



**KUNA URBAN RENEWAL AGENCY**  
**May 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 May 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.*

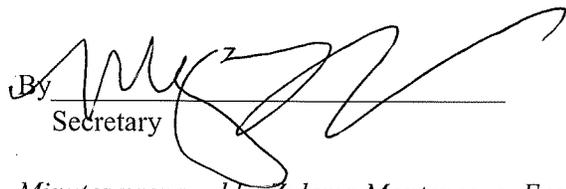
**7. Adjourn**

**6: 28 PM**

APPROVED:

By   
Chair of the Board

ATTEST:

By   
Secretary

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