

BOARD

Taylor Tibbitts, Chair
Amber Bothwell, Vice Chair
Gregg 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
February 4, 2026, at 6:00 PM
City Hall Council Chambers/Zoom**



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, on or before February 2, 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

Potential Motions:

- *Motion to adopt the agenda as published.*
- *Motion to amend the agenda by moving/removing item(s), then adopting the amended agenda.*

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

- a. Elam & Burke – Attorney Services 10.20.2025 – 10.31.2025**

B. Minutes & Reports

- I. Approval of URA Meeting Minutes November 12, 2025**

Potential Motions:

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

4. NEW BUSINESS: Action Item

- A. Consideration to approve Draft Annual Report, set public hearing date to receive public comments, & publish public hearing notice – Jessica Hall, Agency Secretary**

Staff recommend a public hearing date of March 4, 2026.

Potential Motions:

- *Motion to Approve Draft Annual Report, set a public hearing date of March 4, 2026, & direct Secretary Hall to publish public hearing notice.*
- *Motion to Approve Draft Annual Report, set a different public hearing date, & direct Secretary Hall to publish public hearing notice.*

5. DISCUSSION ITEM:

- A. Legislative Update – Jessica Hall, Secretary**

6. RESOLUTION: Action Item

7. BOARD QUESTIONS OR CONCERNS:

8. ADJOURN:

#796

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



October 31, 2025

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



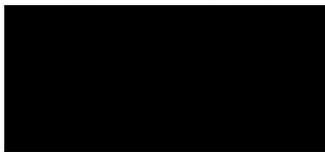
Invoice No. 218460
Client No. [REDACTED]
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 20, 2025 through October 31, 2025.

RE: General Representation

Total Professional Services	\$ 467.50
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 467.50



SCANNED
NOV 14 2025

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 MINUTES
November 12, 2025, at 6:00 PM
Council Chambers/Virtual Via Teams



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

1. CALL TO ORDER & ROLL CALL

Chairman Tibbitts: It is time to call to order the Urban Renewal Agency meeting. We need to start with Roll Call.

Secretary Hall took Roll.

COMMISSIONERS PRESENT:

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

CITY STAFF PRESENT:

Jared Empey, Agency Treasurer
Michelle Covert, Agency Administrator
Jessica Hall, Agency Secretary

CONSULTANTS PRESENT:

Meghan Conrad, Agency Attorney

2. ADOPTION OF AGENDA: *Action Item*

Secretary Hall: For the record, Jessica Hall, Agency Secretary, 751 W 4th Street, Kuna. I'd like to note that the agenda that was posted has a past Commissioners listed; Dave Case will be removed from the agenda and not be listed on the next regularly scheduled meeting.

And I'd also like to note that as the Planning and Zoning Commission did not have a quorum and was able to cancel their meeting, we have taken this meeting in the City Hall Council chambers, not in the conference room.

Chairman Tibbitts: Thank you Jessica. With roll call taken care of, we do need to proceed to the next action item in the agenda to adopt the agenda as presented with the correction noted. I'd entertain a motion to adopt the agenda as published.

Motion To: Adopt the agenda with noted corrections.

Motioned By: Commissioner Wheeler

Seconded By: Commissioner McPherson

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

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.

Chairman Tibbitts: Okay, next up is the Consent agenda; we do have two items listed. We don't need a separate discussion on these items, but we do have expenses. First of all, approval of paid invoices, both to Eelman Burke, for attorney services July and August, and then also approval of our minutes from the meeting, August 6th, 2025.

A. Expenses

1. Approval of Paid Invoices

- a. Elam & Burke – Attorney Services 07.01.2025 – 07.31.2025
- b. Elam & Burke – Attorney Services 08.06.2025 – 08.31.2025

B. Minutes & Reports

1. Approval of URA Meeting Minutes August 6, 2025

Motion To: Approve the Consent agenda as published.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Wheeler

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

4. NEW BUSINESS: Action Item

A. Set FY2026 URA Meeting dates, times and location

Chairman Tibbitts: We need to set our Fiscal Year 2026 URA meeting dates, times and locations and we do have in the packet a proposed schedule, correct?

Secretary Hall: Yes, Chairman, we do. I would also like to make note that our Attorney Meghan Conrad has let us know that we will most likely need to call a Special Meeting in July or a second meeting in August, based on the budget approvals, because doing so in June is just way too early. So, as that gets closer, we'll decide then.

Chairman Tibbitts: Okay, so as the recommendation in the agenda currently reads meetings in February, March, June, August, November, and then one additional meeting in July or August. Do we have any questions from the Board? Okay, I'll entertain a Motion.

Motion To: Approve FY2026 URA meeting dates, times, and location with the addition of a Special Meeting in July or a second meeting in August.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Menges

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

B. Consideration to approve FY2025 Audit Engagement Letter from Bailey & Associates

Chairman Tibbitts: Next up, we need to consider whether to approve the Fiscal Year 2025 Audit Engagement Letter from Bailey and Associates. If I'm remembering correctly, they've provided the audit services for the agency since its inception. Is that correct?

Secretary Hall: That is correct.

Chairman Tibbitts: We do have that letter in the packet, it's dated July 28th, 2025, and it outlines the scope of the objectives of the audit, responsibilities of the auditor, etcetera. Any discussion around that?

Motion To: Approve FY2025 Audit Engagement Letter from Bailey & Associates.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Menges

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

5. DISCUSSION ITEM:

A. FY2025 Budget Recap & FY2026 Increment Discussion – Jared Empey, Treasurer

Chairman Tibbitts: We do have some items in the discussion section to address next. First of all is Fiscal Year 2025 budget recap and Fiscal Year 2026 increment discussion. We'd like to turn some time over to Jared Empey.

Treasurer Empey: Thank you, Commissioners. So, I've handed out to each of you a copy of the combined cash investment statement. Basically, it just shows each cash account that the Agency has and then it's broken out by fund. If you'll look at numbers 52 and 53 at the very bottom of that first page, it shows the allocation of funds to the West Urban Renewal District and to the East District. At the end of September, the West District had \$1.48 million in cash, and the East Urban Renewal District had \$73,000, so it all looked really good. Obviously we'd like that East fund to be a little higher, but we'll work on that over the next 20 years. Then, as you can see in the following pages, we have the budget detail for Fiscal '25 that ended September 30th; our Property Tax revenue came in a little bit less than we had budgeted. It's really hard to know exactly what we're going to get from Property Taxes for the Urban Renewal District because it's kind of a moving target until we get the notices on December 1st. These are simply our best guesses when we set these budgets. But we were still about 94% of what we had budgeted for, which is good. And then we made a substantial amount of interest revenue, so that was good. Combined, our revenue looked good for the year.

We didn't have any Capital Projects, and we just had some contract services with the City of Kuna for city staff, professional services, and then some general admin expenses. For the East Fund, we had about \$67,000 in Property Tax revenue, which was more than the \$35,000 that we had budgeted for; again, when sending the Property Tax revenue budgets. It's a little bit of a moving target and hard to predict, but I've got that we were positive on this one. Then again, kind of the same story for the next fund, but we had contract services with the city, professional services through Elam and Burke, and some general environment expenses. So, overall, it's a good start for

Fiscal '26 and hopefully we can learn what our increment is here in the next few weeks from Ada County, that way we can see kind of what projects we need to be able to do with Urban Renewal and see. Any questions from the Commission?

Chairman Tibbitts: No questions, thank you.

Secretary Hall: I'd like to note that this handout was not part of the packet. However, we do have handouts available for any attendees, but there are no attendees to this meeting. There will also be a copy attached to the Minutes for our records.

B. Potential to utilize Agency funds in regard to 4th Street Gym (571 W 4th Street) – Michelle Covert, Agency Administrator

Chairman Tibbitts: Moving on to our next discussion item, sounds like we have a potential opportunity to utilize agency funds in regard to the 4th Street Gym, which is 571 W 4th Street, and we want to turn some time over to Michelle Covert.

Agency Administrator Covert: Thank you, Chairman and Commissioners. The 4th Street Gym was recently put up for bid opportunities by the Kuna School District. We (the City of Kuna) did submit a bid and were the only qualified bidder; we are waiting for the School District to get back with us as far as what they would like to see negotiated for possible use down the road. So, right now it's up in the air. We don't know exactly what's going to happen with that, or if we're even going to be the winning bid, or if they're going to move forward with selling the property.

There are still some questions, however, if they do decide, we just want to have it on your guys' radar. We have talked a little bit with Megan as far as what we could and couldn't use funds for. Megan, I'm not sure if you would like to jump in on that a little bit? We originally thought we might be able to use some of those funds for the purchase, but it sounds like we're not necessarily looking at using them for that, but there are ample opportunities for us to look at how we might be able to utilize funds if the Agency approves it; you know, remediation, inspection costs, changes to what the property could be, additions to what we might be able to do outside. There's a lot of possibilities rolling around right now. Again, more than anything we want to make sure, especially where we meet so infrequently, that it's on your guys' radar because it could be that we end up getting that bid, then we're going to be coming to you guys fairly quickly and have a quick turn around on a decision potentially. Megan, would you like to address anything? Sorry, I'm kind of putting her on the spot.

Attorney Conrad: Thank you, Mr. Chairman, Commissioners. So, the question came up as to broad strokes; should the Agency or should the city acquire this property? What the Agency may or may not do to participate in any future project. As indicated, I think there is opportunity and time to review funds and figure out what it is we can and can't do. I just wanted to make it very clear that between the city as the bidder was not relying on Agency funds to backfill that purchase, and really just making that line very clear as to the role of the city versus the role of the Agency in this process. And so, to the extent the city is a successful purchaser of this property, there are several things that we could look at in terms of, does this work for a future redevelopment effort? Is this something that the Agency acquires from the city? Or is there a willingness and the ability to participate in any future redevelopment or remediation of the existing site remodel? I think we have a lot of options on the table, but the first step is acquisition. So, I don't know if I covered what you wanted?

Administrator Covert: Yes, that completely covered it a lot better than I could have, thank you.

Chairman Tibbitts: Any questions from the board for any of the city staff or our attorney? (*There were none*). I think that we're interested in learning more as the opportunity crystallizes and what's available. And I would affirm as far as the record goes, that the board hasn't been involved in any conversations with the city about the Agency providing funds for the acquisition so, I think that's been properly adhered to and established. We look forward to hearing more. Thank you.

6. RESOLUTION: Action Item

A. RESOLUTION NO. URA 06-2025 for City-Agency Support Services Agreement

Chairman Tibbitts: Finally, we have the opportunity to consider a Resolution to continue the City-Agency Support Services Agreement. The relationship with the city has allowed our Agency to continue to operate efficiently. Are there any substantive changes or new things that are being addressed in the agreement?

Secretary Hall: Mr. Chairman, the only thing that has been updated is the city staff hourly rate; of course, that goes along with how things always do, costs increase. If you could formally read that summary for me as I failed to get that on the agenda; apparently I shouldn't travel for work before an Agenda goes out.

Chairman Tibbitts: OK, I'll read the summary. That's just the all caps right at the very beginning?

Secretary Hall: It's just the middle chunk.

Chairman Tibbitts: A resolution of the Board of Commissioners of the Urban Renewal Agency of the City of Kuna, Idaho, AKA the Kuna Urban Renewal Agency; approving the Administration and Support Services Agreement, by and between the City of Kuna and the Kuna Urban Renewal Agency; authorizing the Chair or Vice Chair to execute the agreement and any other necessary documents; authorizing any technical corrections to the agreement; authorizing the appropriation of certain funds pursuant to the agreement; and providing an effective date.

Secretary Hall: Thank you.

Chairman Tibbitts: Sure. Any comments or questions from the board regarding this agreement? Okay. Well, seeing no questions or comments and hearing none, I think that we want to continue this relationship, it's been great for the Agency. We do need to have a Motion to approve the resolution; I think we need to read the Resolution title completely in the Motion.

Motion To: Approve Resolution No. URA06-2025 for the City-Agency Support Services Agreement.

Motioned By: Commissioner Wheeler

Seconded By: Commissioner McPherson

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

7. BOARD QUESTIONS OR CONCERNS:

8. EXECUTIVE SESSION: Action Item

9. ADJOURN:

Motion To: Adjourn at 6:16 PM.

Motioned By: Commissioner McPherson

Seconded By: Commissioner Menges

Further Discussion: None.

Voting Aye: Tibbitts, McPherson, Menges, Wheeler

Voting Nay: None

4-0-1

Taylor Tibbitts, Chair

ATTEST:

Jessica Hall, Secretary

CITY OF KUNA
 COMBINED CASH INVESTMENT
 SEPTEMBER 30, 2025

COMBINED CASH ACCOUNTS

99-1002	CASH - FIB URBAN RENEWAL DIST	333,088.46
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	30,301,229.82
99-1040	CASH - US BANK GENERAL CKNG	677,595.40
99-1041	CASH - US BANK PAYROLL CKNG	(72,028.40)
99-1042	CASH - LGIP PARK IMPACT FEES	4,700,660.46
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	51,147.79
99-1044	CASH-LGIP AGENCY FUND	1,528,779.00
99-1045	CERTIFICATE OF DEPOSIT ICCU	5,066,656.12
99-1046	CASH-TVI INVESTMENT ACCT	25,509,691.05
99-1047	CASH-LGIP URBAN RENEWAL	754,842.77
99-1048	CASH-US BANK SWEEP ACCOUNT	814,781.63
99-1049	CASH-SCHWAB INVESTMENT	33,247,979.51
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	.00
		<hr/>
	TOTAL COMBINED CASH	102,914,423.61
99-2000	ACCOUNTS PAYABLE	.00
99-1000	CASH ALLOCATED TO OTHER FUNDS	(102,914,423.61)
		<hr/>
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	24,066,038.17
3	ALLOCATION TO GRANT FUND	421,581.86
5	ALLOCATION TO LATE COMERS FEE FUND	11,448,614.78
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	.00
20	ALLOCATION TO WATER FUND	18,874,293.68
21	ALLOCATION TO SEWER FUND	25,107,210.73
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	11,859,401.93
26	ALLOCATION TO SOLID WASTE FUND	125,890.24
27	ALLOCATION TO WATER EAST FUND	1,369,349.05
28	ALLOCATION TO SEWER EAST FUND	1,045,178.00
30	ALLOCATION TO AGENCY FUND	1,822,387.84
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	272,686.25
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	4,802,842.58
51	ALLOCATION TO POLICE IMPACT FEE FUND	145,175.36
52	ALLOCATION TO URBAN RENEWAL DISTRICT	1,480,754.87
53	ALLOCATION TO URBAN RENEWAL EAST	73,018.27

CITY OF KUNA
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2025

TOTAL ALLOCATIONS TO OTHER FUNDS	102,914,423.61
ALLOCATION FROM COMBINED CASH FUND - 99-1000	(102,914,423.61)
ZERO PROOF IF ALLOCATIONS BALANCE	.00

Report Criteria:

Includes only accounts with balances

Includes grand totals

Account.Account number = "521000"-536400"

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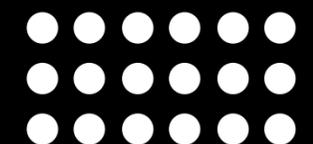
Account Number	Title	2024-25 Prior year Actual	2024-25 Prior year Budget	2024-25 Budget Remaining	2024-25 Percentage
URBAN RENEWAL DISTRICT					
52-4100	PROPERTY TAX REVENUE	514,647.30	550,000.00	35,352.70-	93.57%
52-4110	PROPERTY TAX INT. & PENALTIES	484.73	400.00	84.73	121.18%
52-4173	INTEREST REVENUE	33,581.21	24,000.00	9,581.21	139.92%
52-4950	CARRY OVER BALANCE	.00	900,000.00	900,000.00-	0.00%
52-6020	CAPITAL IMPROVEMENTS	.00	400,000.00	400,000.00-	0.00%
52-6045	CONTINGENCY	.00	1,041,400.00	1,041,400.00-	0.00%
52-6052	CONTRACT SERVICES	646.87	5,000.00	4,353.13-	12.94%
52-6202	PROFESSIONAL SERVICES	7,410.00	18,000.00	10,590.00-	41.17%
52-6287	GENERAL AND ADMIN	1,452.14	10,000.00	8,547.86-	14.52%
URBAN RENEWAL DISTRICT Revenue Total:		548,713.24	1,474,400.00	925,686.76-	37.22%
URBAN RENEWAL DISTRICT Expenditure Total:		9,509.01	1,474,400.00	1,464,890.99-	0.64%
Total URBAN RENEWAL DISTRICT:		539,204.23	.00	539,204.23	0.00%

Account Number	Title	2024-25 Prior year Actual	2024-25 Prior year Budget	2024-25 Budget Remaining	2024-25 Percentage
URBAN RENEWAL EAST					
53-4100	PROPERTY TAX REVENUE	67,164.63	35,000.00	32,164.63	191.90%
53-4110	PROPERTY TAX INT. & PENALTIES	.00	100.00	100.00-	0.00%
53-4950	CARRY OVER BALANCE	.00	7,494.00	7,494.00-	0.00%
53-6045	CONTINGENCY	.00	17,594.00	17,594.00-	0.00%
53-6052	CONTRACT SERVICES	646.87	5,000.00	4,353.13-	12.94%
53-6202	PROFESSIONAL SERVICES	1,570.00	10,000.00	8,430.00-	15.70%
53-6287	GENERAL AND ADMIN	157.35	10,000.00	9,842.65-	1.57%
URBAN RENEWAL EAST Revenue Total:		67,164.63	42,594.00	24,570.63	157.69%
URBAN RENEWAL EAST Expenditure Total:		2,374.22	42,594.00	40,219.78-	5.57%
Total URBAN RENEWAL EAST:		64,790.41	.00	64,790.41	0.00%
Grand Totals:		603,994.64	.00	603,994.64	0.00%

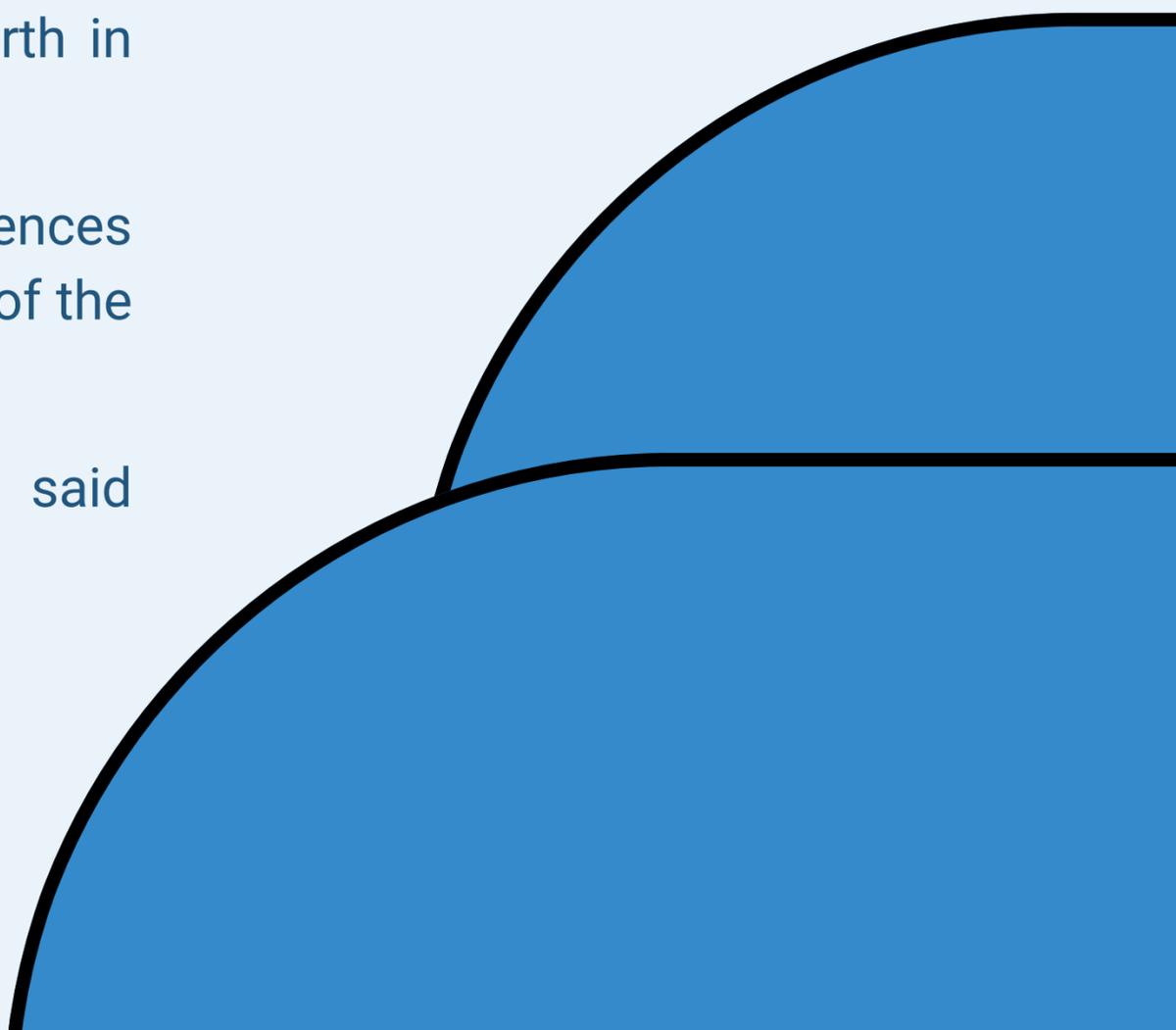


Kuna Urban Renewal Agency

2025 Annual Report



Urban Renewal Law Requirements

- Idaho Code 50-2006(5)(c) requires an Agency to file a report of its preceding years activities with the local governing body & State Controller on or before March 31st.
 - This report shall include certain financial data & audit reports set forth in Idaho Code 67-1075 & 67-1076.
 - This is a calendar year report; however, the Agency's fiscal year commences October 1, 2024 & ends September 30, 2025, thus the financial portion of the report is limited to this timeframe.
 - Per Idaho Code 67-450B, an audit is also required for a URA if said expenditures exceed \$150K.
- 

Budgetary Process

The Agency approved the FY25 budget August 6, 2025, via Resolution No. URA05-2025

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

ACCOUNT #	ACCOUNT NAME	FYE 2025	FYE 2024	
		BUDGET	ACTUAL*	BUDGET
Revenue				
52-4100	Property Tax Revenue	\$550,000	\$468,393	\$400,170
52-4110	Property Tax Interest and Penalties	\$400	\$414	\$150
52-4173	Interest Revenue	\$24,000	\$20,622	\$0
52-4650	Grant Revenue	\$0	\$0	\$0
52-4950	Carryover	\$900,000	\$456,418	\$400,000
		\$1,474,400	\$945,847	\$800,320
Expenditures				
	Capital Improvements and			
52-6020	Reimbursements	\$400,000	\$0	\$300,000
52-6045	Contingency	\$1,041,400	\$0	\$471,320
52-6052	Contract Services	\$5,000	\$1,039	\$4,000
52-6202	Professional Services	\$18,000	\$10,868	\$15,000
52-6287	General and Admin	\$10,000	\$1,108	\$10,000
		\$1,474,400	\$13,014	\$800,320
GRAND TOTAL NET		\$0	\$932,833	\$0

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

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

Reporting

Idaho Code 67-1076 requires the Agency to submit certain information to the State Controller's office by December 1st each year. Idaho Code 50-2913 also requires the Agency to submit certain information to the State Tax Commission for the urban renewal registry. The Agency has submitted said information by required deadlines.

Urban Renewal Plans

WEST

City Council formally approved the Kuna West Urban Renewal Plan on November 17, 2020, via Ordinance NO. 2020-32 with an effective date of November 25, 2020.

The agency had intended to purchase real property located at 126 N Bridge Avenue for an entryway corridor sign/art piece; however, the property owner was not willing to negotiate price. As such, the Agency chose not to purchase said real property.

No projects were undertaken in 2025. The Agency is working with the City of Kuna on identifying capital improvement projects within the District.

EAST

City Council formally approved the Kuna East Urban Renewal Plan on November 1, 2022, via Ordinance No. 2022-34 with an effective date of November 23, 2022.

Meta has purchased a majority of the remaining available land within the district; plans for a future expansion may be forthcoming. The remaining land is held by two landowners; the first has a potential future user on their combined 100 acres & the second has had multiple inquiries but no formal commitment. Staff will provide updates as they become available.

General Activity

May 20, 2025, Commissioner Freddy Wheeler was appointed by City Council to fill the Board vacancy left by Commissioner Dave Case's resignation at the last Agency meeting of 2024.

2025 Projects

As stated previously, the agency considered acquiring real property for an entryway corridor sign/art piece project in 2025, but ultimately the purchase was unable to move forward.

FY2025 Revenues

The agency has received its fourth year of revenue allocation proceeds for the Kuna West District and the second year of revenue allocation proceeds for the Kuna East District. We continue to see the effects of HB 328 on the Kuna East District.

FY2025 Operating Expenses

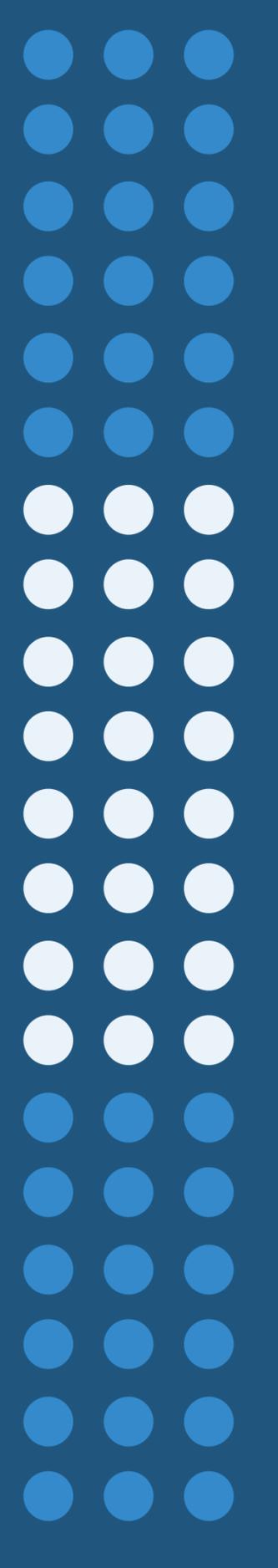
The Agency's expenses in 2025 were primarily related to the general business of the Agency.

Assets

The Agency's assets are comprised of solely cash accounts & property taxes receivable. The major portions of property taxes are received 2x per year at the end of March & August with smaller amounts of delinquent taxes received during the year.

Liabilities & Debt

The balance of the Agency's liabilities consists only of current accounts payable.



Significant Changes in Agency's Financial Position

There were no significant changes in the Agency's financial position in FY2025, recognizing the limited revenue allocation proceeds generated by the Kuna West District and the reduction in Kuna East District's projected funding due to HB 328.

The Agency will work closely with public entities, including the City of Kuna, and private developers, to develop and fund projects that are of benefit to the public. The Agency will work to consider how best to leverage Agency funds for projects in both the West and East Districts.

BUDGET & PROJECTIONS

	FY25 BUDGET	FY25 ACTUAL	FY26 PROPOSED
CAPITAL PROJECTS REVENUE			
Property Tax	585,000	576,000	675,000
Property Tax Interest & Penalties	500	255	410
Interest	24,000	31,000	20,000
Carryover	907,494	951,834	1,310,000
TOTAL REVENUE	1,516,994	1,559,089	2,005,410
CAPITAL PROJECTS EXPENDITURES			
Capital Improvements	400,000	0	400,000
Contingency	1,058,994	0	1,547,410
Contract Services	10,000	3,164	10,000
Professional Services	28,000	9,775	28,000
General & Admin	20,000	2,045	20,000
TOTAL EXPENDITURES	1,516,994	14,984	2,005,410
GRAND TOTAL NET	0	1,544,105	0

AUDIT

The report from Bailey & Associates is not yet available. The audit will be added to a future agenda for review.

PUBLIC NOTICE
KUNA URBAN RENEWAL AGENCY
2025 ANNUAL REPORT

Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial data and audit reports set forth in Idaho Code Sections 67-1075 and 67-1076. Pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required to hold a public meeting to report on the findings in the annual report and to take public comment prior to filing the report with the City and the Idaho State Controller.

A copy of the DRAFT 2025 Annual Report is available at the Kuna City Clerk's office, 751 W. 4th Street, Kuna Idaho, or on the Agency's website at: <http://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>. Written public comment may be submitted PRIOR TO 2:00 p.m. on MARCH 4, 2026, to Kuna Urban Renewal Agency, Attn: Jessica Hall, Agency Secretary, City of Kuna, 751 W. 4th Street, Kuna, ID 83634, jhall@kunaid.gov. Public comment will also be taken at the Kuna Urban Renewal Agency's regular meeting on Wednesday March 4, 2026, at 6:00 p.m. at the Kuna City Council Chambers, 751 W. 4th Street, Kuna, Idaho.

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