

## OFFICIALS

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
Richard Cardoza, Council Member  
Warren Christensen, Council Member  
Greg McPherson, Council Member



## CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

### City Council Meeting MINUTES Tuesday, March 19, 2019

#### 6:00 P.M. REGULAR CITY COUNCIL

#### 1. *Call to Order and Roll Call*

##### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Briana Buban-Vonder Haar  
Council Member Richard Cardoza  
Council Member Warren Christensen  
Council Member Greg McPherson

##### **CITY STAFF PRESENT:**

Bob Bachman, Public Works Director  
Bill Jackson, Deputy City Treasurer  
Chris Engels, City Clerk  
Bill Gigray, City Attorney  
Wendy Howell, Planning & Zoning Director  
Nancy Stauffer, Human Resources Director  
Bobby Withrow, Parks Director  
Sam Weiger, Planner I

#### 2. *Invocation:* Jim Bollin, Kuna Seventh Day Adventist

#### 3. *Pledge of Allegiance:* Mayor Stear

#### 4. *Consent Agenda:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:01:30)

*All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.*

#### A. City Council Meeting Minutes:

##### I. Regular City Council Minutes, March 5, 2019

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

**B.** Accounts Payable Dated March 14, 2019 in the Amount of \$ 767,491.61

**C.** Alcohol Licenses

1. Jacksons #26 330 W 3rd Street – Off Premise Beer & Off Premise Wine
2. Jacksons #160 150 W Deer Flat Road – Off Premise Beer & Off Premise Wine
3. Cuda LLC dba Big Mic's 459 W Main Street – Liquor-by-the-Drink, On Premise Beer, & Off Premise Beer

**D.** Resolutions

1. Consideration to approve Resolution No. R22-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PUBLIC UTILITY EASEMENT FROM THE HOUSING COMPANY, INC.

2. Consideration to approve Resolution No. R23-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PRESSURIZED IRRIGATION EASEMENT FROM THE HOUSING COMPANY, INC.

3. Consideration to approve Resolution No. R24-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR THE WINFIELD SPRINGS NO. 3 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Consideration to approve Resolution No. R25-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, AND GRANTEE ACCEPTANCE FROM N STAR FARM, LLC.

5. Consideration to approve Resolution No. R26-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY.

**6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)

- A. Public Hearing and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC – Sam Weiger, Planner I

**ACTION ITEM**

(Timestamp 00:02:06)

Tim Eck seeks approval of an annexation of approximately 40 acres and a rezone of approximately 40 acres. The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634

Planner I Sam Weiger explained the applicant's attorney, Jeff Bower, emailed, via the City Clerk, a letter addressed to the Mayor and City Council regarding this application. Upon advice from the City Attorney, the letter was not forwarded to the Mayor and City Council but instead delivered to Planning & Zoning to staff this matter. The letter raised a legal issue and demanded the City Attorney prepare a memo for the Mayor and Council. The letter also demanded that Mr. Bower's letter and the City Attorney's memo only be presented at the hearing. The posting procedures were not met as required by Kuna City Code 5-1A-8. Upon advice of the City Attorney, staff wanted to advise the Mayor and City Council that they did not have jurisdiction to hear the zoning matter and, since zoning was necessary upon annexation, that both the zoning and annexation applications be reset and the applicant be directed to post and proceed accordingly.

Council President Buban-Vonder Haar asked if there was a date they were asking it to be reset for.

Mr. Weiger explained it would not be the next meeting because they would have to get the postings correct. They were working on the date.

Mayor Stear clarified, since there was no posting done correctly, they did not have to do a time certain. He assumed there were some folks in the audience that came for the hearing. He saw the applicant wasn't there so apparently he knew it wasn't happening. He did not think it was fair for them to come and not have some kind of idea of when.

Planning & Zoning Director Wendy Howell stated there would be a new legal notification going out in the mail. It had to start over from the beginning as far as legal notifications and posting.

Council President Buban-Vonder Haar asked if she could say what the absolute earliest they could expect it was so people could check agendas if they didn't get a mailing but were still interested.

Ms. Howell replied the earliest would be the first Tuesday in May.

Council President Buban-Vonder Haar stated May 7 would be the earliest date that it would be back on for a public hearing. If anyone didn't previously get a mailing that said when the public hearing was happening, they could check KMN, they usually had it, or the City website for what was on the agenda. Agendas were posted the Friday before. The earliest it would be was May 7<sup>th</sup> but it might not be May 7<sup>th</sup>, it might be after that. She wanted to make sure they had the ability to find out when it would be and apologized. She asked what motion staff was seeking. Mr. Weiger replied they were requesting to table case 18-07-AN (Annexation) & 18-05-ZC (Rezone).

Council President Buban-Vonder Haar clarified that was to no date certain.

City Attorney Bill Gigray recommended Council follow their normal process with Planning & Zoning resetting this and Council would authorize them to do so.

**Council President Buban-Vonder Haar moved to table the Public Hearing and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC to a date to be set by Planning & Zoning pursuant to their normal procedures. Seconded by Council Member McPherson. Motion carried 4-0.**

Debbie McMullen, 3800 W Hubbard Road, Kuna, Idaho 83634, was directly impacted by what they were not discussing now. She asked how she found out about traffic impact because that was a dead-end street and the only place that did not have a 4-way stop or a light all the way from Ten Mile to Chinden was that street. That was where they were talking about putting this. She wanted to know if a traffic study had been done.

Mayor Stear replied they couldn't really get into any of the details on that so none of that information would be provided. However, at this point a traffic study was not required until they did their initial plat request.

Council President Buban-Vonder Haar added that Ms. McMullen could come in and chat with Planning & Zoning about when traffic impact studies were required and how that whole thing worked. She asked if that worked and answered the question.

Ms. McMullen said yeah it was just that it was on a dead-end street and she didn't know if they were going to open it up to Black Cat or if the only access was going to be at the only road without a 4-way stop.

Mayor Stear and Council President Buban-Vonder Haar told her to come in to chat with Planning & Zoning.

Council President Buban-Vonder Haar explained they could tell her what was expected or, if not, they could hook her up with someone at ACHD who could tell her more about what the master plans say.

Ms. McMullen thanked Council for answering her question.

## **7. Business Items:**

### **A. Economic Development Update – Lisa Holland, Economic Development Director (Timestamp 00:09:29)**

Economic Development Director Lisa Holland noted her memo and slides included in the Council packet and gave Council an update on what was happening in Kuna and what they would like to see. She handed out copies of a document regarding financing tools. She requested to have a third party come in for a work shop where they could dive in to these tools in more detail. What she provided was a high level over view of how some of these tools work and she was happy to go through a brief 2 – 3 bullets on each for this meeting. However, she thought it would be great to have someone come in that was more of an expert on how these worked and how to set them up so they could do their due diligence before deciding if it was something they wanted to explore as a City.

Council President Buban-Vonder Haar felt that, since this meeting was going to be short, it would be a great use of time if she could briefly touch on each and she would be super interested in having a workshop or some sort of meeting, whether full Council or just a couple of them who would report back. She was definitely interested in hearing about different options and how they could work for the City.

Mayor Stear added he heard a presentation the other day and it addressed a lot of the concerns he had towards that type of thing so he thought it would certainly be beneficial for Council to hear.

Ms. Holland briefly reviewed Urban Renewal Districts, Business Improvement Districts, and Community Infrastructure Districts and stood for questions.

Council President Buban-Vonder Haar asked if all taxing entities were treated the same, stated differently, would schools see less money still from that or were there certain taxing entities that were, for lack of a better word, exempt from the limitations placed by an Urban Renewal District.

Ms. Holland explained as you defined the district it was typically for an area that was otherwise undevelopable so if not for creating an Urban Renewal District, that area was unlikely to see new developments coming in. So, property values of those sites probably wouldn't increase otherwise. If the value went from \$100,000 to \$1 million dollars, the taxing entities wouldn't get the additional increment, just the Urban Renewal District, until the Urban Renewal District was done. Then it would get folded back into those agencies. Ultimately, they would create an increase in property values for all the properties within in the district they defined so that at the end they have higher property values that went back to the school districts but for the time the Urban Renewal District was in place they wouldn't receive the increment, just the original amount.

Council President Buban-Vonder Haar clarified that applied for all taxing entities, the fire district, ACHD, everybody.

Ms. Holland believed so but it didn't apply to impact fees so, if there was an impact fee in place, the fee would still apply. She asked City Attorney Bill Gigray if that was correct.

Mr. Gigray replied they were for 2 different things. Impact fees were strictly for new construction based on the capital improvement plan. The tax increment allocation area froze assessed value. The Urban Renewal District got the revenue from the increased assessed value of taxable property for the length or period of the Urban Renewal District and the plan. Now, the plan could include improvements for schools and other items for government agencies who were losing revenue. He gave some examples.

Ms. Holland added that some cities had gotten some heat for how they using Urban Renewal Districts and funding. Whether it was for public infrastructure or public buildings, there had been some challenges on that from the state. That was why the plan was so important. If they decided to move forward with doing something like this after exploring it a little bit more, they could be very diligent on what they included and didn't include. They could say it was only for the purpose of building infrastructure or it was only for specific projects they wanted to fund with an Urban Renewal District. They could be pretty specific on what they wanted to include and then they could add some caveats that let them expand it to fit the project needs if something came forward.

Ms. Holland again requested to move forward with finding some third parties to come in and do a workshop presentation.

Council President Buban-Vonder Haar asked Ms. Holland to send her the document in an email. She saw hyperlinks in the document and she wanted to be able to explore further. Also, she knew this would be posted somewhere because it was part of the record but, she asked that it be posted in case people wanted to start learning more about it, including citizens. She requested that as Ms. Holland was looking into setting up a workshop, they consider the logistics for the possibility for video recording that. She imagined there might be public interest in attending the workshop but, for people who could not attend or were interested in learning on their own, especially if the City was considering moving forward with any of these after the workshop, she thought it would be useful for them to be able to hear from the expert or experts as well. You always hear the horror stories and you don't necessarily hear the good stuff. It could be really scary depending on what they were looking at and folks always wanted to know how it would impact them and how it worked. Her only ask was, especially if they were having to pay someone to come in and provide education, that included in that price would be the idea that it would be recorded and placed on the City website for public consumption.

Ms. Holland replied you bet and noted there were a lot of people who were very knowledgeable in Urban Renewal. There were a few different groups she would reach out to and get some prices. She would also see if they would come in just to share some information without cost. She would get some options together.

## 8. *Ordinances:*

### A. Third Reading and Consideration to approve Ordinance No. 2019-05 ACTION ITEM (Timestamp 00:25:42)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;
- ESTABLISHING TESTIMONY TIME LIMITS;
- REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;
- AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;
- CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND
- PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

*Consideration to approve ordinance*

*Consideration to approve summary publication*

Council President Buban-Vonder Haar noted a minor edit she just noticed in the introductory language Mayor Stear just read. There was an extra 'e' in the word procedures in the second to last bullet. She asked to have that fixed.

Council President Buban-Vonder Haar stated they had this go for 3 readings because, as Councilman Cardoza noted, it dealt with public access to City Council and providing information and that sort of thing. Now they had hit the third reading and had not received any feedback or suggestions for things they needed to change.

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-05 with the change she had noted, the removal of the second 'e' in the word "procedure". Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**  
**Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2019-05. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Consideration to approve Ordinance No. 2019-08 ACTION ITEM  
(Timestamp 00:28:22)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S MICHAEL JORDAN ROBINSON; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-08. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-08. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

## **9. Mayor/Council Announcements:**

*(Timestamp 00:30:06)*

City Clerk Chris Engels shared they had training the following week and the week after that the updated website would probably roll out. She would send them a link when she was able.

Public Works Director Bob Bachman let Council know the rate study was complete and he hoped to roll that out to Council in the next few meetings. They just had to finish going through it.

Council President Buban-Vonder Haar clarified this was the thing they had been working on and Council Member McPherson and herself came in for a special meeting to make their recommendations about dialing in the specifics of what they would like to see presented to full Council.

Council President Buban-Vonder Haar asked Parks Director Bobby Withrow if they could plan for a standing Splash Pad Update for the first meeting of each month until it was happening so they could stay abreast of what was going on.

Mr. Withrow replied he could do a memo every month.

Council President Buban-Vonder Haar said he could do a memo if he wanted, otherwise they could just plan for updates during Mayor and Council announcements if verbal was easier.

Mr. Withrow responded either way was fine.

City Attorney Bill Gigray updated Council with a legislative report.

## **10. Executive Session:**

*(Timestamp 00:58:10)*

- A. Adjourn to Executive Session pursuant to: 7:00pm  
Idaho Code Section 74-206 (1)(e) and (f)
  - (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations
  - (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Mayor Stear stated they did not need item (e) anymore.

Mayor Stear indicated he, Council, City Attorney Bill Gigray, Public Works Director Bob Bachman, and Economic Development Director Lisa Holland would remain for the executive.

**Council President Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code Section 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

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**Executive Session City Council Regular Meeting of March 19, 2019** – The City Council, upon a unanimous roll call vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206 (1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The executive session was convened at 7:00 p.m. In attendance, were Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Warren Christensen, Council Member Greg McPherson, City Attorney Bill Gigray, Public Works Director Bob Bachman, and Economic Development Director Lisa Holland. Ms. Holland was appointed as special clerk to take the minutes of this executive session. Mr. Bachman gave a high-level overview but no formal approvals or decisions were made during the executive session by Council. At 7:23 p.m. Council President Buban-Vonder Haar moved and Council Member McPherson seconded to come out of executive session and to reconvene into open session which motion passed unanimously.

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**Open session resumed.**

**11. Adjournment: 7:24 P.M.**

ATTEST:

  
Chris Engels, City Clerk



  
Joe L. Stear, Mayor

*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 04.02.2019*

# Funding Mechanisms for Economic Development Infrastructure

March 19, 2019

**Funding Mechanisms for Economic Development:** Below is a table that outlines a few of the tools that the City of Kuna could consider.

A Few Funding Mechanisms for Infrastructure & Community Development Initiatives			
	Examples of Projects	Overview	Process of Establishing
<b>Urban Renewal District (URD)</b>	<p>Boise, Nampa, Caldwell, Twin Falls, Meridian. Currently more than 40 Idaho cities have urban renewal agencies. Most of these agencies have one or more City Council members on the Board of Commissioners, but members of the local governing body shall constitute less than a majority of the agency board members.</p> <p><a href="#">For a more detailed overview of how URD's Work: click here</a></p>	<p><b>High Level Summary:</b> Define a URD region and take a snapshot of the current assessment values for properties in that region. Taxes collected on the increase in those property values (increment) during the timeframe of the Urban Renewal District are allocated towards funding projects within the district. Funds would be used according to a detailed plan put in place before the district is established, and funding requests are managed by a citizen commission (appointed by the Mayor). There is no debt to the City, and no increase in taxes to the residents, the funds can only be used if there is an increase in property values (typically due to development).</p> <p>This program was designed specifically to help put infrastructure in areas that might otherwise have challenges in development. Many cities have also used the tool to help fund improvement projects (like streetscapes, roadways, façade programs, etc). Kuna would primarily use the tool to help with sewer/water infrastructure.</p>	<p>Kuna already has an Urban Renewal Agency established, though we have not activated a district or approved a plan. In order to establish a district, Kuna would need to:</p> <ul style="list-style-type: none"> <li>*Evaluate potential options for a URD (define a map) &amp; Present to Council</li> <li>*Complete a Blight Study</li> <li>*Appoint Commissioners to URA</li> <li>* Authorize a Draft Project Area Plan &amp; Budget</li> <li>*Public Hearing Process to Approve Plan Area</li> </ul> <p><b>Timeline: 6-12 Months</b></p> <p>Any funds used (including legal support) could be counted as expenses of the Urban Renewal Agency (which makes decisions and budgets separate from the City of Kuna).</p>
<b>Business Improvement Districts (BID)</b> <i>Idaho State Legislature Section 50-26 &amp; Section 50-1703A</i>	<ul style="list-style-type: none"> <li>* <a href="#">Destination Caldwell</a></li> <li>* <a href="#">Idaho Falls Downtown</a></li> <li>* <a href="#">Downtown Boise Association</a></li> </ul>	<p>Cities can establish BID's to help with</p> <ul style="list-style-type: none"> <li>(a) The acquisition, construction or maintenance of parking facilities for the benefit of the district;</li> <li>(b) Physical improvement and decoration of any public space in the district;</li> <li>(c) Promotion of public events which are to take place on or in public places in the district;</li> <li>(d) The acquisition and operation of transportation services to promote retail trade activities within the district; and</li> </ul>	<ul style="list-style-type: none"> <li>*Describe Boundaries of Proposed District</li> <li>*Estimate Projects, Costs and What the Proposed Special Assessment Revenues will be used for</li> <li>*Overview estimated rate of levy of special assessment with a proposed breakdown by class of business</li> <li>Gather signatures of people who operate business or own business property in proposed district that would pay 50% of proposed special assessments</li> </ul>

		<p>(e) The general promotion of retail trade activities in the district.</p> <p>(2) To levy special assessments on all businesses or business property within the district and specially benefited by a business improvement district to pay the damages or costs incurred therein as provided in this chapter.</p> <p><b>Property Owners Pay a fee</b> to fund improvements within the district's boundaries, managed by a BID Board of property owners with a vested interest in the district</p> <p>There are at least 1000 BIDs in the United States with six located in Idaho.</p>	<p>*Create a Resolution With Intention to Establish District</p> <p>*Notice Public Hearing</p> <p><b>Timeline:</b> 9-12 Months</p>
<p><b>Community Infrastructure Districts (CID)</b> <i>Idaho State Legislature Section 50-3102</i></p>	<p>2 Examples in the Boise Area: <a href="#">Harris Ranch</a> (Boise) &amp; Avimor Community (Boise/Eagle)</p>	<p>*Used to Acquire/Construct Public Infrastructure, Financed with Tax Exempt Bonds</p> <p>*Bond obligations are passed on to property owners that benefit from the infrastructure (City not responsible for debt)</p> <p>*Requires public bidding of CID Public Infrastructure</p>	<p>* Petition by 2/3 of Proposed District Residents or All Land Owners in Proposed District</p> <p>* General Plan (Type of Infrastructure, Location, Estimated Costs, Proposed Financing Methods, Anticipated Assessments/Taxes/Charges)</p> <p>*District Development Agreement</p> <p>*Notice &amp; Hearing</p> <p>*Resolution of Local Government Forming District</p> <p><b>Timing:</b> 9-12 Months</p>

After looking into the tools above, here are a few thoughts and opinions to consider:

- **Urban Renewal** would likely give the most flexibility in the size of region that could be defined, and the way the funds could be used. It also puts more public involvement into the process of establishing because of the public hearing process and citizen review from Commissioners managing the funds. If the economy takes a turn for the worse, there is no financial risk to the City or property owners, because there are no fees assessed to either (except for the initial cost of putting together a plan and a study). It typically takes several years before there is enough increment generated from project development to assist with infrastructure. Once it has generated funds, then you could work to do something similar to what Sky Ranch in Caldwell has created. The city can also put restrictions on how the funds would be used, because Urban Renewal Districts have to follow a specific plan on what types of projects they will use funding for before the District can be established.
- A **Business Improvement District** might be a good option to consider for Downtown Kuna enhancements, though it would require an investment from downtown businesses.
- **Community Infrastructure Districts** are less often used in Idaho, but can be good options for financing infrastructure for specific master planned or mixed use communities.
- If the City does pursue one of the items above, we would also look to see if there were any grant opportunities through the Economic Development Administration or other programs to supplement what we are hoping to accomplish.