



**\*MEETING NOTICE & AGENDA\***

**KUNA URBAN RENEWAL AGENCY**

**July 1, 2020**

**City Council Chambers**

**6:00 p.m.**

**751 W. 4<sup>th</sup> Street**

**Kuna, Idaho**

*Due to social distancing protocol,*

*the **Council Chambers Audience Occupancy Capacity is 15.***

*Social Distancing will be required.*

***The first 15 persons** who appear, in addition URA Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

The meeting will be conducted through the use of a video conference call (zoom) for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Lisa Holland at [lholland@kunaid.gov](mailto:lholland@kunaid.gov) on or before July 01, 2020, at 12:00 p.m.

The public may join the meeting by watching the livestream on the Kuna Economic Development Facebook page:

<https://www.facebook.com/KunaEconDev/>

**MINUTES**

1. Call to order/Roll Call  
(Timestamp 00:02:23)

**COMMITTEE MEMBERS PRESENT:**

Commissioner Cooper – Present (Via Zoom)

Commissioner D’Orazio – Present

Commissioner Inouye – Present

Commissioner McPherson – Present

Commissioner Tibbitts – Present

**CITY STAFF PRESENT:**

Lisa Holland, Economic Development Director  
Nathan Stanley, Deputy City Clerk

**ELAM AND BURKE LAW FIRM:**

Meghan S. Conrad- Via Zoom

**J-U-B ENGINEERS:**

Brad Marshall- Via Zoom (Coeur d'Alene)  
Lisa Bachman- Via Zoom (Boise)  
Alivia Metts- Via Zoom (Coeur d'Alene)

2. **Action Item:** Adoption of the Agenda  
(Timestamp 00:03:23)

**Motion to approve agenda by Commissioner Inouye. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.**

3. **Action Item:** Consent Agenda – Approving Minutes from June 3, 2020 Meeting  
(Timestamp 00:03:49)

**Motion to approve Consent Agenda by Commissioner Cooper. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.**

4. **Business Item:** District Plan Next Steps (JUB & Elam & Burke)  
(Timestamp 00:04:30)
  - a. JUB Scope of Work

Lisa Bachman, J-U-B Engineers, summarized the five parts of the scope of work. Planning, public involvement, survey work official boundary, engineering capital improvement plan and economic feasibility which the study will be completed by the Metz Group.

- b. Draft Timeline

Meghan Conrad, Elam and Burke, reviewed the timeline and what needs to be done by what dates in order to be done by December 31, 2020.

- c. Discussion Items:
      - i. Scheduling Public Workshops – Lisa Holland, Economic Development Director, – Education for the community has been a big part of the process. The team is looking to schedule a workshop in July/August (likely via zoom) to make sure we educate the community on the plans,

receive feedback on what infrastructure projects should be considered and prioritized, and answer questions.

- ii. Refine district boundary – Ms. Holland stated, those within the proposed boundary have the ability to annex into the City if they'd like to be a part of the Urban Renewal District. Also, a map of sites considering annexation, and will know by next week for sure one way or another. The start of the noticing period for these properties will be on July 16, 2020 for the neighborhood meeting.
- iii. Ada County Highway District Commissioners Update – Ms. Holland stated, Mayor Stear and she are meeting with the Commission next Wednesday to give them some information about the proposed URD. The request is to ask them to consider entering into an agreement with the City that would allow the retention of increment funds that would otherwise go to them with the new legislative change, if specific earmarks for roadway projects such as, overpass, 4<sup>th</sup> street, Meridian Road, etc.
- iv. Q&A from Urban Renewal Agency Commissioners

Commissioner D'Orazio, what does this do when the properties are annexed, does the tax rate go up? Why would anyone not want to annex in?

Ms. Holland, if a property owner annexes into the City of Kuna, they have to pay the levy rate for the City which adds .002 to their tax obligation. Even though it's a small amount, some of the property owners didn't want to take on the additional tax.

- 5. **Action Item:** Consider Resolution No. URA06-2020 approving the professional services contract with J-U-B Engineers, Inc. to facilitate the urban renewal plan for the Kuna West District, prepare the economic feasibility study, and to prepare the boundary map and legal description of the project area.  
(Timestamp 00:27:40)

**Motion to approve Resolution No. URA06-2020 by Commissioner Cooper. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.**

- 6. **Discussion Item:** Proposed FY2021 Budget – Jared Empey, Treasurer.  
(Timestamp 00:30:05)

Jared Empey, Treasurer, reviewed the elements and reporting requirements for the FY2021 Budget for the Urban Renewal Agency.

- 7. **Action Item:** Tentative approval of the FY2021 budget, selection of the public hearing date, and authorization to publish notice.  
(Timestamp 00:34:20)

**Motion to approve tentative FY2021 budget for the Urban Renewal Agency by Commissioner Inouye. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.**

8. Board Questions or Concerns

Commissioner Tibbitts, asked Ms. Holland, that she said next month's meeting is going to be more involved, are there materials that the Commission will get a chance to review?

Ms. Holland responded, we will be working with the consultants pretty steadily and our tentative timeline we will be reviewing a draft plan for the Urban Renewal District.

9. Adjourn

Meeting adjourned at 6:38 P.M.

APPROVED:

By Greg McPherson  
Chair of the Board

ATTEST:

By Chris Engels  
Secretary



*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: URAM 08.05.2020*