

**BOARD**

Dave Case, Chair  
Tayler Tibbitts, Vice Chair  
Amber Bothwell, Commissioner  
Greg McPherson, Commissioner  
Aime Menges, Commissioner

**Kuna Urban Renewal Agency  
City Hall Council Chambers  
751 W. 4<sup>th</sup> Street, Kuna, ID, 83634**



**SPECIAL MEETING  
NOTICE & AGENDA  
July 17, 2024, at 6:00 PM  
Council Chambers/Virtual via Zoom  
*\*Rescheduled from July 3, 2024\****

*The meeting shall be conducted virtually via Zoom and in person for Agency Commissioners, city staff, and consultants. Individuals who wish to provide written comment on Agenda items may do so by emailing Jessica Hall at [jhall@kunaid.gov](mailto:jhall@kunaid.gov), on or before April 3, 2024, by 12:00 PM; staff is also available in person at City Hall.*

**1. CALL TO ORDER & ROLL CALL:**

**2. ADOPTION OF AGENDA: *Action Item***

**3. CONSENT AGENDA: *Action Item***

*All items listed are routine and acted on with one (1) Motion by the Board; there will be no separate discussion unless the Chair, Vice Chair, Commissioners, or staff requests an item be removed. Removed items will be placed under Business unless otherwise instructed.*

**A. Expenses**

- I. None**

**B. Minutes & Reports**

- I. Approval of URA Meeting Minutes April 11, 2024**

**4. NEW BUSINESS: *Action Item***

- A. Proposed FY2025 Budget – Tentative approval of budget, selection of public hearing date, and authorization to publish notice.**

*Staff recommends public hearing date of August 7, 2024.*

**5. BOARD QUESTIONS OR CONCERNS**

**6. EXECUTIVE SESSION: *Action Item***

Executive Section under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency.

**7. ADJOURN**

**BOARD**

Dave Case, Chair  
Tayler Tibbitts, Vice Chair  
Amber Bothwell, Commissioner  
Greg McPherson, Commissioner  
Amie Menges, Commissioner

**Kuna Urban Renewal Agency  
City Hall Council Chambers  
751 W. 4<sup>th</sup> Street, Kuna, ID, 83634**



**SPECIAL MEETING  
MINUTES  
April 11, 2024, at 6:00 PM  
Council Chambers/Virtual via Zoom  
*\*Rescheduled from April 3, 2024\****

*This meeting was conducted via Zoom and in person for Agency Commissioners, city staff, consultants, and members of the public. There were no public comments submitted by April 3, 2024, deadline, nor were there any public attendees present.*

**1. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:02:58 Part 1 of 2)*

Chairman Case called the meeting to order and requested roll call be taken.

*(Timestamp 00:03:17 Part 1 of 2)*

Meeting Clerk Jessica Hall called roll.

**COMMISSION:**

Dave Case, Chairman  
Tayler Tibbitts, Vice Chairman  
Amber Bothwell, Commissioner  
Greg McPherson, Commissioner  
Amie Menges, Commissioner

**CITY STAFF:**

Morgan Treasure, Economic Development Director  
Jessica Hall, Meeting Clerk & Economic & Community Development Specialist

**2. ADOPTION OF AGENDA: Action Item**

*(Timestamp 00:03:35 Part 1 of 2)*

Chairman Case asked the Commission if there were any changes requested to the agenda; there were none.

*(Timestamp 00:03:49 Part 1 of 2)*

Commissioner Bothwell made the Motion and Commissioner McPherson Seconded.

*(Timestamp 00:03:53 Part 1 of 2)*

Chairman Case requested the Commissioners be more descriptive in their Motions for the record moving forward.

*(Timestamp 00:04:09 Part 1 of 2)*

**Motion To:** Adopt the meeting Agenda as published.

**Motion By:** Commissioner Bothwell

**Seconded By:** Commissioner McPherson

**Further Discussion:** None

**Voting Aye:** Commissioners Case, Tibbitts, Bothwell, McPherson, Menges

**Voting Nay:** 0

**Absent:** 0

**5-0-0**

### **3. CONSENT AGENDA: Action Item**

All items listed are routine and acted on with one (1) Motion by the Board; there will be no separate discussion unless the Chair, Vice Chair, Commissioners, or staff requests an item be removed. Removed items will be placed under Business unless otherwise instructed.

*(Timestamp 00:04:26 Part 1 of 2)*

Chairman Case confirmed the Commissioners had opportunity to review the Minutes and reports as well as asking if there were any clarifications or changes needed. As there were none, the Chairman asked for a Motion.

#### **A. Expenses**

**I.** Approval of Paid Invoices – Report

#### **B. Minutes & Reports**

**I.** Approval of URA Meeting Minutes March 6, 2024

*(Timestamp 00:04:46 Part 1 of 2)*

**Motion To:** Adopt the Consent agenda as published.

**Motion By:** Commissioner McPherson

**Seconded By:** Commissioner Bothwell

**Further Discussion:** None

**Voting Aye:** Commissioners Case, Tibbitts, Bothwell, McPherson, Menges

**Voting Nay:** 0

**Absent:** 0

**5-0-0**

### **4. BOARD QUESTIONS OR CONCERNS**

*(Timestamp 00:05:05 Part 1 of 2)*

Chairman Case asked the Commission if there were any questions or concerns to be addressed; there were none.

### **5. EXECUTIVE SESSION: Action Item**

*(Timestamp 00:05:13 Part 1 of 2)*

Chairman Case provided the Commissioner guidance on the accurate means of entering the Executive Session.

*(Timestamp 00:05:41 Part 1 of 2)*

**Motion To:** Adjourn to Executive Session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency with the Commission, Economic Development Director Morgan Treasure, and Meeting Clerk Jessica Hall present.

**Motion By:** Commissioner McPherson

**Seconded By:** Commissioner Bothwell

**Further Discussion:** None

**Voting Aye:** Commissioners Case, Tibbitts, Bothwell, McPherson, Menges

**Voting Nay:** 0

**Absent:** 0

**5-0-0**

*(Timestamp 00:06:04 Part 1 of 2)*

The Commission and requested City Staff adjourned into Executive Session at 6:04 PM.

*(Timestamp 00:00:03 Part 2 of 2)*

Chairman Case requested a Motion to adjourn from Executive Session.

*(Timestamp 00:00:11)*

**Motion To:** Adjourn from Executive Section and re-enter the regular meeting.

**Motion By:** Commissioner Bothwell

**Seconded By:** Commissioner McPherson

**Further Discussion:** None

**Voting Aye:** Commissioners Case, Tibbitts, Bothwell, McPherson, Menges

**Voting Nay:** 0

**Absent:** 0

**5-0-0**

*(Timestamp 00:00:26)*

Chairman Case stated that no decisions were made during the Executive Session. The Chairman then asked if there were any other items the Commission wished to address; there were none.

## **6. ADJOURN**

*(Timestamp 00:00:42)*

**Motion To:** Adjourn the meeting.

**Motion By:** Commissioner McPherson

**Seconded By:** Commissioner Bothwell

**Further Discussion:** None

**Voting Aye:** Commissioners Case, Tibbitts, Bothwell, McPherson, Menges

**Voting Nay:** 0

**Absent:** 0

**5-0-0**

---

Dave Case, Chairman

ATTEST:

---

Morgan Treasure, Economic Development Director

*Minutes prepared by Jessica Hall, Economic & Community Development Specialist & URA Secretary*

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT WEST- FYE 2025

ACCOUNT #	ACCOUNT NAME	FYE 2025	FYE 2024		FYE 2023		FYE 2022		FYE 2021		FYE 2020	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
<b>Revenue</b>												
52-4100	Property Tax Revenue	\$550,000	\$468,393	\$400,170	\$325,699	\$158,495	\$147,140	\$37,420	\$0	\$0	\$0	\$0
52-4110	Property Tax Interest and Penalties	\$400	\$414	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4173	Interest Revenue	\$24,000	\$20,622	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4650	Grant Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,335	\$96,687	\$0	\$0
52-4950	Carryover	\$900,000	\$456,418	\$400,000	\$144,244	\$122,132	\$0	\$0	\$0	\$0	\$0	\$0
		<b>\$1,474,400</b>	<b>\$945,847</b>	<b>\$800,320</b>	<b>\$469,947</b>	<b>\$280,627</b>	<b>\$147,140</b>	<b>\$37,420</b>	<b>\$25,335</b>	<b>\$96,687</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>												
52-6020	Capital Improvements and Reimbursements	\$400,000	\$0	\$300,000	\$0	\$50,000	\$0	\$0	\$0	\$96,687	\$0	\$0
52-6045	Contingency	\$1,041,400	\$0	\$471,320	\$0	\$213,127	\$0	\$15,420	\$0	\$0	\$0	\$0
52-6052	Contract Services	\$5,000	\$1,039	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-6202	Professional Services	\$18,000	\$10,868	\$15,000	\$12,457	\$12,000	\$2,970	\$12,000	\$25,335	\$0	\$0	\$0
52-6287	General and Admin	\$10,000	\$1,108	\$10,000	\$625	\$5,500	\$36	\$10,000	\$0	\$0	\$0	\$0
		<b>\$1,474,400</b>	<b>\$13,014</b>	<b>\$800,320</b>	<b>\$13,081</b>	<b>\$280,627</b>	<b>\$3,006</b>	<b>\$37,420</b>	<b>\$25,335</b>	<b>\$96,687</b>	<b>\$0</b>	<b>\$0</b>
<b>GRAND TOTAL NET</b>		<b>\$0</b>	<b>\$932,833</b>	<b>\$0</b>	<b>\$456,866</b>	<b>\$0</b>	<b>\$144,134</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT EAST- FYE 2025

ACCOUNT #	ACCOUNT NAME	FYE 2025	FYE 2024		FYE 2023		FYE 2022		FYE 2021		FYE 2020	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
<b>Revenue</b>												
53-4100	Property Tax Revenue	\$35,000	\$9,360	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
53-4110	Property Tax Interest and Penalties	\$100	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
53-4950	Carryover	\$7,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		<b>\$42,594</b>	<b>\$9,360</b>	<b>\$75,100</b>	<b>\$0</b>							
<b>Expenditures</b>												
	Capital Improvements and											
53-6020	Reimbursements	\$0	\$0	\$0	\$0	\$0	0	0	0	0	0	0
53-6045	Contingency	\$17,594	\$0	\$51,100	\$0	\$0	0	0	0	0	0	0
53-6052	Contract Services	\$5,000	\$1,039	\$4,000	\$0	\$0	0	0	0	0	0	0
53-6202	Professional Services	\$10,000	\$945	\$10,000	\$0	\$0	0	0	0	0	0	0
53-6287	General and Admin	\$10,000	\$446	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		<b>\$42,594</b>	<b>\$2,430</b>	<b>\$75,100</b>	<b>\$0</b>							
<b>GRAND TOTAL NET</b>		<b>\$0</b>	<b>\$6,931</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