

## Executive Committee Members

Kelsey Holder  
Mike Smith  
Charlie Long  
Kara Medrano  
Steve Cherry  
Ana Paz

City Staff:  
Lisa Holland (Chair)  
Mayor Stear  
City Clerk (Secretary)



**CITY OF KUNA**  
Kuna City Hall, 751 W 4th Street, Kuna, Idaho 83634

**Kuna Economic Development Committee**  
**AGENDA**  
**Thursday, July 9, 2020**  
**12:00 P.M. – 1:00 P.M. Regular Meeting (Virtual)**

*Due to social distancing measures, the Economic Development Committee meeting will take place virtually. The public can join the Zoom Meeting through the link below, call in to the meeting, or watch the live stream on the Kuna Economic Development Facebook Page:*

<https://www.facebook.com/KunaEconDev/>

**Zoom Link:**

<https://zoom.us/j/92446743008?pwd=O2dTbGFwZWRKS0JKc29WVXdoOTFUdz09>

**Zoom Call In:**

**Call in Number (253) 215 8782**

**Meeting ID: 924 4674 3008**

**Password: 660721**

1. Welcome
2. Consideration to Approve Minutes from May 14, 2020 Economic Development Committee Meeting – **ACTION ITEM**
3. Economic Development Update – Lisa Holland, Economic Development Director
  - a. Strategic Planning & Approach
  - b. Project Updates
  - c. Urban Renewal District
4. Kuna Market Village Next Steps
  - a. Produce Market Concept
  - b. Open House for Community Feedback on July 22<sup>nd</sup> at 2:00 and at 6:00
  - c. School District Update
5. Community Updates, Discussion & Questions
6. Adjournment

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**CITY OF KUNA**

**Kuna City Hall Conference Room, 751 W 4th Street, Kuna, Idaho 83634**

**Kuna Economic Development Committee****MINUTES**

**Thursday, May 14, 2020**

**12:00 P.M. – 1:00 P.M.**

***Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020:***

*City Hall is closed to the public.*

*Public Attendance option is Live Stream on Kuna Economic Development Facebook Page*

***Phone-In Instructions:***

*Members of the committee will join the Zoom conference call for the May 14, 2020 Kuna Economic Development Executive Committee, and it will be live-streamed for the public on the Kuna Economic Development Facebook Page.*

*Anyone wanting to participate in the call discussion can reach out to Lisa Holland for the Zoom Information: [lholland@kunaid.gov](mailto:lholland@kunaid.gov) or 208-559-5926*

***Executive Committee Members Present:***

Kelsey Holder, Ana Paz, Kara Medrano, Steve Cherry, Mike Smith & Lisa Holland

***Executive Committee Members Absent:***

Charlie Long

***Economic Development Meeting Attendance (Public):***

Mayor Joe Stear (City of Kuna), Chris Bruce (Premier Mortgage Resources), Kent Goldthorpe (ACHD Commissioner), Damon Van Gerpen (Group One), Blake Watson (Idaho Power), Tayler Tibbitts (Empire Title & Escrow), Lamar Settlemeirs (Edward Jones), Lisa Bachman (JUB), David Reinhart (Kuna School District), Wendy Johnson (Kuna School District), Randy Shroll (Dept of Commerce)

- 1. Consideration to Approve Minutes from April 9, 2020 Special Economic Development Committee Meeting**

**Committee Member Mike Smith moved to approve the April 9, 2020 Special Economic Development Committee Meeting minutes. Seconded by Committee Member Kara Medrano. 6-0-1 Committee Member Charlie Long was absent.**

## 2. Update on COVID-19 & Business Assistance

The City has been working closely with the Chamber on communicating about financial grants, resources, and PPE supplies and directing people to follow the State's guidance on the phased re-opening plan, as well as Central District Health's, for public resources.

## 3. Urban Renewal Agency (URA) Update

Lisa Holland gave an update on the status of the Kuna Urban Renewal Agency efforts. The URA met on April 24, 2020 and approved the eligibility study with a recommendation of approval to City Council. Ms. Holland and Mayor Stear had a meeting scheduled with Ada County to consider a joint agency agreement to include parcels in a potential district outside of City limits. The study would move to City Council for consideration on May 19, 2020 and the study would be uploaded to the City's Urban Renewal page on the website once it was approved:

<https://www.kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

## 4. Kuna Market Village Next Steps

The Kuna School District approved a lease agreement to utilize the 4<sup>th</sup> Street Gym outdoor lot for the Kuna Market Village. The next steps included going through design review with the Planning & Zoning Commission in June or July. It's likely, with COVID, it may not be able to open that summer, but they would begin on the site preparation and marketing and aim for a holiday season opening if needed. Ms. Holland shared some visuals of what the buildout could look like for the concept.

## 5. Economic Development Project Update

Lisa Holland shared a few updates on project activity noting that they were seeing an uptick in manufacturing requests. There were several companies they had conversations with and were hopeful that they could lead to future site visits and facilities.

Data Centers were also a recent topic of interest since the Idaho Legislature approved a data center bill that allowed for a sales tax exemption on facilities that invest more than \$250 million in a community.

One of the continuing challenges in Kuna was a lack of inventory, which was part of the reason for the Kuna Market Village concept, but they were working with landowners and developers to try to create more shovel ready product in the market, and hopefully see some spec building in the next couple of years.

From a survey the Chamber conducted, there was a request from the business community for more training opportunities. The City of Kuna partnered with the Women's Business Center, the City of Meridian and the Kuna & Meridian Chambers of Commerce to put on a marketing madness series for the month of May, featuring a new workshop every Wednesday with a diverse lineup of speakers. Overall, they had about 90 RSVPs for the program, and about 25-30 participate on each call. They'd look forward to doing an in-person series later that year.

6. Community Updates - None

7. Adjournment at 12:32 PM

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Lisa Holland, Chair

ATTEST:

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Kara Medrano, Vice Chair

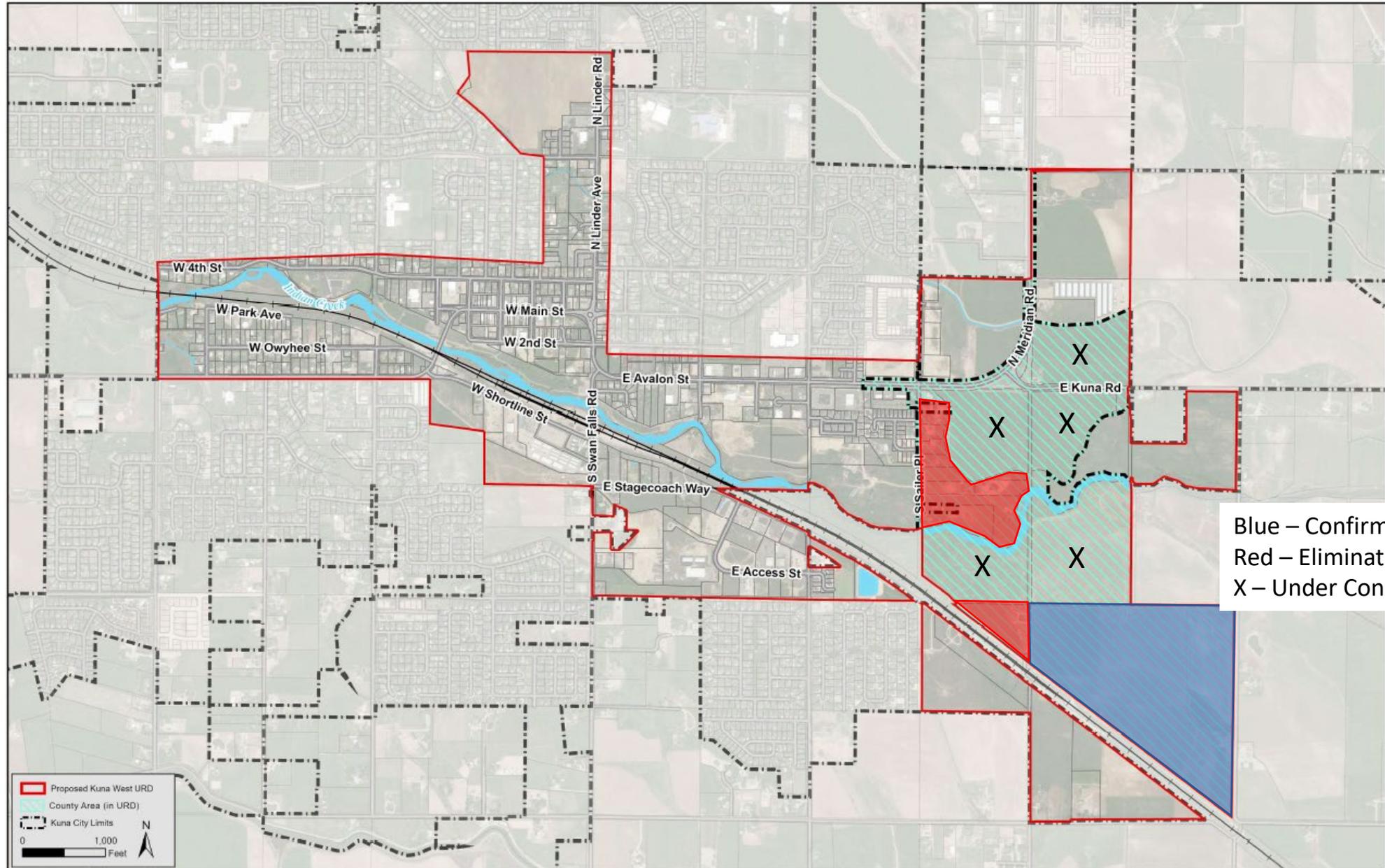
*Minutes prepared by Ariana Welker, Deputy City Clerk and Lisa Holland, Chair  
Date Approved: July 9, 2020*

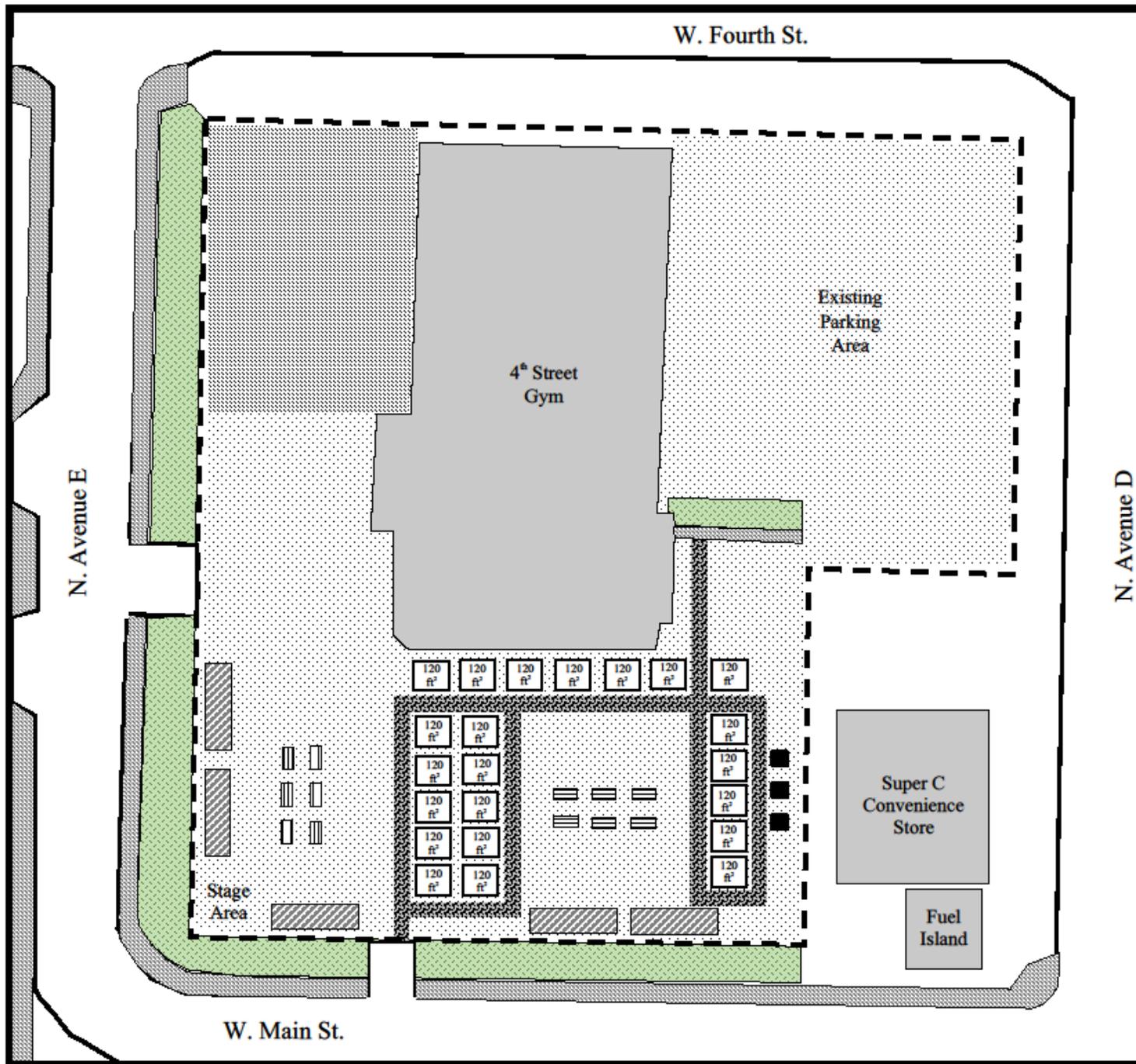


# ECONOMIC DEVELOPMENT COMMITTEE

JULY 9, 2020

# Figure 1 - Proposed Kuna West Downtown District

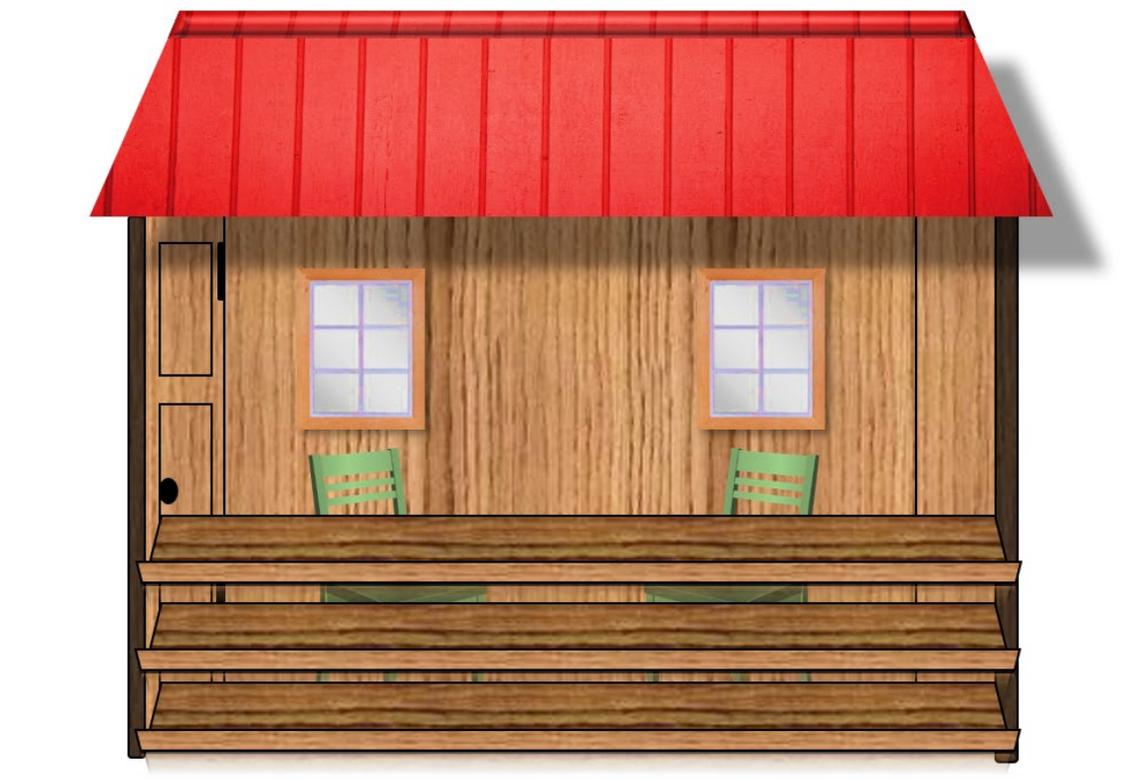




# Kuna Market Village

- **Timing:** Looking to start Spring 2021 because of COVID
- Potentially work with School District on building out units or constructing in house with City Staff to save costs
- Blended Model of Units & Produce Stands

# PRODUCE STAND CONCEPT





# Kuna Market Village

Launching in Spring 2021, small businesses, farmers and crafters will have a chance for a small retail/produce space in Downtown Kuna. Located in the courtyard of the 4th street gym, vendors can utilize a 120 sq ft retail villa to sell and showcase their locally made and grown products.

**Proposed Season:** Runs April - October

**Proposed Hours for Retailers:**

Thurs & Fridays: 6-9 pm

Saturdays: 12-9 pm

Sundays: 2-7pm (optional)

## WE WANT YOUR FEEDBACK!

Are you a small business with a locally made product or a farmer needing a place to sell produce?

## VIRTUAL OPEN HOUSE

JULY 22nd via Zoom  
at 2:00 pm and 6:00 pm

**Register:** lholland@kunaaid.gov  
**Call:** 208-559-5926

We'd like to show a few mockups of what the Kuna Market Village could look like, and get feedback on vendor pricing, resources, season length, design, and layout. Let Lisa Holland know if you'd like to participate, and she'll send you a calendar invitation with the Zoom Link.

### FOR MORE INFORMATION & QUESTIONS CONTACT:

Lisa Holland  
Economic Development Director  
City of Kuna  
lholland@kunaaid.gov  
(208) 559-5926



JOINT PARTNERSHIP  
BETWEEN THE  
CITY OF KUNA AND  
THE KUNA SCHOOL DISTRICT



# FEEDBACK SESSION JULY 22

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