

**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. 4<sup>th</sup> 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:



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Jessica Hall, Secretary