



KUNA URBAN RENEWAL AGENCY
March 1, 2023
City Council Chambers/Virtual Meeting Via Zoom
6:00 p.m.
751 W. 4th 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 on or before March 1, 2023, at 12:00 p.m. City staff will be available in person at City Hall.

MINUTES

1. Call to Order / Roll Call

(Timestamp 00:06:00)

Seat 1: Dave Case

-Present

Seat 2: Rocco D'Orazio

-Via Zoom

Seat 3: Winston Inouye

-Absent

Seat 4: Greg McPherson

-Present

Seat 5: Tayler Tibbitts

-Present

Staff present: Morgan Treasure, Zulema Montenegro, Jared Empey, Meghan Conrad (via Zoom)

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

(Timestamp 00:00:00)

Motion by Commission Case to approve and adopt agenda as published.

Seconded by Commissioner Tibbitts. Motion carried 4-0-0.

3. **Action Item:** Consent Agenda

(Timestamp 00:00:00)

- a. Expenses
 - Approval of Paid Invoices – Report
- b. Minutes and Reports
 - Approval of February 1, 2023, Meeting Minutes

Motion by Commissioner Case to approve the consent agenda. Seconded by Commissioner Tibbits. Motion carried 4-0-0.

4. **Discussion Item:** Legislative Update – Morgan Treasure, Agency Administrator
(Timestamp 00:00:00)

Morgan Treasure, Agency Administrator

Updated Commissioners on House Bill 46 and 159. Let them know that this past Monday, herself, Mayor Stear and a couple other parties came out to testify against House Bill 159. The motion to send it to the floor failed. Since then, she has heard about a technicality that the bill might be considered live and may come back before the committee as a reconsideration. Answered Commissioners questions on industry/public proponents and which committee the bills came from.

5. **Action Item:** Consideration to Accept the Kuna Urban Renewal Agency FY2022 Audit and Authorize Filing Pursuant to Idaho Law - Jared Empey, Treasurer
(Timestamp 00:00:00)

Jared Empey, Treasurer

Let the Commissioners know that internal auditors have reviewed financials in the last few weeks. Stated that this is the first year that financial statements were broken out as a separate reporting entity. Explained the two sets of financials in governmental financials and how one counts capital assets and one doesn't. Explained in further detail the audit. Answered Commissioner Tibbitt's questions on a couple line items and explained that this is the first year it is broken down like this.

Motion by Commissioner Tibbits to Accept the Kuna Urban Renewal Agency FY2022 Audit and Authorize Filing Pursuant to Idaho Law. Seconded by Commissioner Case. Motion carried 4-0-0.

6. **Action Item:** Consideration to Approve Rate Increase from Elam & Burke
(Timestamp 00:00:00)

Morgan Treasure, Agency Administrator

Explained the letter from Elam and Burke regarding their rate adjustment. Wanted to bring it to the board to notify them about the adjustment to meet current market conditions.

Meghan, Elam and Burke

Explained how they have done two significant projects, establishing the West and East Districts. Expects to not be spending as much time in the near future because projects will

be more project specific. Answered Commissioner Case's question about her presence at committee and if it was on behalf of the committee. She explained that she was there on behalf of the Redevelopment Association of Idaho (RAI).

Motion by Commissioner Case to Approve Rate Increase from Elam & Burke. Seconded by Commissioner Tibbits. Motion carried 4-0-0.

7. **Action Item:** Consider approval of applying for membership to the Redevelopment Association of Idaho, Inc. (RAI) and paying appropriate membership dues.
(Timestamp 00:00:00)

Morgan Treasure, Agency Administrator

Described what the Redevelopment Association of Idaho (RAI) is and how they support all the urban renewal agencies in the state. Stated RAI is a great resource and based on what's currently going on, believes it would be beneficial to have access to their resources. Answered Commissioner Case's questions on which tier the committee would fall under and what the difference was between the levels of service were. Let commissioners know that the goal would be for these membership dues to be a budget line-item next year if approved.

Meghan Conrad, Elam and Burke

Explained this history behind the formation of RAI and how it has evolved. Although it is not intended to be a lobbying organization, they do provide review and comment on legislation that may be impacting revenue allocation areas. The RAI, does retain a lobbyist, and try to coordinate with the Idaho Association of Cities, Tax Commission and the Controller's Office. Answered Commissioner Case's question about how often legislation regarding Urban Renewal comes up and what level of involvement is required.

Commissioner Case,

Would like the membership dues to be evaluated annually. Wants to ensure that the services being provided by RAI are not something that the agency could get through other means without belonging to the organization. Just wanted to make sure that as the fee increase there is an opportunity to address without automatic approval.

Motion by Commissioner Tibbits to Approve Applying for Membership to the Redevelopment Association of Idaho, Inc. (RAI) and Paying Appropriate Membership Dues. Seconded by Commissioner Case. Motion carried 4-0-0.

8. **Action Item:** Public Comment on Kuna URA 2022 Annual Report
(Timestamp 00:00:00)

Morgan Treasure, Agency Administrator

Let the commissioners know that she has not received any written comment or phone calls. It has been published on the website and newspaper for the community.

Commissioner Case asked if there was any issue with the meeting being changed to a different location. Meghan said it was not as long as it was posted on the doors letting

the public. Agency Administrator, Morgan Treasure let them know that signs were posted on both doors.

Commissioner McPherson opened the public hearing for the Kuna URA 2022 Annual Report. Acknowledge that no one was there to testify.

Motion by Commissioner Case to Close Public Comment on Kuna URA 2022 Annual Report. Seconded by Commissioner Tibbits. Motion carried 4-0-0.

9. **Action Item:** Consideration to Approve RESOLUTION NO. URA 02-2023.
(Timestamp 00:00:00)

Motion by Commissioner Tibbits to Approve RESOLUTION NO. URA 02-2023. Seconded by Commissioner Case. Motion carried 4-0-0.

*Morgan Treasure, Agency Administrator
Asked for an additional motion to add amendment number one to the Kuna URA 2022 Annual Report.*

Motion by Commissioner Case to add Amendment Number One to the Kuna URA 2022 Annual Report. Seconded by Commissioner Tibbits. Motion carried 4-0-0.

10. **Board Questions, Concerns and Announcements:**
(Timestamp 00:00:00)

*Morgan Treasure, Agency Administrator,
Asked the commissioners if they would like for her to send emails as the legislation develops to keep them up to date.*

11. Adjourn

6:38 PM

APPROVED:

By 
Chair of the Board

ATTEST:

By 
Secretary

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