



## **NOTICE & AGENDA**

### **KUNA URBAN RENEWAL AGENCY**

**February 02, 2022**

### **City Council Chambers/Virtual Meeting Via Zoom**

<https://zoom.us/j/96223920382?pwd=ZUJlQnhUYnlrSjRWOHITREpGTElEQOT09>

6:00 p.m.

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

Kuna, Idaho

The meeting will be conducted through the use of a video conference call (zoom) and in person for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Zulema Montenegro at [zmontenegro@kunaid.gov](mailto:zmontenegro@kunaid.gov) on or before February 2, 2022, at 12:00 p.m. Staff will be available in person at City Hall.

### **AGENDA**

1. **Call to Order / Roll Call**
  - Seat 1: Vacant
  - Seat 2: Rocco D’Orazio
  - Seat 3: Winston Inouye
  - Seat 4: Greg McPherson
  - Seat 5: Tayler Tibbitts
2. **Action Item:** Adoption of the Agenda
3. **Action Item:** Consent Agenda
  - a. Approving Minutes from January 5, 2022 Meeting
4. **Action Item:** Consideration to Approve Draft Annual Report and Set Meeting Date to Take Comments from the Public on March 2<sup>nd</sup>, 2022.
5. **Discussion Item:** Staff update on Establishment of the East Kuna Industrial Area – Morgan Treasure, Agency Administrator.
6. **Board Questions or Concerns**
7. **Adjourn**



## KUNA URBAN RENEWAL AGENCY

January 05, 2022

### City Council Chambers/Virtual Meeting Via Zoom

<https://zoom.us/j/94560681745?pwd=bVdydHU2SUtQMmhLeHUvRkZDaDJ5dz09>

6:00 p.m.

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

Kuna, Idaho

The meeting will be conducted through the use of a video conference call (zoom) and in person for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Morgan Treasure at [mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov) on or before January 5, 2022, at 12:00 p.m. City staff will be available in person at City Hall.

### MINUTES

1. Call to Order / Roll Call

Seat 1: Todd Cooper – present via Zoom

Seat 2: Rocco D’Orazio – present in person

Seat 3: Winston Inouye – present via Zoom

Seat 4: Greg McPherson – present in person

Seat 5: Tayler Tibbitts – present via Zoom

Staff present: Morgan Treasure, Meghan Conrad, Abigail Germaine

2. **Action Item:** Adoption of the Agenda

***MOTION:** Commissioner Inouye moved to adopt the agenda as presented.*

*Commissioner Tibbetts seconded. The motion passed unanimously.*

3. **Action Item:** Consent Agenda

Approving Minutes from August 18, 2021 Meeting

***MOTION:** Commissioner Cooper moved to approve the minutes as presented.*

*Commissioner D’Orazio seconded. The motion passed unanimously.*

4. **Discussion Item:** Establishment of the East Kuna Urban Renewal District – Morgan Treasure, Agency Administrator.

*Morgan Treasure presented a summary of the findings of the feasibility study for the East Kuna Urban Renewal District prepared by JUB.*

*Meghan Conrad answered questions regarding URS establishment processes and agreement requirements.*

5. **Action Item:** Approval of Resolution URA 03-2021, accepting the Kuna Urban Renewal District Eligibility Study for the Kuna East District and directing the Agency Administrator to transmit the Report and Resolution to the City Council for its consideration for designation of an urban renewal area.

***MOTION:** Commissioner Inouye moved to approve Resolution URA 03-2021. Commissioner Tibbits seconded. The motion passed unanimously.*

6. **Board Questions or Concerns**

*Meghan Conrad introduced Abbey Germaine to the commission. Moving forward, Abbey and Meghan will both be available to answer questions and cover Kuna URA meetings.*

7. **Adjourn**

*The meeting was adjourned at 6:20pm*

APPROVED:

By \_\_\_\_\_  
Chair of the Board

ATTEST:

By \_\_\_\_\_  
Secretary



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(208) 922-5546  
[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

**Mayor**  
Joe Stear

### **City Council**

**Members**  
John Laraway  
Chris Bruce  
Warren Christensen  
Greg McPherson

### **Urban Renewal Agency**

#### **Commissioners**

Todd Cooper  
Rocco D'Orazio  
Winston Inouye  
Greg McPherson  
Tayler Tibbits

### **Urban Renewal Administrator**

Morgan Treasure  
[mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov)  
(208) 559-5926

# 2021 Annual Report

## Kuna Urban Renewal Agency

Under the Idaho Urban Renewal Law, an urban renewal agency is required to file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include a complete financial statement setting forth its assets, liabilities, income and operating expense at the end of the calendar year. An urban renewal agency's fiscal year commences October 1 and ends September 30. Consequently, any formal financial statement would be limited to a report through the end of the Agency's fiscal year. Pursuant to Idaho Code § 67-450B, an urban renewal agency is required to prepare certain audited financial statements as described in that section depending on the agency's overall expenditures. Agencies with expenditures that do not exceed \$150,000 have no audit requirements. As the Agency's expenditures did not exceed the statutory threshold, the Agency did not proceed with an audit of its financial statements for the fiscal year ending September 30, 2021.

The budgetary process, which the Agency completed on August 18, 2021, resulted in a budget approval for Fiscal Year 2022. A copy of the approved budget is attached as **Exhibit 1** to this report. Under reporting requirements set forth in Idaho Code § 67-450E, the Agency must submit certain information to the Legislative Services Office by December 1 each year. The Agency is in the process of submitting the necessary information. The Agency is also required to submit certain information to the Idaho State Tax Commission for the urban renewal registry pursuant to Idaho Code Section 50-2913. The Agency is in the process of submitting the required information.

The Kuna City Council formally approved the Urban Renewal Plan for the Kuna West Urban Renewal Project on November 17, 2020, through Ordinance No. 2020-32. The ordinance became effective upon publication on November 25, 2020. Since that approval, the Urban Renewal Agency of the City of Kuna (Agency) has commenced with the implementation of the Plan.

### **AGENCY BACKGROUND**

Pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, the City of Kuna established the Agency on April 3, 2011 through Resolution (R21-2011). City Council officially appointed a Board of Commissioners to this Agency effective March 17th, 2020 (Resolution R23-2020).

In 2019 & 2020, the City went through an education process to talk about what financing tools were available to cities to help with economic development initiatives. In June 2019, the City partnered with JUB Engineers to put on an education workshop as well as several outreach events with public partners to explore options. In October 2019, the City hosted an Economic Development Strategic Planning Workshop which also prioritized considering Urban Renewal for the City of Kuna.

JUB Engineers studied a geographic area to determine eligibility for purposes of urban renewal planning. The area included parcels within the City limits, as well as parcels within unincorporated Ada County. The findings were set forth in an eligibility report. The Agency accepted the eligibility study on April 24<sup>th</sup>, 2020 and the Kuna City Council adopted the eligibility study on May 19<sup>th</sup>, 2020. The Council then directed the Agency to work on an urban renewal plan for the proposed Kuna West Project Area. The Agency worked closely with the Ada County Board of County Commissioners, as well as with property owners of agricultural land, on determining the Project Area boundary. The Agency accepted minor modifications to the eligibility study in a Special meeting on August 27<sup>th</sup>, which supplemental findings were adopted by City Council on September 1<sup>st</sup>, 2020. The City held two public workshops on August 27<sup>th</sup> to collect community feedback, and also mailed a letter to each property owner within the proposed district boundary to let them know about the Urban Renewal Planning efforts. Ultimately, the proposed District was smaller than the area deemed eligible and no parcels from unincorporated Ada County were included in the District.



# 2021 Annual Report

## Kuna Urban Renewal Agency (Continued)

[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

### Mayor

Joe Stear

### City Council

#### Members

John Laraway  
Chris Bruce  
Warren Christensen  
Greg McPherson

### Urban Renewal Agency

#### Commissioners

Todd Cooper  
Rocco D’Orazio  
Winston Inouye  
Greg McPherson  
Tayler Tibbits

### Urban Renewal Administrator

Morgan Treasure  
[mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov)  
(208) 559-5926

On October 7<sup>th</sup>, 2020 the Agency reviewed the Urban Renewal Plan for the Kuna West Urban Renewal Project (Plan) and gave a recommendation of approval. The Plan was reviewed by the Kuna Planning & Zoning Commission for its conformance with the City’s Comprehensive Plan on October 27<sup>th</sup>, 2020 with a recommendation of approval to City Council. State code requires as a final step that the Plan is reviewed by City Council in a public hearing which occurred on November 17, 2020 where City Council voted to approve the Plan establishing the Project Area. Background and current information about the Urban Renewal District, including maps and the plan documents can be found on the City’s website: <https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

#### **2020/2021 Projects**

The Agency’s activities in 2021 consisted primarily of efforts to define the area intended for the East Kuna Urban Renewal District and the preliminary efforts for developing a feasibility study to begin the process of establishing a second district in the area near the Kuna Mora/Cole intersection designated for industrial development in the City’s Comprehensive Plan.

#### **FY 2020/2021 Revenues**

There was no Agency revenue in 2020/2021.

#### **FY2019/2020 OPERATING EXPENSES**

The Agency’s expenses in 2020/2021 were primarily related to the study of a Kuna East Urban Renewal District and general business of the district. The feasibility study expenses for the 2020/2021 year totaled \$5970, with another \$4,156.06 in regular agency administration expenses.

#### **ASSETS**

The Agency currently holds no assets. Future assets will be comprised solely of cash accounts and property taxes receivable. The major portions of property taxes are received twice per year (end of March and August) with smaller amounts of delinquent taxes received during the course of the year.

#### **LIABILITIES AND DEBT**

The balance of the Agency’s liabilities consists only of current accounts payable.

#### **SIGNIFICANT CHANGES IN AGENCY’S FINANCIAL POSITION**

There were no significant changes in the Agency’s financial position in FY2020/2021.

The Agency will work closely with public entities, including the City of Kuna, and private developers, to develop and fund projects that are of benefit to the public. The Agency will work to consider how best to leverage Agency funds.

Greg McPherson  
Chair  
Kuna Urban Renewal Agency

Exhibit 1  
FY 2021 Kuna Urban Renewal Agency Budget

	<b>FY2021 BUDGET</b>	<b>FY2021 ACTUAL</b>	<b>FY2022 PROPOSED</b>
<b>CAPITAL PROJECTS REVENUE</b>			
Property Tax Revenue	0	0	37,420
Grant from City	96,687	29,099	0
Carryover	0	0	0
<b>TOTAL REVENUE</b>	<b>96,687</b>	<b>29,099</b>	<b>37,420</b>
<b>CAPITAL PROJECTS EXPENDITURES</b>			
Capital Improvements	96,687	29,099	0
Contingency	0	0	15,420
Professional Services	0	0	12,000
General and Admin	0	0	10,000
<b>TOTAL EXPENDITURES</b>	<b>96,687</b>	<b>29,099</b>	<b>37,420</b>
<b>GRAND TOTAL NET</b>	<b>0</b>		<b>0</b>

Kuna Urban Renewal Agency  
Balance Sheet  
Governmental Funds  
December 31, 2021

<b>Assets</b>		
Cash and Cash Equivalents	-\$270.00	
Property Tax Receivable	<u>\$ 145,684.47</u>	
Total Assets		\$ 145,414.47
<b>Deferred Outflows</b>		\$ -
<b>Total Assets and Deferred Outflows</b>		<u><u>\$ 145,414.47</u></u>
<b>Liabilities</b>		
Accounts Payable		<u>\$ 67.50</u>
Total Liabilities		\$ 67.50
<b>Deferred Inflows</b>		
Unavailable Property Taxes		<u>\$ 56,105.50</u>
Total Deferred Inflows		\$ 56,105.50
<b>Fund Balance, Unrestricted</b>		\$ 89,241.47
<b>Total Liabilities, Deferred Inflows and Fund Balance</b>		<u><u>\$ 145,414.47</u></u>

These financial statements have not been subjected to an audit, review, or compilation, and no assurance is provided on them. Substantially all disclosures have been omitted.

Kuna Urban Renewal Agency  
Statement of Revenues, Expenditures, and  
Changes in Fund Balances  
Governmental Funds  
December 31, 2021

<b>Revenues</b>	
Property Taxes	\$ 89,578.97
Grants	<u>\$ 9,788.56</u>
	\$ 99,367.53
 <b>Expenditures</b>	
Professional Services	\$ 10,126.06
 <b>Net Change in Fund Balances</b>	
	\$ 89,241.47
 <b>Fund Balance-Beginning</b>	
	<u>\$ -</u>
<b>Fund Balance-Ending</b>	<u><u>\$ 89,241.47</u></u>

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