



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

**KUNA URBAN RENEWAL AGENCY**

**August 3<sup>rd</sup>, 2022**

**City Council Chambers**

**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). Staff will be available in person at City Hall.

<https://us02web.zoom.us/j/82207221431?pwd=dy8rdE1UKzJ3Ti81SkJvWk1aTWozUT09>

Dial in: +1 253 215 8782 US (Tacoma)

**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 May 4, 2022 Meeting
  - b. Treasurer's Report from June 30, 2022
4. **Discussion Item:** Proposed FY2023 Budget – Morgan Treasure, Agency Administrator.
5. **Action Item:** Tentative approval of the FY2023 budget, selection of the public hearing date, and authorization to publish notice.

- i. Staff Suggests August 24, 2022 for hearing date
6. **Discussion Item:** East Kuna URD Workshop Review
7. **Discussion Item:** Status Update regarding Ag Consents
8. **Board Questions or Concerns**
9. **Adjourn**



**KUNA URBAN RENEWAL AGENCY**  
**March 04, 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 March 4, 2022, at 12:00 p.m. City staff will be available in person at City Hall.

**MINUTES**

1. Call to Order / Roll Call

*(Timestamp 00:06:05)*

Seat 1: Dave Case

-Present

Seat 2: Rocco

D'Orazio

-Via Phone

Seat 3: Winston

Inouye

-Via Zoom

Seat 4: Greg

McPherson

-Absent

Seat 5: Tayler Tibbitts

-Via Phone

Staff present: Morgan Treasure, Meghan Conrad, Zulema Montenegro, Lisa Bachman, Rhen Thurgood, Abby Germaine

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

*(Timestamp 00:00:00)*

Note that meeting has been moved from City Council Chambers to the Planning and Zoning conference room.

**Motion by Commissioner Inoyue to approve agenda as published. Seconded by Commissioner Tibbits. Motion carried 4-0-0.**

3. **Action Item:** Consent Agenda  
(Timestamp 00:00:00)

- a. Approving Minutes from February 02, 2022 Meeting
- b. Treasurer's Report as of March 30, 2022

**Motion by Commissioner Inoyoue to approve minutes. Seconded by Commissioner D'Orazio. Motion carried 4-0-0.**

4. **Presentation:** East Kuna Urban Renewal District – Update on planning effort and draft project list – JUB Engineers  
(Timestamp 00:00:00)

*Lisa Bachman, JUB Engineers*

*Went over the status of the east Kuna Urban Renewal district plan and the process and familiarize the commissioners on what they've done so far. Quick refresh on the eligibility study meeting all requirements and City Council approving the resolution to prepare the Urban Renewal Plan. Now are in the process of developing that plan, presenting preliminary information, and will move forward with a formal work session in June/July. Gave background and history refresher of where it is located, access, and water, sewer, road challenges. No questions from Commissioners.*

*Rhen Thurgood, JUB Engineers*

*Showed overview map of the different projects that have been identified to serve the district. They have been broken down into different sections such as broadband, electrical, water, sewer, roadways and gas. Some are more defined than others due to it still being in the preliminary stage. Spoke about funding sources from private to public. They have a pre-engineering need for improvement to roadways and other infrastructure projects. A lot of moving parts, hoping to capture what the costs will be but more info to come as the project goes along. No questions from Commissioners.*

*Lisa Bachman, JUB Engineers*

*Wrapped up presentation and went over the next steps. Commissioners had a couple questions regarding funding, timelines and roadways.*

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

*Morgan Treasure, Staff*

*Provide a brief update that the planning process has been pushed out past the initial timeline. Working quickly to get back on schedule, some flex time was accounted for. Possibility of calling a special meeting once plans are received from Engineering firm that is doing the water and wastewater facility. Have had significant interest in the area and looks successful when looked in the market perspective.*

**6. Board Questions, Concerns and Announcements:**

*(Timestamp 00:00:00)*

*Question from Commissioner D'Orazio about public opinion overall.*

*Morgan stated that there have been some community concerns about Meta as a company but not so much about the industrial area, especially after the project is explained on how it will impact the industrial area. There are some more local residents that have been more vocal with concerns. Generally, from the community it has been positive.*

*Question from Commissioner Inouye about any questions related to the water use with Meta?*

*Morgan stated that there have been some questions about that. Has tried to refute any misinformation that has gone out there. Have been following up and explaining how everything goes through permitting with Idaho Department of Water Resources.*

**7. Adjourn**

**6: 28 PM**

APPROVED:

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

ATTEST:

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

*Minutes prepared by Zulema Montenegro, Executive Assistant to the Development Director*

## West Kuna URD Treasurer's Report

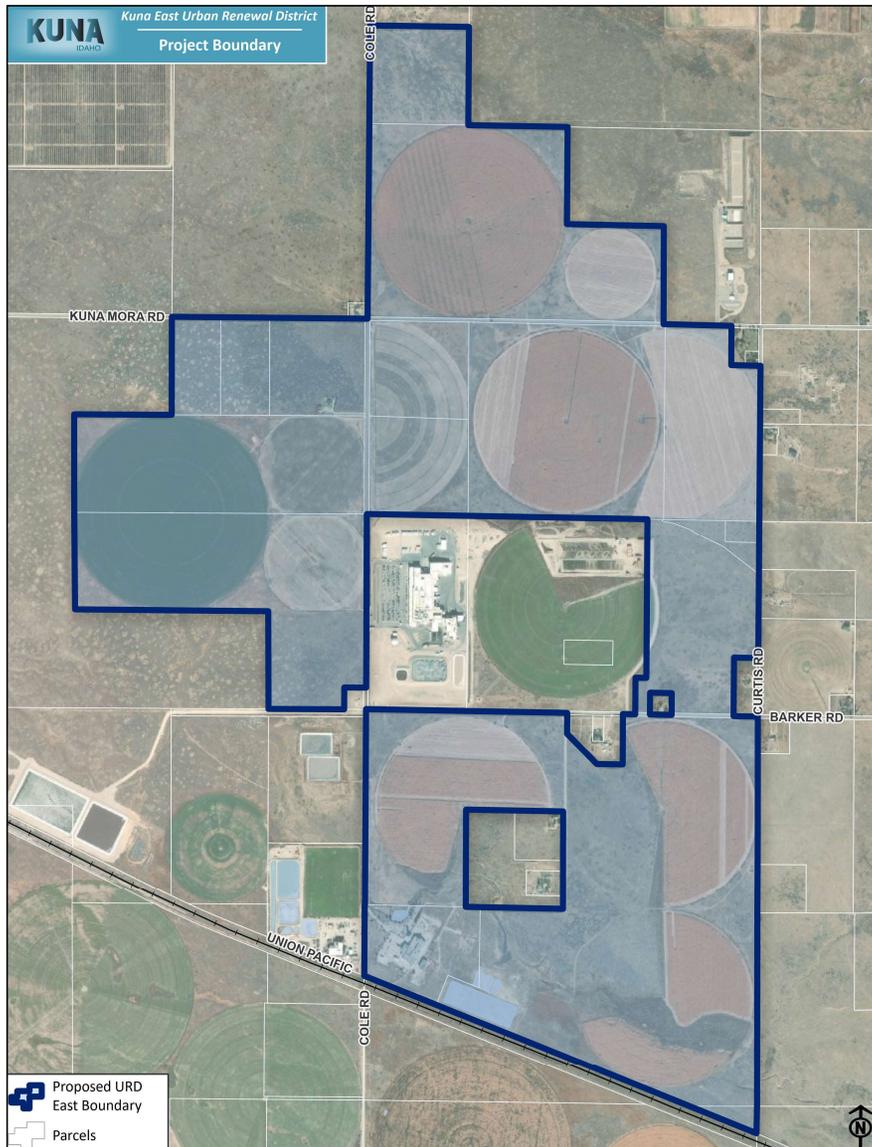
30-Jun-22

Fund	Account	Detail	Actual 6/30/22	Budget	% to Actual
52	4100	PROPERTY TAX REVENUE	(146,798.36)	(37,420.00)	392.30%
52	6045	CONTINGENCY	-	15,420.00	0.00%
52	6202	PROFESSIONAL SERVICES	2,035.00	12,000.00	16.96%
52	6287	GENERAL AND ADMIN	36.26	10,000.00	0.36%
		Cash Allocated 6/30/22	102,894.58		

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT - FYE 2023

ACCOUNT #	ACCOUNT NAME	FYE 2023	FYE 2022		FYE 2021		FYE 2020		FYE 2019		FYE 2018	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
<b>Revenue</b>												
52-4100	Property Tax Revenue	\$158,495	\$126,796	\$37,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4110	Property Tax Interest and Penalties	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4650	Grant Revenue	\$0	\$0	\$0	\$25,335	\$96,687	\$0	\$0	\$0	\$0	\$0	\$0
52-4950	Carryover	\$122,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		<b>\$280,627</b>	<b>\$126,796</b>	<b>\$37,420</b>	<b>\$25,335</b>	<b>\$96,687</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>												
52-6020	Capital Improvements and Reimbursements	\$50,000	\$0	\$0	\$0	\$96,687	0	0	0	0	0	0
52-6045	Contingency	\$213,127	\$0	\$15,420	\$0	0	0	0	0	0	0	0
52-6202	Professional Services	\$12,000	\$4,428	\$12,000	\$25,335	0	0	0	0	0	0	0
52-6287	General and Admin	\$5,500	\$236	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		<b>\$280,627</b>	<b>\$4,664</b>	<b>\$37,420</b>	<b>\$25,335</b>	<b>\$96,687</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>GRAND TOTAL NET</b>		<b>\$0</b>	<b>\$122,132</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*Forecast



# EAST KUNA URBAN RENEWAL DISTRICT PLAN

AUGUST 2, 2022  
JOINT WORKSHOP

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# WELCOME! INTRODUCTIONS

## CITY OF KUNA

- Morgan Treasure, Economic Development Director
- URA Board
- Planning & Zoning Commission
- City Council

## CONSULTANTS

*J-U-B Engineers, Inc. (Planning, Engineering, Survey)*

- Lisa Bachman, AICP, PCED
- Rhen Thurgood, P.E.

*Elam & Burke, P.A. (Legal)*

- Meghan Conrad
- Abby Germaine

*The Metts Group (Economist)*

- Alivia Metts

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# WORKSHOP OVERVIEW

- What is an Urban Renewal District?
- Why Urban Renewal for East Kuna?
- East District Background
- Steps to Create a District
- Maps & Project List
- Feedback & Questions

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# URBAN RENEWAL



Ability to Focus Dollars Into a Specific Area For Infrastructure Improvements

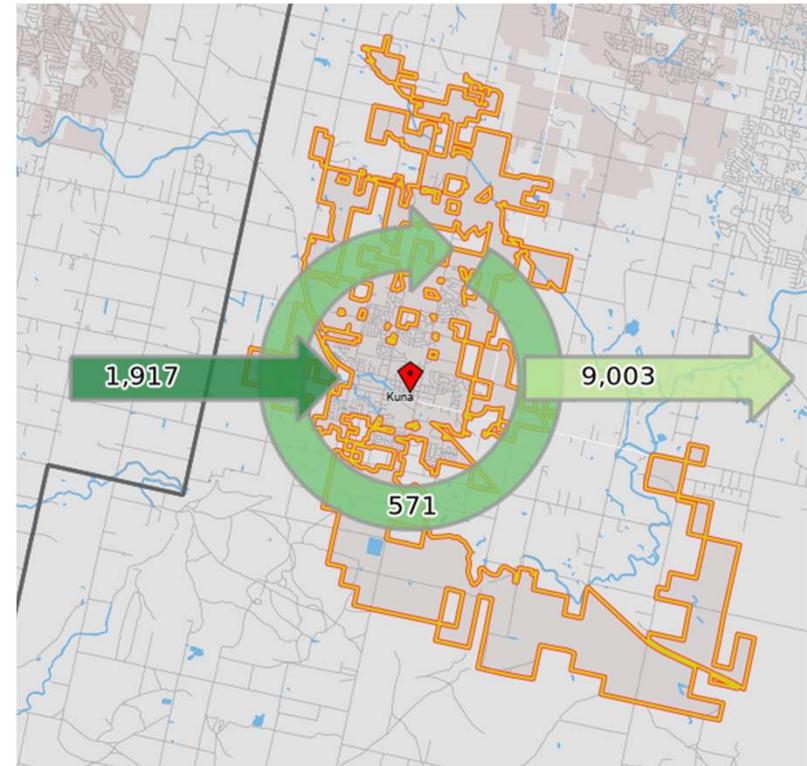
# WHY KUNA?

## Background

- Urban Renewal Conversations Since 2001
- Urban Renewal Agency Established in 2011
- First Urban Renewal District Formed “West District” in 2020 for Kuna Downtown Area

## Why Urban Renewal for East Kuna?

- 94% Leave to Work Elsewhere
- Infrastructure Challenges (Roadways, Sewer, Water, Shovel-Ready Properties for Industrial)



Source: US Census Bureau (2019)

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## EXAMPLE: CALDWELL (1998-2017)

- Indian Creek Restoration & Downtown Plaza
- Redevelopment: Theatre, YMCA, TVCC
- Parks, Roadways & Infrastructure
- Sky Ranch Business Center
  - \$40 Million of Investment (14 new buildings)
  - 400+ jobs



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## WHAT IS AN URBAN RENEWAL DISTRICT?

Planning Boundary to re-invest taxes from NEW developments in an area into infrastructure projects

- Greenfield Development (i.e., Business/Industrial Park)
- Redevelopment (i.e., downtown)
- Roadway & Pedestrian Improvements
- Public Infrastructure

A URD/TIF *does not* raise property taxes or affect impact fees

# HOW IT WORKS

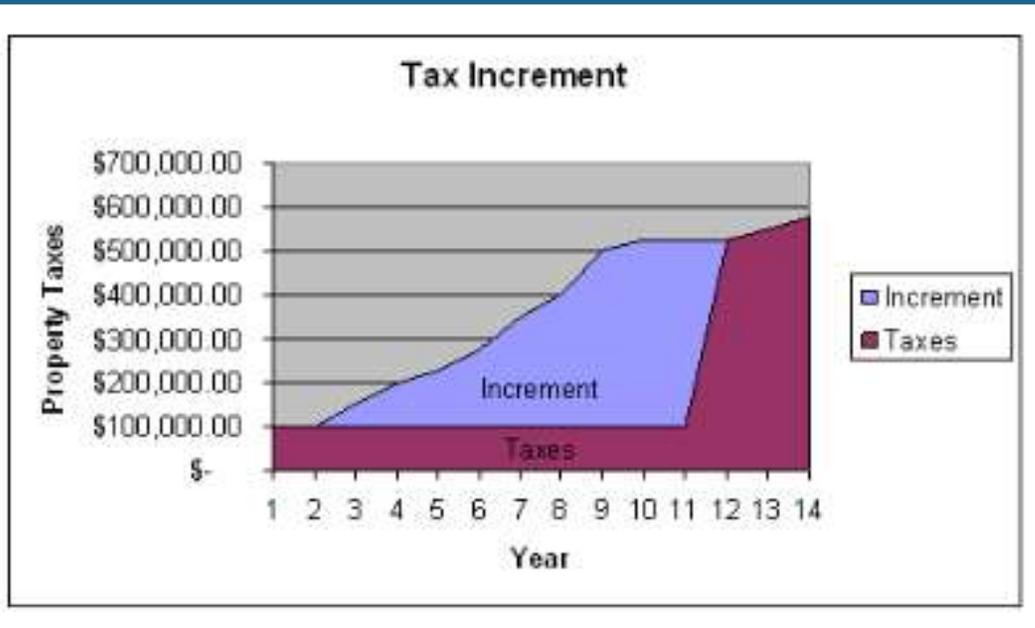
Example: 1 Acre of Undeveloped Ground in District is Worth \$100,000



A New Retail Development is Built on That Ground and Increases the Value to \$1 Million

The URD Can Use the Property Taxes Collected on the \$900,000 (increment x levy rate) for Infrastructure Projects Within the Planning Area

# WHAT ABOUT TAXING ENTITIES?



- Taxing Entities Will Collect the Amount they Budget
- Fire/Police/Parks/ACHD will Still Collect Impact Fees
- When the District Closes (20 Years Max), 80% of the Increment Value is Placed on the New Construction Roll and Available for Taxing Entities to Increase Budget Capacity, beyond the 8% cap

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## EAST DISTRICT BACKGROUND

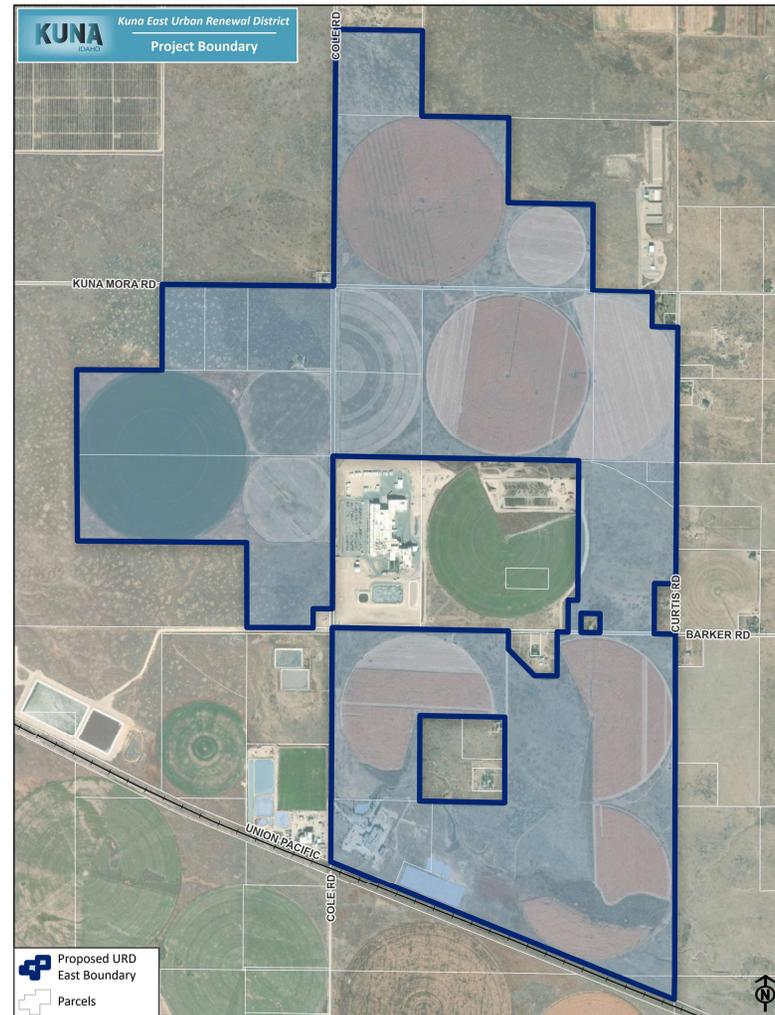
- Located in the Kuna Mora/Cole area
- Approximately 1,528 acres, annexed into city limits February and October 2021
- Business interests – Kuna’s economic development efforts attracting national companies
  - Data/Technical Center
  - Truss Plant
  - Agricultural food cleaning
- Identified as industrial use on Future Land Use Map as far back as 2015
- Good access for trucking, rail, electric and telecom utilities, but challenging for water, sewer and roadways
- The Kuna East Urban Renewal District has been contemplated since 2020
- That but for urban renewal and the opportunity to address water, sewer, and roadway deficiencies, this area would not fully develop to support desired industrial development until much later in the future

# STEPS TO CREATE A DISTRICT



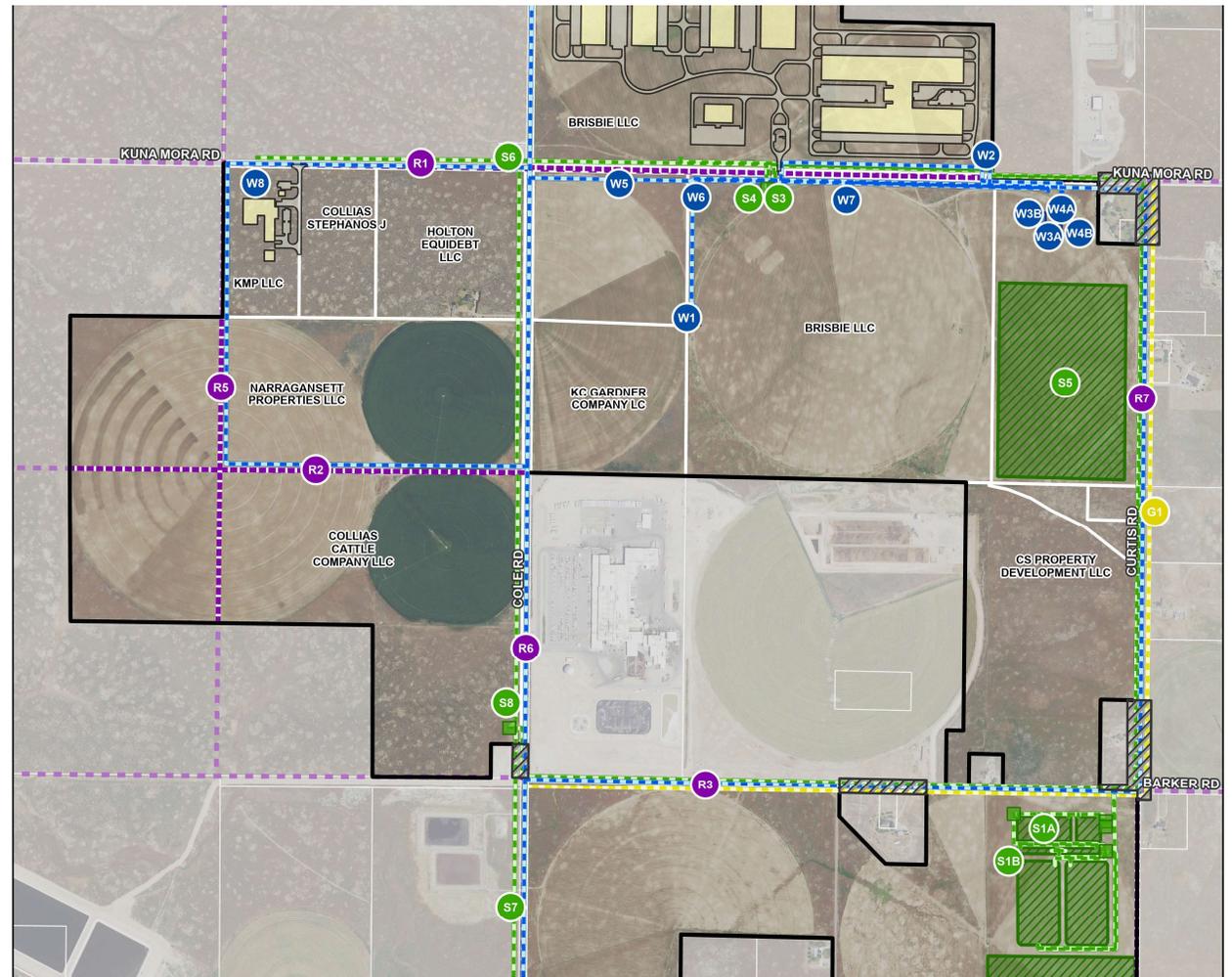
# URD BOUNDARY

- Kuna Mora Road
- Cole Road
- Curtis Road
- UPRR Tracks



# PUBLIC INFRASTRUCTURE MAP

- Roads
- Sewer
- Water



# PUBLIC INFRASTRUCTURE PROJECT LIST

- Investments
  - Private
  - Public

Kuna East Urban Renewal District			<b>DRAFT</b>		 J-U-B ENGINEERS, INC.	
Project List						
7/7/2022						
Project ID	Project Description <sup>1</sup>	Data/Improvement Source	Funding Source <sup>2</sup>			
			Private	Public		
<b>Water Improvements</b>						
W1	Well #1 (1,000 gpm)	Parametrix	X			
W2	Well #2 (1,000 gpm)	Parametrix	X			
W3A	2 MG Storage Tank	Parametrix	X			
W3B	Future 2 MG Storage Tanks (2)	Parametrix			X	
W4A	Booster Station/Operations Building	Parametrix	X			
W4B	Future Booster Station Capacity Upgrades	Parametrix			X	
W5	Water Distribution System	Parametrix	X			
W6	Well #3 (1,000 gpm)	Parametrix	X			
W7	Well #4 (1,000 gpm)	Parametrix	X			
W8	Western Boundary Water Improvements	Kuna Comprehensive Plan	X			
W9	Southern Boundary Water Improvements	Kuna Comprehensive Plan	X			
W10	6,000 gpm Future Production Capacity (Location TBD)	Parametrix			X	
<b>Sewer Improvements</b>						
S1A	WWTP - Headworks, Domestic WW treatment, Process WW treatment, Operations Building	Parametrix	X			
S1B	Future WWTP Capacity Upgrades	Parametrix			X	
S2	Land Application System - chlorination, pumping, distribution	Parametrix	X			
S3	Domestic WW Lift Station and Force Main	Parametrix	X			
S4	Process WW Lift Station and Force Main	Parametrix	X			
S5	Additional Land Application as needed	Parametrix			X	
S6	Western Boundary Sewer Improvements	Kuna Comprehensive Plan	X			
S7	Southern Boundary Sewer Improvements	Kuna Comprehensive Plan	X			
S8	Future Lift Station and Force Main	J-U-B Engineers			X	
<b>Road Improvements</b>						
R1	Kuna Mora Rd (Future Expressway)	Kuna Comprehensive Plan	X		X	
R2	E-W Minor Collector	Kuna Comprehensive Plan	X		X	
R3	Barker Rd (Minor Collector)	Kuna Comprehensive Plan	X		X	
R4	E-W Major Collector	Kuna Comprehensive Plan	X		X	
R5	N-S Minor Collector	Kuna Comprehensive Plan	X		X	
R6	Cole Rd (Local)	Kuna Comprehensive Plan	X		X	
R7	Curtis Rd (Local)	Kuna Comprehensive Plan	X		X	
<b>Electrical Improvements</b>						
E1	Brisbie Electrical Service and Improvements	Parametrix	X			
<b>Natural Gas Improvements</b>						
G1	Natural Gas Distribution Improvements		X		X	

Notes:

1. Infrastructure improvements may occur in phases and may be funded by private and/or public sources.
2. Funding sources are subject to change based on timing of infrastructure construction and buildout.

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## **FEEDBACK & QUESTIONS**