

Executive Committee Members

Kelsey Holder
Mike Smith
Charlie Long
Kara Medrano
Steve Cherry
Ana Paz

City Staff:
Lisa Holland (Chair)
Mayor Stear
City Clerk (Secretary)



CITY OF KUNA
Kuna City Hall, 751 W 4th Street, Kuna, Idaho 83634

Kuna Economic Development Committee
AGENDA
Thursday, November 12, 2020
12:00 P.M. – 1:00 P.M. Regular Meeting (Virtual)

Due to social distancing measures, the Economic Development Committee meeting will take place virtually. The public can join the Meeting via the Kuna Economic Development

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

1. Welcome
2. Consideration to Approve Minutes from July 9, 2020 Economic Development Committee Meeting – **ACTION ITEM**
3. Economic Development Update – Lisa Holland, Economic Development Director
4. Kuna Market Village – Lisa Holland, Economic Development Director & Scott Stephens, Idaho State University
5. Community Updates, Discussion & Questions
6. Adjournment

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CITY OF KUNA Economic Development Committee Virtual Meeting Via Zoom

Due to social distancing measures, the Economic Development Committee meeting will take place virtually. The public can join the Zoom Meeting through the link below, call in to the meeting, or watch the live stream on the Kuna Economic Development Facebook Page:

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

Zoom Link: <https://zoom.us/j/92446743008?pwd=Q2dTbGFwZWRRKS0JKc29WVXdoOTFUdz09>

Or Call in Number (253) 215 8782

Meeting ID: 924 4674 3008

Password: 660721

Kuna Economic Development Committee MINUTES Thursday, July 9, 2020 12:00 P.M. – 1:00 P.M.

Executive Committee Members Present: Kelsey Holder, Charlie Long, Ana Paz, Kara Medrano, Steve Cherry, & Lisa Holland

Executive Committee Members Absent: Mike Smith (stepping off of the committee)

Economic Development Meeting Attendance (Public): Mayor Joe Stear (City of Kuna), Lisa Bachman (JUB), Karri Keller (Kuna Chamber of Commerce), Phil Roberts (Kuna Fire Chief), Megan Ronk (Idaho Power), Lamar Settlemeirs (Edward Jones), Tayler Tibbitts (Empire Title & Escrow), Damon Van Gerpen (Group One)

1. Welcome
2. Consideration to Approve the Minutes from the May 14th Economic Development Meeting – ACTION ITEM
Vice Chair Kara Medrano made a motion to approve the minutes. Committee Member Kelsey Holder seconded the motion. 6-0-1 Committee Member Mike Smith was absent.
3. Economic Development Update – Lisa Holland, Economic Development Director
 - a. Strategic Planning & Approach: Chair Lisa Holland, Economic Development Director, gave an overview of the four goal areas for the Economic Development Strategic Plan and noted that, despite COVID, they were making good progress. Chair Holland would work on creating an update for the Committee of the specific goals within the Economic Development Strategic Plan.

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.

- i. Goal Area 1A: Ensure land use in Kuna would support Economic Development
 - ii. Goal Area 1B: Support development of a skilled, talented and trained workforce
 - iii. Goal Area 1C: Attract and encourage new and existing businesses
 - iv. Goal Area 1D: Address and plan for economic expansion of the City and region.
- b. Project Updates
- i. Chair Holland gave a brief update on project activity. There was some retail interest and Kuna hosted a food-related retail company the previous month for a site tour. They were considering a build to suit option in Kuna.
 - ii. There were several investors interested in exploring building flex space product in Kuna to help meet the market needs.
 - iii. There were two manufacturing projects working closely with Kuna on potential new facilities.
 - iv. Data centers continued to be a hot topic around the state. The City was working to understand and be prepared for the infrastructure requirements needed to compete for these projects as they looked in the Boise Metro region.
- c. Urban Renewal District
- i. The Urban Renewal Agency was working with JUB Engineers on creating an Urban Renewal District Plan for west Kuna.
 - ii. In the 2020 legislative session, there was a change to Urban Renewal law that allowed for highway districts to keep the increment that previously would have been designated to the Urban Renewal Agency within a revenue allocation area. Mayor Stear and Chair Lisa Holland met with the ACHD Board and requested their support of allowing the Kuna Urban Renewal Agency to keep the increment within the district if they allocated that funding specific to roadway infrastructure projects within the District. The Highway District was supportive of entering into an agreement with the Urban Renewal Agency to help focus dollars toward needed roadway projects in Kuna.
 - iii. The goal was to adopt the Urban Renewal District Plan before the end of December 2020. The team was working quickly on next steps to bring a draft plan before the Urban Renewal Agency in the next couple of months.

4. Kuna Market Village Next Steps

a. Produce Market Concept

- i. After exploring many options, the City shared a few images of a possibility to do a blended Market Village that also supported agricultural businesses within Kuna. Potentially, the market would have several independent retail units, but also a few open air covered displays that could be utilized by local farmers and fresh product producers.
- ii. The Committee gave positive comments toward the concept of having produce stands in addition to the retail units.

b. Open House for Community Feedback on July 22nd at 2:00 P.M. and at 6:00 P.M.

- i. The City would hold a Community Feedback session on July 22, 2020 to get insights on vendor pricing, layout, concept, and hear from potential vendors on what would be interesting to them. The Economic Development Committee was encouraged to attend the digital open house on Zoom and to send Chair Lisa Holland an email for a calendar invite if they'd like to attend.

c. School District Update

- i. The School District hired a new construction program manager. The City was exploring if students could help build out the units for the Kuna Market Village to save costs and give valuable experience to the construction program. The City would pay for materials, and the students would help with the construction. The new teacher would start in August and the City would work closely with them to evaluate what partnership opportunities would be possible.

5. Community Updates, Discussion & Questions

- a. The next Economic Development Committee meeting was scheduled for September 10, 2020 and Chair Lisa Holland shared she might not be able to attend because she would likely be on maternity leave. Committee Member Kara Medrano and the Mayor might lead that meeting.
- b. ITD was looking for feedback through July 20, 2020 from the business community on their Highway 69 corridor:
<https://storymaps.arcgis.com/stories/3c4a2858d05d4b35ae92e6165acb057e>
- c. The Mayor shared that it was likely Central District Health would consider a face covering mandate in their next board meeting. A concern they'd had in Boise was a number of residents continued to call emergency dispatch to report people violating mask protocols. Mayor Stear was hopeful that the agencies would focus on sharing the benefits of mask wearing and education initiatives rather than enforcement of a mandate. Central District Health had also established an order that kept Ada County in Phase 3 which also meant that bars needed to remain closed for the time being.

- d. There were many roadway improvements happening (Linder and Deer Flat, Main Street, Kuna Road, Ten Mile).
- e. On July 17, 2020 from 4:30 P.M. – 6:30 P.M. there was a grand opening for Clancy Creations Bakery with a Ribbon Cutting at 5:00 P.M. on Main Street (next to Ben’s QuickWok).

6. Adjournment at 12:45 P.M.

Lisa Holland, Chair

ATTEST:

Kara Medrano, Vice Chair

*Minutes prepared by Ariana Welker, Deputy City Clerk and Lisa Holland, Chair
Date Approved: November 12, 2020*

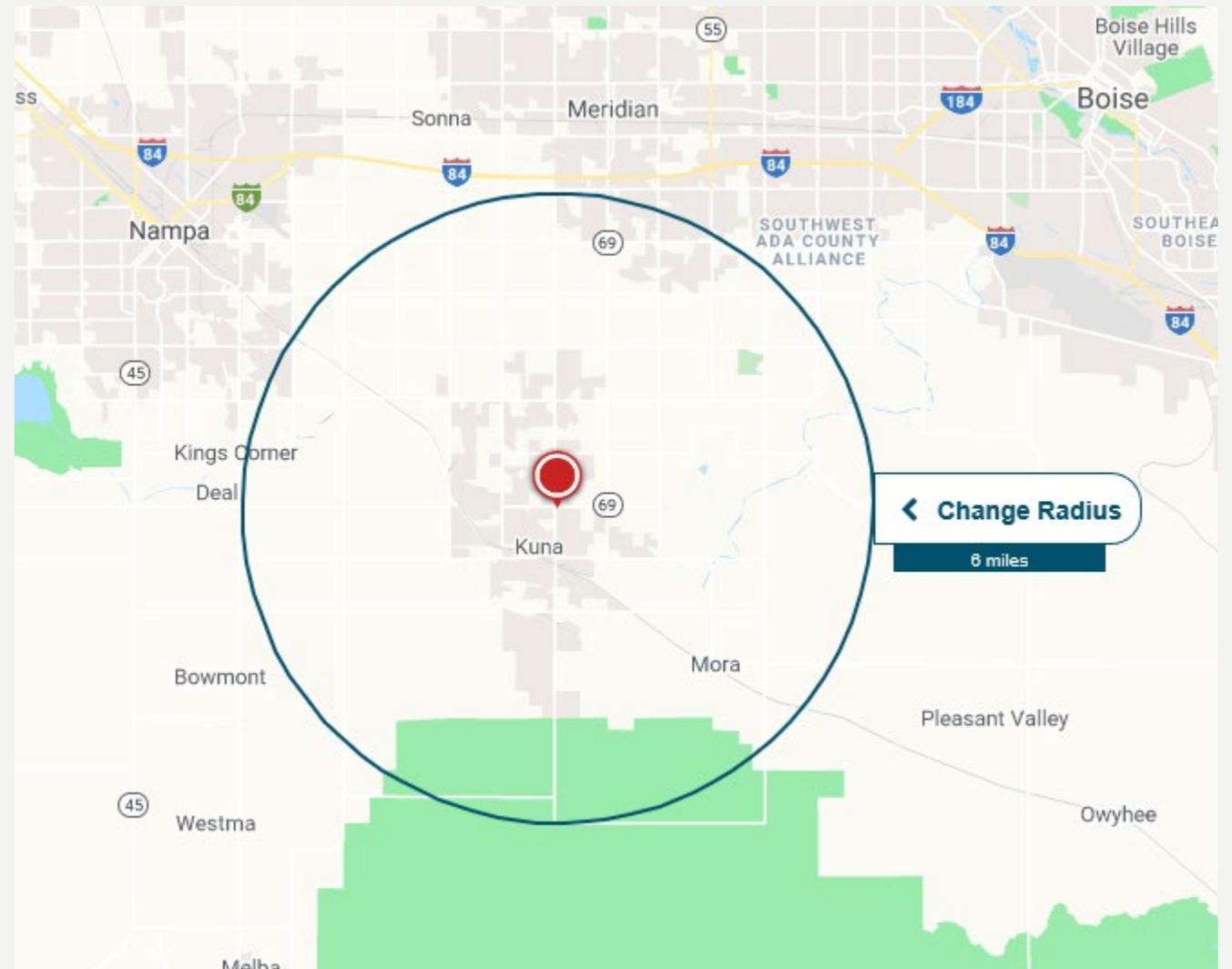
KUNA MARKET VILLAGE VIRTUAL OPEN HOUSE



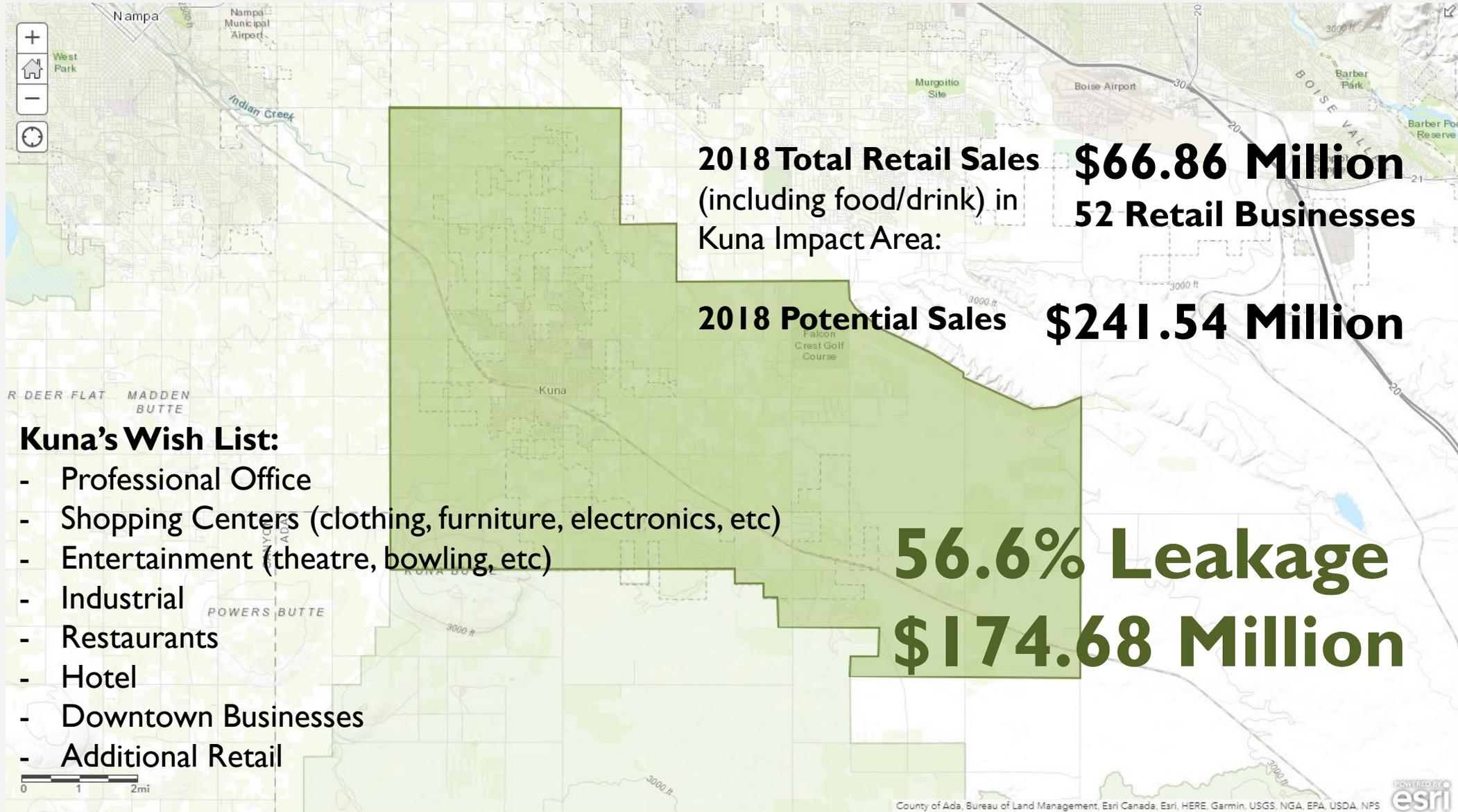
DEMOGRAPHICS

**6 Mile Radius =
64,336 people**

**1 Retail Shopping
Center in 6 Miles**



RETAIL OPPORTUNITY



How many employees do businesses in Kuna have?



1-4 Employees	60.73%
5-9 Employees	20.36%
10-19 Employees	9.45%
20-49 Employees	6.18%
50-99 Employees	3.27%
100+ Employees	0%

**Over 100 Home Occupation Businesses
Licensed with the City of Kuna**

RETAIL INCUBATORS IN OTHER CITIES



KSHOP

YUM YUMS

CANDY SHOPPE

Homemade
JAM, JELLY, SALSA & MORE

MEALYS

MEALYS
John & Cherry

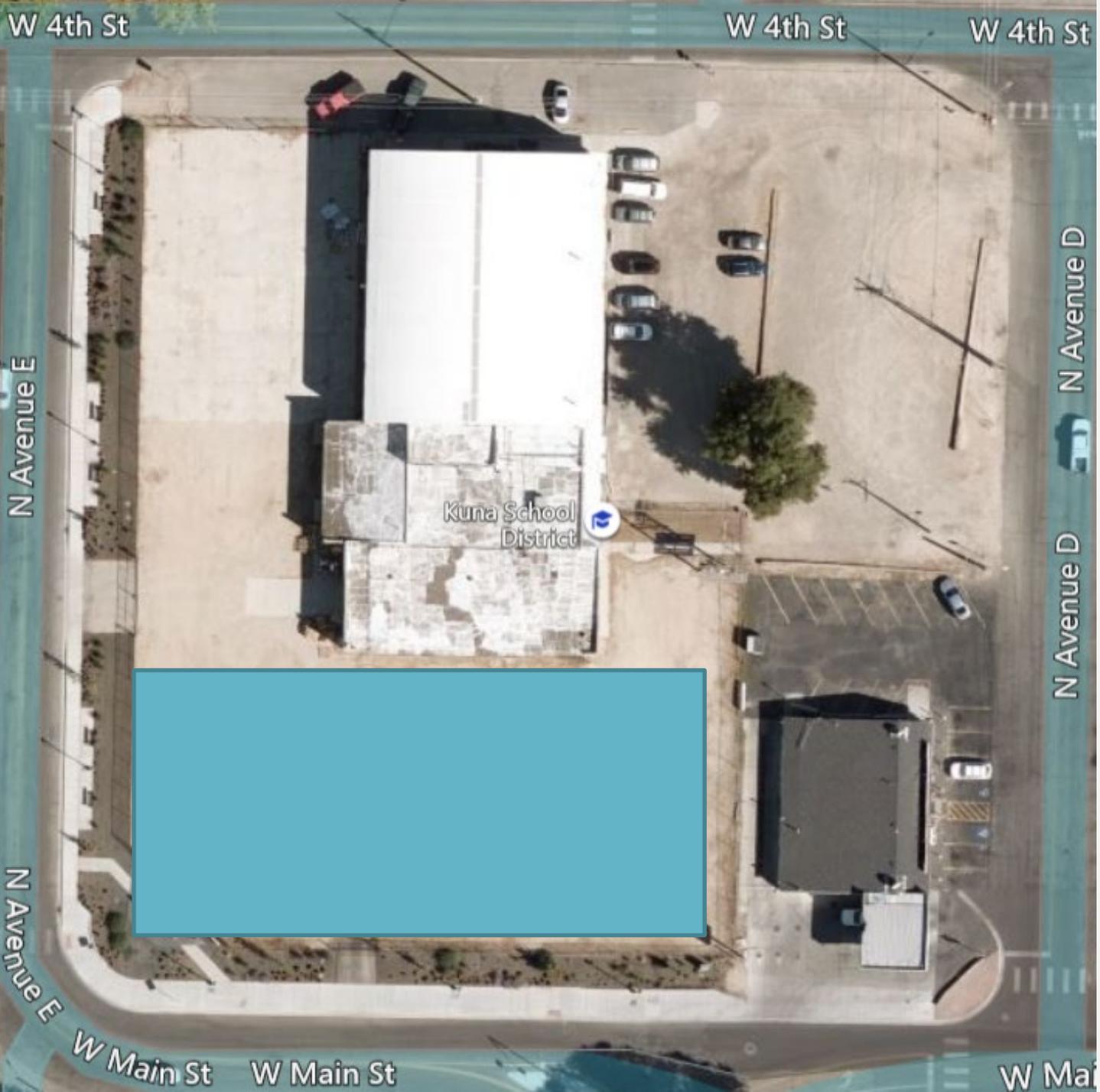
Thank You

Candy Shop

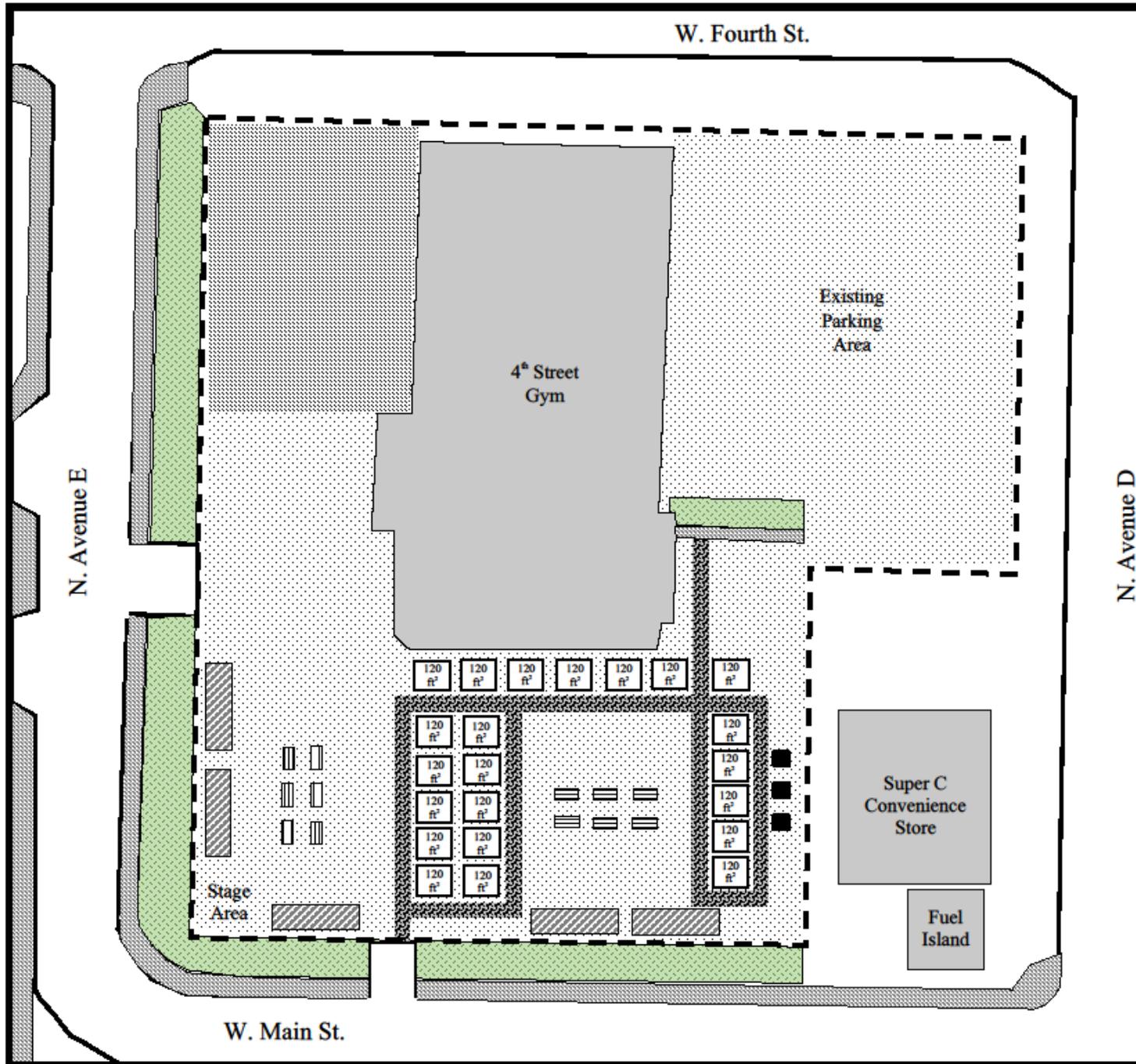
Thank You







Kuna Market Village

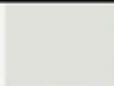
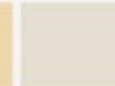


- **Timing:** Looking to start Spring 2021 because of COVID
- Potentially work with School District on building out units or constructing in house with City Staff to save costs
- Blended Model of Units & Produce Stands

LEGEND

-  Property Boundary
-  Existing Landscape Buffers
-  Existing Gravel Surface
-  Existing Concrete Surface
-  Existing Sidewalk
-  Proposed Recycled Asphalt Pathway
-  Proposed Food Truck Parking
-  Proposed Picnic Tables
-  Proposed Restrooms (Portable Facilities)
-  Proposed Retail Buildings

BUILDING COLORS

 DELICATE WHITE PPG1001-1	 TUNDRA FROST PPG1000-1	 CHEROKEE RED PPG13-03	 BRICK DUST PPG1056-7	 HUNT CLUB RED PPG15-29	 WARM UP PPG1007-6
 COOL CLAY PPG1071-3	 BULLETIN BOARD PPG12-04	 WAVES OF GRAIN PPG12-07	 SOUTHERN BREEZE PPG1097-2	 SMOKEY SLATE PPG1028-4	 AZZURINI GRAY PPG1028-5
 LICORICE PPG1009-7	 NIGHT WATCH PPG1145-7	 SEASTONE PPG10-11	 GROUND COFFEE PPG1076-7	 SHEFFIELD GRAY PPG1041-5	 GOBLIN PPG1040-7
 NOTORIOUS PPG1074-4	 COCOA CREAM PPG1079-3	 HAT BOX BROWN PPG1081-6	 ALMOND BRITTLE PPG1095-3	 MAISON DE CAMPAGNE PPG13-01	 GRAY BY ME PPG1008-4
 GHOST WRITER PPG1007-3	 SOLITARY STATE PPG1030-3	 DOVER GRAY PPG1031-5	 KNIGHT'S ARMOR PPG1001-6	 BLACK MAGIC PPG1001-7	 PUMPKIN PATCH PPG1201-5

BUILDING ELEVATIONS

SCALE: N.T.S





PRODUCE STANDS

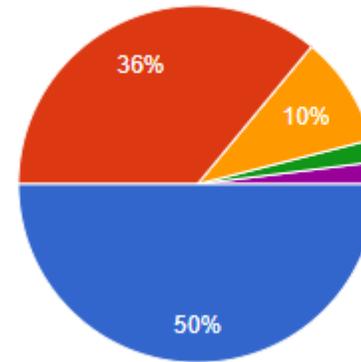


COMMUNITY FEEDBACK

- Many comments around making Saturday hours start and end earlier
- Can vendors be open outside of these hours?
- Flea Market vs Market Village

How Would You Describe Yourself?

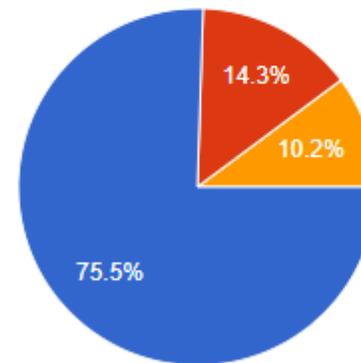
50 responses



- Interested Community Member
- I make/grow a good/product - Potential tenant of future Kuna Market Village
- Downtown Kuna Business Owner
- Community Member against
- Street Food Vendor

What Hours of Operation Would You Like To See For the Kuna Market Village? Proposed Hours right now are Thursday & Fridays from 6 pm - 9 pm, Saturdays from 12:00 - 9:00 pm, and Sundays from 2 pm - 7 pm (optional for vendors).

49 responses



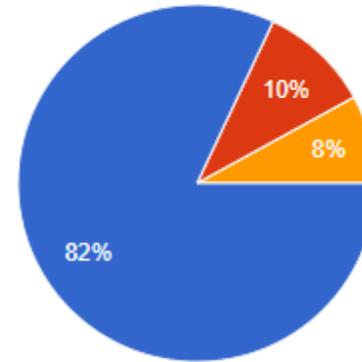
- Those Hours Sound Good
- They Need to Be Open More/Different Hours
- That Seems Like Too Many Hours To Be Open

COMMUNITY FEEDBACK

- How will vendors be selected? Are MLM Companies Allowed?
- How is this funded? What is the School District's Involvement? What types of grant and sponsorships is they City pursuing?
- How to manage parking?

What Are Your Thoughts About The Market Village?

50 responses



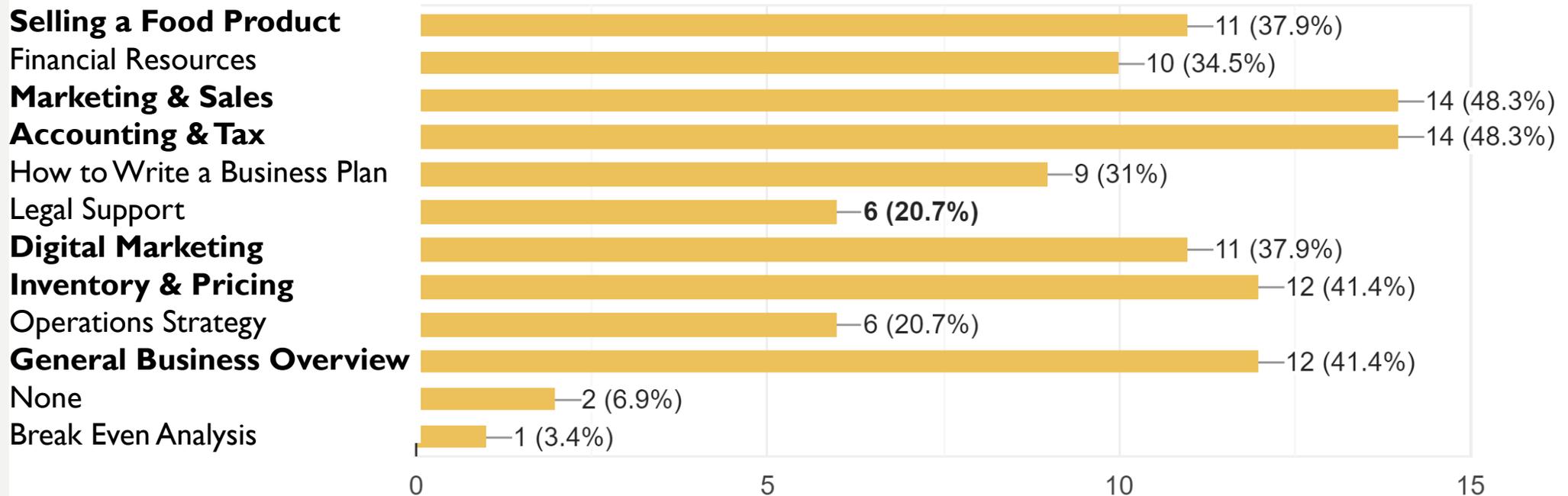
- Love it, Can't Wait For It To Open!
- I Like The Potential, But Want To See A Few Changes
- I'm Concerned



TRAINING OPPORTUNITIES

There Will Be Training Available For Those Who Participate in the Kuna Market Village, As Well As Open To The Community. What Type of Training Would Be Most Helpful To You (Check all that apply)?

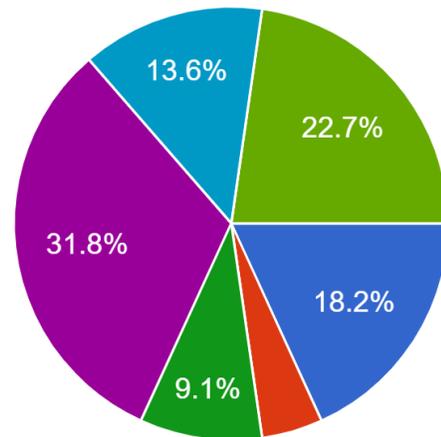
29 responses



PRICING FOR VENDORS

How much would you be willing to pay for a space as a vendor? (Produce Stands proposed as a daily rate of \$20-30 per day (shaded, but no AC), a...sed with Air conditioning/heat) for \$350 a month.

22 responses



- I would want a produce stand, and would be willing to pay \$20-30 per day
- I would want a produce stand, and would prefer to pay a monthly rate to l...
- I would want a produce stand, and I'd...
- I would want a produce stand, but I'd...
- I would want a retail unit and would be...
- I would want a retail unit but would pre...
- I would want a retail unit, and I'd be wi...
- I would want a retail unit, but I'd need t...

- Can someone bring their own setup – food trucks/canopy?
- Is there power available? Bathrooms, water, etc?
- Security Systems?

OTHER QUESTIONS & FEEDBACK?

