



## **NOTICE & AGENDA**

### **KUNA URBAN RENEWAL AGENCY**

**March 02, 2022**

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

<https://zoom.us/j/98558228092?pwd=TkhyallhdEk0eCtXdkhoOTdUUlBQZz09>

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 March 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: Dave Case
  - 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 February 2, 2022 Meeting
4. **Action Item:** Public Comment on Kuna URA 2021 Draft Annual Report.
5. **Action Item:** Consideration to Approve RESOLUTION NO. URA 01-2022

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2021; APPROVING THE

NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR, VICE-CHAIR, OR AGENCY ADMINISTRATOR TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

6. **Discussion Item:** Staff update on Establishment of the East Kuna Industrial Area – Morgan Treasure, Agency Administrator.
7. **Board Questions or Concerns**
8. **Adjourn**



**KUNA URBAN RENEWAL AGENCY**  
**February 02, 2022**  
**City Council Chambers/Virtual Meeting Via Zoom**  
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. City staff will be available in person at City Hall.

**MINUTES**

1. Call to Order / Roll Call

*(Timestamp 00:00:27)*

Seat 1: Vacant

-N/A

Seat 2: Rocco D’Orazio

-Absent

Seat 3: Winston Inouye

-Via Phone

Seat 4: Greg McPherson

-Via Phone

Seat 5: Tayler Tibbitts

-Present

Staff present: Morgan Treasure, Meghan Conrad, Zulema Montenegro

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

*(Timestamp 00:00:50)*

**Motion by Commissioner Tibbitts to approve agenda as published. Seconded by Commissioner Inouye. Motion carried 3-0-0.**

3. **Action Item:** Consent Agenda

*(Timestamp 00:00:00)*

- a. Approving Minutes from January 05, 2022 Meeting

**Motion by Commissioner Tibbitts to approve minutes. Seconded by Commissioner Inouye. Motion carried 3-0-0.**

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  
(Timestamp 00:01:40)

Morgan Treasure, Agency Administrator presented a summary of the Draft Annual Report. Commissioner Tibbit commented -report is as expected, well written and points covered  
Meghan Conrad- question on property tax receivable on balance sheet

**Motion to approve Draft Annual Report and Set meeting Date to Take Comments from the Public on March 2<sup>nd</sup>, 2022 by Commissioner Inoyue. Seconded by Commissioner Tibbits. Motion carried 3-0-0.**

5. **Discussion Item:** Staff update on Establishment of the East Kuna Industrial Area –  
Morgan Treasure, Agency Administrator  
(Timestamp 00:00:00)

Morgan Treasure, Agency Administrator presented to the commissioners that City Council approved the study last night – contracts setup will be on next agenda  
East Kuna Industrial area moving forward. Did get first increment check.

6. **Board Questions, Concerns and Announcements:**  
(Timestamp 00:09:50)

Commissioner Tibbits had a question about status on filling vacant seat. Morgan Treasure, Agency Administrator responded that they are moving forward with some applicants and the Mayor will be making a recommendation.

## 7. Adjourn

**6:12 PM**

APPROVED:

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

ATTEST:

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

**RESOLUTION NO. URA 01-2022**

**BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/KA THE KUNA URBAN RENEWAL AGENCY:**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2021; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR, VICE-CHAIR, OR AGENCY ADMINISTRATOR TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.**

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council of the city of Kuna, Idaho (the “City”), on November 17, 2020, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2020-32 on November 27, 2020, approving the Plan establishing the Kuna West revenue allocation area and making certain findings;

WHEREAS, pursuant to Idaho Code Section 20-2006(5)(c), the Agency is required to prepare an annual report and file the annual report with the City and the Idaho State Controller, on or before March 31 of each year;

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Agency Administrator prepared the annual report of the Agency’s activities for calendar year 2021, a copy of which report is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, Agency Board reviewed and tentatively approved the draft annual report at the February 2, 2022, Agency Board meeting and directed that the report be made available and notice of availability be posted;

WHEREAS, the Agency Administrator took steps to provide a copy of the report for public review and comment;

WHEREAS, on March 2, 2022, pursuant to Idaho Code Section 50-2006(5)(c), the Agency held an open public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at Kuna City Council Chambers, 751 W. 4<sup>th</sup> Street, Kuna, Idaho, on the proposed annual report.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, AS FOLLOWS:**

Section 1: That the above statements are true and correct.

Section 2. That the annual report attached hereto as “**EXHIBIT A**” and the notice of filing the annual report attached hereto as “**EXHIBIT B**” are hereby approved and adopted by the Agency Board.

Section 3: That the Board Chair, Vice-Chair, or Agency Administrator shall submit said annual report to the City Clerk of the city of Kuna, Idaho, and the Idaho State Controller on or before March 31, 2022.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**PASSED AND ADOPTED** by the Urban Renewal Agency of the city of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, on March 2, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 2, 2022.

APPROVED:

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

ATTEST:

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



P.O. BOX 13  
KUNA ID 83634  
(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>

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.

## **PUBLIC NOTICE**

As required by Idaho Code Section 50-2006(5)(c), the Urban Renewal Agency of the city of Kuna, Idaho has filed a report of its 2021 activities with the office of the Kuna City Clerk and the Idaho State Controller. The report is available for inspection during business hours in the office of the Kuna City Clerk, 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. The report is also available on the Agency's website at: <http://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>.

If you have any questions please contact Agency Administrator, Morgan Treasure (208) 559-5926 or at [mtreasure@kunaid.gov](mailto:mtreasure@kunaid.gov).

Published: March \_\_, 2022.