.95	.9
	SOURCE 32					
320100	INTEREST INCOME - GATEWAY	1,228.26	1,228.26	15,000.00	13,771.74	8.2
325010	TAX INCREMENT REVENUE - GATEWA	3,044.20	3,044.20	535,600.00	532,555.80	.6
325050	GATEWAY MISC. REVENUE	.00	.00	500,000.00	500,000.00	.0
	TOTAL SOURCE 32	4,272.46	4,272.46	1,050,600.00	1,046,327.54	.4
	SOURCE 34					
340100	INTEREST INCOME - GATEWAY BOND	5,667.59	5,667.59	10,000.00	4,332.41	56.7
345050	GATEWAY BOND - UNSPENT PROCEED	.00	.00	420,534.00	420,534.00	.0
	TOTAL SOURCE 34	5,667.59	5,667.59	430,534.00	424,866.41	1.3
	TOTAL REVENUE	13,036.10	13,036.10	1,819,584.00	1,806,547.90	.7

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING OCTOBER 31, 2026

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	AIRPORT WAY					
410200	ADMINISTRATIVE EXPENSES - AIRP	318.75	318.75	69,000.00	68,681.25	.5
410250	OTHER EXPENSES AIRPORT	.00	.00	1,950.00	1,950.00	.0
410300	CAPITAL EXPENSES - AIRPORT WAY	.00	.00	150,000.00	150,000.00	.0
410600	PROFESSIONAL AND LEGAL SERVICE	343.75	343.75	67,500.00	67,156.25	.5
410700	STUDIES AND MASTER PLANS AIRP	8,935.00	8,935.00	50,000.00	41,065.00	17.9
	TOTAL AIRPORT WAY	9,597.50	9,597.50	338,450.00	328,852.50	2.8
	GATEWAY					
420200	ADMINISTRATIVE EXPENSES - GATE	318.75	318.75	69,000.00	68,681.25	.5
420250	OTHER EXPENSES GATEWAY	.00	.00	1,950.00	1,950.00	.0
420300	CAPITAL EXPENSES - GATEWAY	.00	.00	872,786.00	872,786.00	.0
420500	PARTICIPATION AGREEMENTS - GAT	.00	.00	86,642.00	86,642.00	.0
420600	PROFESSIONAL AND LEGAL SERVICE	343.75	343.75	67,500.00	67,156.25	.5
420800	DEBT SERVICE GATEWAY	.00	.00	322,134.53	322,134.53	.0
420801	DEBT SERVICE GATEWAY-INTEREST	.00	.00	61,121.47	61,121.47	.0
	TOTAL GATEWAY	662.50	662.50	1,481,134.00	1,480,471.50	.0
	TOTAL EXPENDITURES	10,260.00	10,260.00	1,819,584.00	1,809,324.00	.6
	NET REVENUE OVER EXPENDITURES	2,776.10	2,776.10	.00	(2,776.10)	.0

Return to Agenda