



KUNA URBAN RENEWAL AGENCY
February 7, 2024
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 February 7, 2024, at 12:00 p.m. City staff will be available in person at City Hall.

MINUTES

1. Call to Order / Roll Call

(Timestamp 06:00)

Seat 1: Dave Case
-Present
Seat 2: Vacant
Seat 3: Amber Bothwell
-Present
Seat 4: Greg McPherson
-Absent
Seat 5: Tayler Tibbitts
-Via Zoom

Staff present: Morgan Treasure, Jared Empey, Zulema Montenegro, Meghan Conrad

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

(Timestamp 00:06:01)

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

3. **Action Item:** Consent Agenda

a. Expenses

- Approval of Paid Invoices - Report

b. Minutes and Reports

- Approval of November 01, 2023, Meeting Minutes

(Timestamp 00:06:01)

Motion by Commissioner Bothwell to approve the consent agenda and approve the minutes from November 01, 2023. Seconded by Commissioner Tibbitts. Motion carried 3-0-0.

4. **Action Item:** Consideration to Approve Draft Annual Report, Set Meeting Date to Take Comments from the Public on March 6, 2024, and publish Notice of the Meeting.

(Timestamp 00:06:02)

Morgan Treasure, Agency Administrator

Gave a brief overview regarding the 2023 Annual Report, reporting that the beginning of the year was spent at the statehouse focusing on House bill 328 which changed the outlook for the East Kuna plan. Update on the pedestrian crossing project that was presented to the agency ended up getting fully funded by grants.

Motion by Commissioner Bothwell to approve Draft Annual Report, Set Meeting Date to Take Comments from the Public on March 6, 2024, and publish Notice of the Meeting. Seconded by Commissioner Tibbitts. Motion carried 3-0-0.

5. **Action Item:** Consideration to approve RESOLUTION NO. URA 01-2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AMENDING THE AGENCY BYLAWS TO PROVIDE THAT OFFICER ELECTIONS SHALL OCCUR AT THE REGULAR BOARD MEETING HELD IN MARCH; AND PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:06:06)

Meghan Conrad, Elam and Burke

Explained that the resolution is a bylaw cleanup. In order to have another cycle of elections during a regular meeting, officers' elections will occur in March instead of April. The seats would include a chair and vice chair.

Motion by Commissioner Bothwell to approve RESOLUTION NO. URA 01-2024 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AMENDING THE AGENCY BYLAWS TO PROVIDE THAT OFFICER ELECTIONS SHALL OCCUR AT THE REGULAR BOARD MEETING HELD IN MARCH; AND PROVIDING AN EFFECTIVE DATE. Seconded by Commissioner Tibbitts. Motion carried 3-0-0.

6. **Discussion Item:** Quarterly Financial Report – Jared Empey, Agency Treasurer

(Timestamp 00:06:09)

Jared Empey, Agency Treasurer

Explained the revenue that is coming in for the West and East districts and how expenses have been minimal. Stated that the agency is building up reserves to start some projects and funding some new construction.

7. **Discussion Item:** Legislative Update – Morgan Treasure, Agency Administrator
(Timestamp 00:06:12)

Morgan Treasure, Agency Administrator

Gave an update about legislation currently being discussed regarding urban renewal only being allowed in existing blighted areas. There has been an alternative proposed that looks like a CID which removes the incentive.

Meghan Conrad, Elam and Burke

Gave further details about a draft bill that still has opportunities to change. Expects the hearing to be as early as next week. Explained the two components of the bill and how the amendments to the URA statute are put in the same bill as its proposed replacement. Stated that the LIDD, Local Infrastructure Development District is intended to be a replacement tool for “greenfield development”. Described several challenges and limitations that create a lack of stability in this continuing to be a viable tool to support local government efforts in economic development and downtown revitalization.

8. **Board Questions, Concerns and Announcements:**
(Timestamp 00:06:25)

Motion by Commissioner Bothwell to adjourn meeting. Seconded by Commissioner Tibbitts. Motion carried 3-0-0.

9. **Adjourn**

6:25 PM

APPROVED:

By  _____
Chair of the Board

ATTEST:

By  _____
Secretary

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