

BOARD

Vacant, 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**



**MEETING MINUTES
February 19, 2025, at 6:00 PM
Rescheduled from February 5, 2025
Council Chambers/Virtual via Zoom**

The meeting was conducted via Zoom and in person for Agency Commissioners, city staff, and consultants. There were no public attendees.

1. CALL TO ORDER & ROLL CALL

(Timestamp 00:00:17)

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

(Timestamp 00:00:28)

Secretary Jessica Hall called roll.

COMMISSIONERS PRESENT:

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

CITY STAFF PRESENT:

Morgan Treasure, Agency Administrator & Economic Development Director
Jessica Hall, Agency Secretary

CONSULTANTS PRESENT:

Meghan Conrad, Elam & Burke

2. ADOPTION OF AGENDA *Action Item*

(Timestamp 00:00:39)

Vice Chairman Tibbitts confirmed with city staff that a Motion was needed in order to adopt the agenda.

(Timestamp 00:00:46)

Motion To: Adopt meeting agenda as published.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbitts

Voting Nay: 0

Vacancy: 1

4-0-0

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 00:00:54)

A. Expenses

I. Approval of Paid Invoices – Report

B. Minutes & Reports

I. Approval of URA Meeting Minutes November 7, 2024

(Timestamp 00:01:09)

Motion To: Adopt meeting agenda as published.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbits

Voting Nay: 0

Vacancy: 1

4-0-0

4. OLD BUSINESS Action Item

(Timestamp 00:01:19)

A. Staff findings regarding research on amending July URA meeting to June.

(Timestamp 00:01:33)

Secretary Jessica Hall stated that Chairman Case had requested to change the July meeting to June due to the 4th of July holiday and after review of the Agency Bylaws, there was nothing that stated specific months in which meetings were to be held, only that a certain number of meetings per year were required. Mrs. Hall recommended that a Motion be made to move the meeting to June with the amendment of the Bylaws.

(Timestamp 00:02:09)

As there was no further discussion from the Commissioners, Vice Chairman Tibbits requested a Motion.

(Timestamp 00:02:19)

Motion To: Move the Agency's July meeting to June.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbits

Voting Nay: 0

Vacancy: 1

4-0-0

5. NEW BUSINESS Action Item

(Timestamp 00:02:30)

A. Consideration to approve Draft Annual Report, set public hearing date to receive public comments, and publish public hearing notice.

(Timestamp 00:02:30)

Vice Chairman Tibbits asked if there were comments from staff.

(Timestamp 00:02:55)

Agency Administrator Morgan Treasure provided an overview of the 2024 draft Annual report.

(Timestamp 00:03:36)

As there were no questions from the Commissioners, Vice Chairman Tibbits confirmed with staff the correct way to proceed.

(Timestamp 00:03:55)

Agency Lawyer Meghan Conrad reminded the Commissioners that the Annual Report was a two-step process; tentative approval of the Annual Report, then scheduling the public meeting to receive comments.

(Timestamp 00:04:23)

Motion To: Approve the 2024 Draft Annual Report, set the public meeting date of March 5, 2025, and approve publication of the public notice.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbits

Voting Nay: 0

Vacancy: 1

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6. RESOLUTION: Action Item

(Timestamp 00:05:00)

A. Resolution No. URA 01-2025 – Morgan Treasure, Agency Administrator

(Timestamp 00:05:10)

Agency Administrator Morgan Treasure explained to the Agency that the Resolution was a formal action to confirm changing the Agency's July meeting to June.

(Timestamp 00:05:29)

Vice Chairman Tibbits further explained the Resolution was to approve the amended Bylaws that reflect the previously stated change. As there was no further discussion from the Commissioners, he requested a Motion.

(Timestamp 00:05:45)

Motion To: Approve Resolution No. URA 01-2025.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbits

Voting Nay: 0

Vacancy: 1

4-0-0

7. DISCUSSION ITEM:

(Timestamp 00:05:58)

A. Quarterly Financial Report – Jared Empey, Agency Treasurer

(Timestamp 00:06:08)

Agency Administrator Morgan Treasure notified the Agency that as the meeting was rescheduled, Mr. Empey was unable to attend, and she would be providing an overview. Ms. Treasure explained the Agency was moving in a good direction, the tax assessments were starting to come in which meant those increment dollars were coming in; she then stated that the Agency would hopefully be able to pursue a project in 2025. She also explained that the East Urban Renewal District would be a slower build due to not having the Meta increments, but the West Urban Renewal District did have increments, and the Agency would be considering potential projects for 2025.

(Timestamp 00:07:11)

B. Legislative Update – Morgan Treasure, Agency Administrator

(Timestamp 00:07:19)

Ms. Treasure turned the update over to Agency Attorney Meghan Conrad.

(Timestamp 00:07:39)

Ms. Conrad provided an overview of House Bill 255 which would provide an avenue for the dissolution of an Urban Renewal Agency.

(Timestamp 00:11:28)

Ms. Treasure thanked Ms. Conrad then stated there were a few other Bill's that may or may not move forward but staff was keeping an eye on them.

(Timestamp 00:12:10)

Vice Chairman Tibbits asked if there were questions from the Commission. As there were none, he thanked Ms. Treasure.

8. BOARD QUESTIONS OR CONCERNS:

(Timestamp 00:12:19)

The Vice Chairman asked if there were any discussion topics from the city.

(Timestamp 00:12:29)

Ms. Treasure notified the Commissioners that Chairman Case had reached his term limit, therefore there was a vacancy; she then asked the Commissioners to consider possible replacements.

9. ADJOURN:

(Timestamp 00:13:01)

As there were no other agenda items, Vice Chairman Tibbits requested a Motion to adjourn.

(Timestamp 00:13:07)

Motion To: Adjourn.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Bothwell

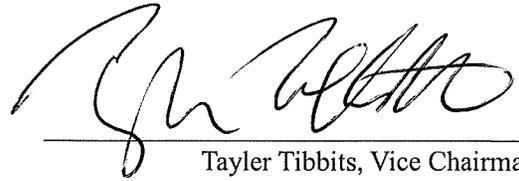
Further Discussion: None

Voting Aye: Commissioners Bothwell, Menges, McPherson, Tibbits

Voting Nay: 0

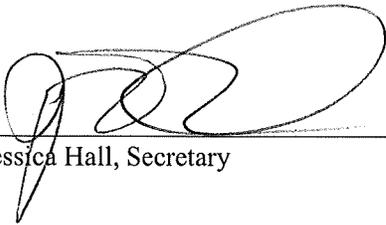
Vacancy: 1

4-0-0



Tayler Tibbits, Vice Chairman

ATTEST:



Jessica Hall, Secretary

