

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. 4th Street, Kuna, ID, 83634**



**MINUTES
August 7, 2024, at 6:00 PM
Council Chambers/Virtual via Zoom**

The meeting was conducted virtually via Zoom and in person for Agency Commissioners, city staff, consultants, and members of the public. There were no comments submitted to staff by the August 5, 2024, deadline nor were there any attendees from the public.

1. CALL TO ORDER & ROLL CALL

(Timestamp 00:00:35)

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

(Timestamp 00:00:49)

Secretary Jessica Hall called roll.

COMMISSIONERS PRESENT:

Dave Case, Chairman
Amber Bothwell, Commissioner
Amie Menges, Commissioner
Greg McPherson, Commissioner

CITY STAFF PRESENT:

Jared Empey, City Treasurer
Morgan Treasure, Economic Development Director
Jessica Hall, URA Secretary

CONSULTANTS PRESENT:

Meghan Conrad, Elam & Burke

2. ADOPTION OF AGENDA *Action Item*

(Timestamp 00:01:04)

Chairman Case stated the first order of business was adoption of the meeting agenda.

(Timestamp 00:01:11)

Motion To: Adopt meeting agenda as published.

Motioned By: Commissioner Bothwell

Seconded By: Commissioner McPherson

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

Absent: 1

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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 00:01:24)

A. Expenses

1. Approval of Paid Invoices – Report

B. Minutes & Reports

I. Approval of URA Special Meeting Minutes July 17, 2024

(Timestamp 00:01:50)

Motion To: Approved consent agenda as published.

Motioned By: Commissioner Bothwell

Seconded By: Commissioner McPherson

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

Absent: 1

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4. PUBLIC HEARING Action Item

(Timestamp 00:02:04)

A. Fiscal Year 2025 Budget Hearing

(Timestamp 00:02:17)

Commissioner Case opened the public hearing then asked Treasurer Jared Empey to present the FY2025 Budget.

(Timestamp 00:02:33)

Treasurer Empey explained the budget was the fifth (5th) presented for the Urban Renewal Agency (URA), but it was only the fourth (4th) year that there had been a Property Tax Levy. Mr. Empey explained the West URA had begun gaining traction with the Property Tax Levy and the budget included an estimated \$550,000 to be gained, along with a carryover of approximately \$900,000. He stated there weren't any projects and/or major expenditures anticipated but that if something did present itself funds had been set aside. He commented that the East URA was fairly small and that it may gain more traction the coming Fiscal Year; it had been affected by legislation which was the cause of the East URA having a slower start. Mr. Empey then stood for questions.

(Timestamp 00:04:34)

Chairman Case thanked Mr. Empey then clarified if the amounts for the total budget needed to be on the record.

(Timestamp 00:04:44)

Mr. Empey read the budget totals for the East and West URA's.

(Timestamp 04:53)

Chairman Case again thanked Mr. Empey and asked if there were any questions from the Commission. As there were none, Mr. Case reviewed the hearing sign-in sheet to see if there were any public attendees in-person or via Zoom which wished to testify. There were none and Secretary Hall confirmed no written comments had been received either.

(Timestamp 00:05:55)

Chairman Case closed the hearing and stated he would entertain a Motion to approve the budget as presented.

(Timestamp 00:06:04)

Motion To: Approve the FY2025 Budget as presented.

Motioned By: Commissioner Bothwell

Seconded By: Commissioner McPherson

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

Absent: 1

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5. RESOLUTION: Action Item

(Timestamp 00:06:17)

A. Consideration to approve RESOLUTION NO. URA 03-2024, adopting the FY2025 Budget

(Timestamp 00:06:18)

Ms. Conrad explained the Resolution would formally adopt the FY2025 budget.

(Timestamp 00:06:26)

Chairman Case asked Ms. Conrad if the Motion needed to be read in its entirety or just referenced in the Motion.

(Timestamp 00:06:30)

Ms. Conrad asked for it to be referenced.

(Timestamp 00:06:33)

Chairman Case asked an additional clarifying question and Mrs. Conrad responded.

(Timestamp 00:06:53)

Motion To: Approve Resolution No. URA03-2024 adopting the FY2025 budget.

Motioned By: Commissioner Bothwell

Seconded By: Commissioner McPherson

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

Absent: 1

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6. NEW BUSINESS Action Item

(Timestamp 00:07:31)

A. Potential URA funding of Reuse Study for 571 W 4th Street

(Timestamp 00:7:44)

Chairman Case commented there was not much information on the topic but that Economic Development Director Morgan Treasure wanted to inform the Commission that there was a possibility to work on this.

(Timestamp 00:08:19)

Ms. Treasure explained the Kuna School District (KSD) had approached her with questions advice and real estate questions regarding the 4th Street Gym; therefore, she and Commissioner Case met

with two (2) of KSD's staff. During the meeting Ms. Treasure and Chairman Case explained different options available for the sale of the property and how they are different from a standard political subdivision, specifically in the way KSD had to disclose the property. Ms. Treasure stated this meeting was very preliminary but that she had presented KSD with information that a closed bid auction, and open bid, or partnership with the Urban Renewal Agency (URA) were available options.

Ms. Treasure further explained that if partnership with the URA was pursued, it would allow for a more in depth disposition process where the URA could solicit a request for proposals; as the URA was able to have more flexibility with what could be requested compared to other political subdivisions. Ms. Treasure stated she and Chairman Case had reached back out to KSD for a follow up meeting, but they were not yet successful in getting it scheduled. Overall, the item was on the agenda, so the Commissioners were able to have it on their radar in the event conversations progressed.

(Timestamp 00:11:07)

Chairman Case thanked Mrs. Treasure, then further expounded that the potential for the URA to fund a Reuse Study seemed like a 'catch 22' as they had not been released by KSD to take next steps. Chairman Case asked if a Reuse Study was within the Agency's area of legality and if the URA would be able to fund it as they did not own the property.

(Timestamp 00:12:27)

Ms. Treasure explained that a Reuse Study considered more facets of the building and reviewed it from a redevelopment standpoint by taking a more in depth look and analyze the current state of the building and what it would take to bring it into compliance with current Code (Kuna City Code, Building Code, etc.) standards. She stated this study would be much more thorough compared to a Commercial appraisal as those did not take the other items into account.

(Timestamp 00:13:33)

Chairman Case asked if Ms. Conrad was seeing where he was headed with his original questions.

(Timestamp 00:13:36)

Ms. Conrad believed she did and explained that though statutes governing URA's were less than ideal, it did provide the authority for KSD to work with other public entities through the URA partnership. She stated it would be vital to stay focused on the long term goals of a potential Reuse Study, as well as explaining redevelopment of the site was very much within the URA's purview and associating with another public entity could help achieve the highest and best use of the site.

Ms. Conrad explained they could enter into a Memorandum of Understanding (MU) or some other type of agreement to ensure the Agency wasn't just operating and/or authorizing a third party to enter a site they didn't own; all in all, it would need to be a joint effort.

(Timestamp 00:15:07)

Chairman Case thanked Ms. Conrad then commented that it appeared that KSD had not made any additional movement (deciding what to do with the site) but it was his understanding they were wanting to sell the property based on KSD's current budget constraints, though that didn't necessarily mean KSD wanted to sell the property to the URA. Chairman Case explained his concern was funding a Reuse Study and then the property being sold to a party other than the city and the legalities of it all.

Mr. Case again reiterated only one (1) meeting had been held with KSD and he was unsure of where KSD was going with it in the future; the project may not come to fruition.

(Timestamp 00:16:23)

Ms. Treasure summarized that much depended on how quickly KSD wanted to move and for the Commissioners to keep an eye on their emails in case a Special Meeting needed to be held if things moved forward.

(Timestamp 00:16:53)

Chairman Case commented that (if this proceeded), did the URA have the funds and if it exceeded available URA contingency funds, they would need a special budget session to amend the budget.

(Timestamp 00:17:22)

City Treasurer Jared Empey confirmed that was correct.

(Timestamp 00:17:38)

Chairman Case concluded that he would continue pursuing a follow up meeting with KSD, then asked if there were any questions from the Commission or if they had any concerns with he and Ms. Treasure continuing to work with KSD on the matter.

(Timestamp 00:18:31)

Commissioner Bothwell commented there was much potential there, otherwise, there were no other comments or questions.

7. BOARD QUESTIONS OR CONCERNS

None

8. EXECUTIVE SESSION *Action Item*

(Timestamp 00:18:37)

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

(Timestamp 00:18:57)

Commissioner McPherson asked who needed to be present for the Executive Session.

(Timestamp 00:19:14)

Motion To: Adjourn to Executive Session under Idaho Code §74-206(1)(c) with the Commission, Ms. Treasure, Mr. Empey, Ms. Conrad, and Mrs. Hall present.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

Absent: 1

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(Timestamp 00:19:57)

Chairman Case announce the Commission had reentered the regular meeting from Executive Session and that no decisions had been made.

9. ADJOURN

(Timestamp 00:20:21)

Motion To: Adjourn.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Case, Bothwell, McPherson, Menges

Voting Nay: 0

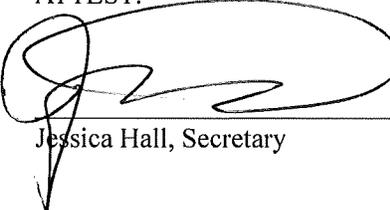
Absent: 1

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Dave Case, Chairman

ATTEST:



Jessica Hall, Secretary