

BOARD

Taylor Tibbitts, Chair
Amber Bothwell, Vice Chair
Greg McPherson, Commissioner
Aime Menges, Commissioner
Freddy Wheeler, Commissioner

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

**MEETING NOTICE & AGENDA
August 6, 2025, at 6:00 PM
Council Chambers/Virtual via Zoom**



The meeting shall be conducted in person and via Zoom 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, on or before August 4, 2025, 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.** Approval of Paid Invoices in the amount of \$475.00

B. Minutes & Reports

- I.** Approval of URA Meeting Minutes June 4, 2025

Potential Motions:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to meeting minutes, etc.)*

4. PUBLIC HEARING: Action Item

A. Fiscal Year 2026 Budget

Open Public Hearing

Receive evidence

Consideration to close Public Hearing and proceed to deliberation

Potential Motions:

- *Motion to approve Fiscal Year 2026 Budget as published and presented.*
- *Motion to deny Fiscal Year 2026 Budget.*

5. RESOLUTION: Action Item

A. Consideration to approve RESOLUTION NO. URA 05-2025 adopting the FY2026 Budget

Potential Motions:

- *Motion to approve Resolution No. URA 05-2025.*
- *Motion to deny Resolution No. URA 05-2025.*

6. BOARD QUESTIONS OR CONCERNS:

7. ADJOURN:

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844

796



June 30, 2025

Kuna Urban Renewal Agency
City of Kuna
P.O. Box 13
Kuna, ID 83634

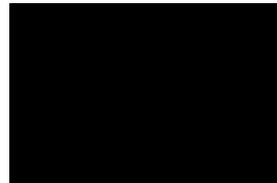
Invoice No. 215697
Client No. 
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from June 4, 2025 through June 30, 2025.

RE: General Representation

Total Professional Services	\$ 475.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 475.00



BOARD

Taylor Tibbitts, Chair
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Greg McPherson, Commissioner
Aime Menges, Commissioner
Freddy Wheeler, Commissioner

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



**MEETING MINUTES
June 4, 2025, at 6:00 PM
Council Chambers/Virtual via Zoom**

The meeting was conducted virtually via Zoom and in person for Agency Commissioners, city staff, and consultants.

1. CALL TO ORDER & ROLL CALL

Timestamp 00:00:48

Chairman Tibbitts called the meeting to order and asked Secretary Hall to take Roll Call.

COMMISSIONERS PRESENT:

Taylor Tibbitts, Chairman
Greg McPherson, Commissioner
Freddy Wheeler, Commissioner

CITY STAFF PRESENT:

Jared Empey, Agency Treasurer
Jessica Hall, Agency Secretary

CONSULTANTS PRESENT:

Meghan Conrad, Agency Attorney

2. ADOPTION OF AGENDA: Action Item

Timestamp 00:01:36

Chairman Tibbitt was experiencing technical difficulties as he was attending via Zoom. Secretary Hall asked if it would be easier if Commissioner McPherson led the meeting; the Chairman confirmed it would.

Timestamp 00:01:55

Commissioner McPherson requested a Motion to adopt the agenda.

Timestamp 00:02:14

Motion To: Adopt the agenda as published.

Motioned By: Commissioner Wheeler

Seconded By: Chairman Tibbitts

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

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 00:02:24

Commissioner McPherson read the consent agenda items and asked if there were any questions. As there were none, he asked for a Motion.

A. Expenses

- I. Approval of Paid Invoices in the amount of \$1,194.78

B. Minutes & Reports

- I. Approval of URA Meeting Minutes March 19, 2025

Timestamp 00:02:45

Motion To: Adopt the consent agenda.

Motioned By: Chairman Tibbitts

Seconded By: Commissioner Wheeler

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

4. NEW BUSINESS: Action Item

Timestamp 00:02:57

- A. Tentative approval of proposed FY2026 budget, setting a public hearing date, and publish meeting notice.

Timestamp 00:02:57

Commissioner McPherson announced the discussion item noting that staff had recommended a public hearing date of August 6, 2025; he did not foresee any issue with that date.

Timestamp 00:03:40

Agency Treasurer Empey reviewed and explained the proposed budget items then stood for questions.

Timestamp 00:08:18

Commissioner McPherson asked if there were any questions for Treasurer Empey; as there were none, he requested a Motion.

Timestamp 00:09:06

Motion To: Tentatively approve the FY 2026 budget, set a hearing date of August 6, 2025, and direct staff to publish the appropriate budget notice.

Motioned By: Chairman Tibbitts

Seconded By: Commissioner Wheeler

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

Timestamp 00:09:40

- B.** Consider request from Ada County Emergency Medical Services District to withdraw from the Kuna East revenue allocation area.

Timestamp 00:09:52

Secretary Hall presented a summary and provided reference to the new legislation which allowed the request.

Timestamp 00:10:36

Commissioner McPherson commented that it wasn't much money, but it may be much to the District.

Timestamp 00:10:44

Chairman Tibbitts asked what the Agency's legal obligations were considering the matter.

Timestamp 00:11:08

URA Attorney Meghan Conrad explained the history of the legislative change and noted withdrawal from an Urban Renewal District (URD) would be permitted if there were no outstanding Bonds, contractual obligations, or other indebtedness being funded by the District revenue allocation area. She directed the Commission that based on those facts, the request leaned toward acceptance of withdrawal.

Timestamp 00:12:46

As there were no additional questions, Commissioner McPherson made a Motion to approve the withdrawal request.

Timestamp 00:12:46

Motion To: Accept the withdrawal application filed by the Ada County EMS District for the East Kuna (URD) revenue allocation area.

Motioned By: Commissioner Wheeler

Seconded By: Chairman Tibbitts

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

Timestamp 00:13:31

- C.** Consider request from Ada County Emergency Medical Services District to withdraw from the Kuna West revenue allocation area.

Timestamp 00:13:31

Commissioner McPherson noted the request was the same as Item B, it was just for West Kuna (URD).

Timestamp 00:13:46

Motion To: Accept the withdrawal application filed by the Ada County EMS District for the West Kuna (URD) revenue allocation area.

Motioned By: Commissioner Wheeler

Seconded By: Chairman Tibbitts
Further Discussion: None
Aye: Commissioners Tibbitts, McPherson, and Wheeler
Nay: None
Absent: 2
3-0-2

Timestamp 00:14:09

Commissioner McPherson asked if anything else needed to be done with the withdrawal request.

Timestamp 00:14:16

Secretary Hall stated the Commission could move forward to the Resolutions portion of the agenda and formally approve the Resolutions noting the Commissions acceptance of the withdrawal request.

5. RESOLUTIONS: *Action Item*

Timestamp 00:14:19

A. Consideration to approve Resolution No. URA 03-2025

Timestamp 00:14:24

Commissioner McPherson read the Resolution summary then requested a Motion.

Timestamp 00:15:27

Commissioner Wheeler requested guidance on the proper way to make the Motion; Ms. Conrad did so.

Timestamp 00:15:58

Motion To: Approve Resolution No. URA 03-2025.

Motioned By: Commissioner Wheeler

Seconded By: Commissioner McPherson

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

Timestamp 00:16:25

B. Consideration to approve Resolution No. URA 04-2025

Timestamp 00:16:25

Commissioner McPherson read the Resolution summary and requested a Motion.

Timestamp 00:17:21

Motion To: Approve Resolution No. URA 04-2025.

Motioned By: Commissioner Wheeler

Seconded By: Chairman Tibbitts

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

6. BOARD QUESTIONS OR CONCERNS:

Timestamp 00:17:32

Commissioner McPherson asked if there was anything from the Board; there were none.

Timestamp 00:18:01

Secretary Hall took the opportunity to welcome new Commissioner Freddy Wheeler and would reintroduce him again at the next meeting as there were Commissioners absent.

Timestamp 00:18:16

Commissioner McPherson thanked Commissioner Wheeler for joining the URA Commission.

7. ADJOURN:

Timestamp 00:18:19

Motion To: Adjourn.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Wheeler

Further Discussion: None

Aye: Commissioners Tibbitts, McPherson, and Wheeler

Nay: None

Absent: 2

3-0-2

Taylor Tibbitts, Chairman

ATTEST:

Jessica Hall, Secretary

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT WEST- FYE 2026

ACCOUNT #	ACCOUNT NAME	FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
Revenue												
52-4100	Property Tax Revenue	\$590,000	\$512,000	\$550,000	\$473,399	\$400,170	\$325,699	\$158,495	\$147,140	\$37,420	\$0	\$0
52-4110	Property Tax Interest and Penalties	\$400	\$250	\$400	\$1,231	\$150	\$0	\$0	\$0	\$0	\$0	\$0
52-4173	Interest Revenue	\$20,000	\$31,000	\$24,000	\$24,225	\$0	\$5	\$0	\$0	\$0	\$0	\$0
52-4650	Grant Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,335	\$96,687
52-4950	Carryover	\$1,250,000	\$943,606	\$900,000	\$456,285	\$400,000	\$144,244	\$122,132	\$0	\$0	\$0	\$0
		\$1,860,400	\$1,486,856	\$1,474,400	\$955,140	\$800,320	\$469,947	\$280,627	\$147,140	\$37,420	\$25,335	\$96,687
Expenditures												
52-6020	Capital Improvements and Reimbursements	\$400,000	\$0	\$400,000	\$0	\$300,000	\$0	\$50,000	\$0	\$0	\$0	\$96,687
52-6045	Contingency	\$1,427,400	\$0	\$1,041,400	\$0	\$471,320	\$0	\$213,127	\$0	\$15,420	\$0	\$0
52-6052	Contract Services	\$5,000	\$1,582	\$5,000	\$397	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0
52-6202	Professional Services	\$18,000	\$9,175	\$18,000	\$9,340	\$15,000	\$12,457	\$12,000	\$2,970	\$12,000	\$25,335	\$0
52-6287	General and Admin	\$10,000	\$2,045	\$10,000	\$810	\$10,000	\$625	\$5,500	\$36	\$10,000	\$0	\$0
		\$1,860,400	\$12,802	\$1,474,400	\$10,547	\$800,320	\$13,081	\$280,627	\$3,006	\$37,420	\$25,335	\$96,687
GRAND TOTAL NET		\$0	\$1,474,054	\$0	\$944,593	\$0	\$456,866	\$0	\$144,134	(\$0)	(\$0)	\$0

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT EAST- FYE 2026

ACCOUNT #	ACCOUNT NAME	FYE 2026	FYE 2025		FYE 2024		FYE 2023		FYE 2022		FYE 2021	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
Revenue												
53-4100	Property Tax Revenue	\$85,000	\$64,000	\$35,000	\$9,361	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
53-4110	Property Tax Interest and Penalties	\$10	\$5	\$100	\$3	\$100	\$0	\$0	\$0	\$0	\$0	\$0
53-4950	Carryover	\$60,000	\$8,228	\$7,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$145,010	\$72,233	\$42,594	\$9,364	\$75,100	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures												
	Capital Improvements and											
53-6020	Reimbursements	\$0	\$0	\$0	\$0	\$0	0	0	0	0	0	0
53-6045	Contingency	\$120,010	\$0	\$17,594	\$0	\$51,100	0	0	0	0	0	0
53-6052	Contract Services	\$5,000	\$1,582	\$5,000	\$397	\$4,000	0	0	0	0	0	0
53-6202	Professional Services	\$10,000	\$600	\$10,000	\$595	\$10,000	0	0	0	0	0	0
53-6287	General and Admin	\$10,000	\$0	\$10,000	\$144	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0
		\$145,010	\$2,182	\$42,594	\$1,137	\$75,100	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL NET		\$0	\$70,051	\$0	\$8,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*Forecast



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/14/25	21880

KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
655356	2026 KURA BUDGET	07/22/25	07/29/25	4	\$289.92

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$289.92
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$289.92

We Appreciate Your Business!

LEGAL NOTICE

**CITY OF KUNA PO Box 13, Kuna, ID 83634 Phone: 208-922-5546
Kuna Urban Renewal Agency FY2026 Proposed Budget**

NOTICE IS HEREBY GIVEN the Urban Renewal Agency is scheduled to hold a public hearing Wednesday, August 6, 2025, at 6:00 PM (or as soon as can be heard, in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with the Agency's budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, pursuant to Idaho Code §§ 50-2903(5) and 50-1002.

The Agency budget funds the programs, services, and projects that the Agency Board of Commissioners and the City Council have determined to be important to meet the Agency's strategic goals. For FY2026, the costs are related to Agency administration and implementation of the goals of the Urban Renewal Plan for the Kuna East Urban Renewal Project adopted by City Council Ordinance No. 2020-32 on November 17, 2020, and the Kuna East Urban Renewal Project adopted by City Council Ordinance No. 2022-34 on November 1, 2022.

Written or oral comments regarding the proposed budget are welcome. Written comments may be submitted prior to the meeting to Agency Secretary Jessica Hall at jhall@kuna.id.gov.

CAPITAL PROJECTS REVENUE	FY2025 BUDGET	FY2025 ACTUAL	FY2026 PROPOSED
KUNA WEST PLAN			
Property Tax Revenue	550,000	512,000	590,000
Property Tax Interest/Penalties	400	250	400
Interest Revenue	24,000	31,000	20,000
Grant Revenue	0 0 0		
Carryover	900,000	943,606	1,250,000
KUNA EAST PLAN			
Property Tax Revenue	35,000	64,000	85,000
Property Tax Interest/Penalties	100	5	10
Carryover	7,494	8,228	60,000
TOTAL REVENUE	1,516,994	1,559,089	2,005,410
CAPITAL PROJECTS EXPEDITURES	FY2025 BUDGET	FY2025 ACTUAL	FY2026 PROPOSED
KUNA WEST PLAN			
Capital Improvements & Reimbursements	400,000	0	400,000
Contingency	1,041,400	0	1,427,400
Contract Services	5,000	1,582	5,000
Professional Services	18,000	9,175	18,000
General & Admin	10,000	2,045	10,000
KUNA EAST PLAN			
Capital Improvements & Reimbursements	0	0	0
Contingency	17,594	0	120,010
Contract Services	5,000	1,582	5,000
Professional Services	10,000	600	10,000
General & Admin	10,000	0	10,000
TOTAL EXPEDITURES	1,516,994	14,984	2,005,410
GRAND TOTAL NET	0	1,574,073	0

July 22, 29, 2025

655356

RESOLUTION NO. URA 05-2025

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF KUNA AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council of the City of Kuna, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Kuna West Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2020-32 on November 17, 2020, approving the Kuna West Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Kuna East Urban Renewal Project (the “Kuna East Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2022-34 on November 1, 2022, approving the Kuna East Plan and making certain findings;

WHEREAS, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency prepared a budget, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency’s Board meeting on June 4, 2025;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Wednesday, August 6, 2025, at 6:00 p.m., at City Hall, City Council Chambers, 751 4th Street, Kuna, Idaho, pursuant to the Notice of Hearing published July 22 and 29, 2025, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, on August 6, 2025, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2026;

WHEREAS, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City, on or before September 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency (“FY2026 Budget”), as set forth in Exhibit A, which is attached hereto and by reference made a part of this Resolution, was published on July 22 and 29, 2025. Those sums of money are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2025, and ending on September 30, 2026.

Section 3: That the Chair or Administrator shall submit this Resolution and FY2026 Budget to the City, on or before September 1, 2025, and to any other entity entitled to a copy of the Resolution and Budget.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, on August 6, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 6, 2025.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

EXHIBIT A

FY2025 Budget – Notice of Hearing

4921-9861-1032, v. 1

AD# 655356AD#

LEGAL NOTICE			
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KUNA EAST PLAN			
Capital Improvements & Reimbursements	0	0	0
Contingency	17,594	0	120,010
Contract Services	5,000	1,582	5,000
Professional Services	10,000	600	10,000
General & Admin	10,000	0	10,000
TOTAL EXPEDITURES	1,516,994	14,984	2,005,410
GRAND TOTAL NET	0	1,574,073	0
July 22, 29, 2025			655356