

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

### **Kuna Economic Development Committee**

#### **Update Summary**

**Thursday, March 12, 2020**

**12:00 P.M. – 1:00 P.M.**

***Economic Development Meeting Attendance:*** Charlie Long (Ridley's), Lisa Holland (City of Kuna), Steve Cherry (C.S. Beef), Lamar Settlemeirs (Edward Jones), Kelsey Holder (Farmers Insurance), Dave Reinhart (Kuna School District), Cindy Giesen (Community Member), Chris Bruce (Premier Mortgage Resources), Tayler Tibbitts (Empire Title & Escrow), Mayor Stear (City of Kuna), Phil Roberts (Fire Chief), Kara Medrano (First Interstate Bank), Damon Van Gerpen (Group One), Randy Shroll (Idaho Commerce), Blake Watson (Idaho Power), Ana Paz (Arrived late, Enrique's)

1. Welcome & Lunch
2. Economic Development Update – Lisa Holland, Economic Development Director
  - a. Primary Health had a groundbreaking this week (March 10<sup>th</sup>), Wendy's and Cap Ed plan to break ground in April.
  - b. There has been a high interest in manufacturing projects considering the Valley. We hosted a site visit in February for a large company (high-tech manufacturing), we have another project interested in a 15-acre site for Wood Product Manufacturing facility. We also submitted Kuna for business looking for a 150k office building. We missed the ability to submit for another large technology user (because they were only considering parcels annexed with services). Our challenge continues to be having shovel ready sites and availability.
  - c. Several small business events coming up (see attached marketing flyer). Need Help from ED Committee spreading the word about marketing bootcamp. Have 4 signed up currently.
  - d. SBA offers additional training classes and resources. We could have a partnership with the Chamber to host these, but would we like to explore additional trainings for this year? The committee showed interest, and the Chamber/City will coordinate with the SBA to consider some potential dates for trainings.
  - e. Legislative Updates: Gave a brief overview of a few bills being considered by the

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legislature related to economic development: Data Center Bill, Urban Renewal Bill, Property Tax Changes & Small Employer Incentive (Idaho Business Advantage Program).

### 3. Update on Urban Renewal Eligibility Study

Appointing Board Members to URA in March. We have completed a draft Eligibility Study for District 1, and plan to present that to council for consideration in April along with first official board meeting. Next steps would be for the Board of Commissioners to create a district plan.

### 4. Incubator Discussion

- a. Shared slides with the committee about an incubator concept we are proposing for Kuna to have 8-10 sheds converted as a retail pop-up in downtown Kuna utilizing the 4<sup>th</sup> Street Gym outdoor courtyard. A similar concept to look at is the Tionesta Market Village or Muskegon Michigan. We talked with school district and they have general support for letting us use the 4<sup>th</sup> street gym, and City council gave a nod of approval.
- b. Several things we need to establish:
  - i. Criteria for companies to participate? Does ED Committee go through applications and approve?
  - ii. Application & Contract for venders
  - iii. Site Plan work: Design Colors, Style, Configuration. Budget is \$100k for everything. Units cost approx. 6-8k each.
  - iv. Move forward with Tough Sheds and work with contractor/public works dept to build out units?
  - v. Next Steps – going to work internally to establish agreement, marketing materials, and an application form for potential venders. Executive Committee will work more closely with Lisa Holland on next steps.

### 5. Strategic Plan

Shared a draft strategic plan based on feedback from October 2019 work session. Need to spend more time on education/workforce section and happy to take feedback from anyone. We will work with the executive committee on other priorities that we need to add for 3-year priorities.

### 6. Discussion & Questions

Kelsey Holder gave an update on the Ada County Fairgrounds Conversation. There are several options of what to do next which include keeping the property as it exists today, selling part of the ground, or relocating the fairgrounds entirely. Kelsey will keep the group informed of next steps.

7. *Adjournment at 1:05 PM*

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**Kuna Economic Development Executive Committee  
MINUTES**

**Thursday, March 12, 2020**

**1:00 P.M. – 1:45 P.M.**

*Meeting Called to Order at 1:10 PM*

*Executive Committee Members Present:* Steve Cherry, Kelsey Holder, Lisa Holland, Charlie Long, Kara Medrano, and Ana Paz

*Executive Committee Members Absent:* Mike Smith

1. Consideration to Approve Minutes from January 9, 2020 Economic Development Committee Meeting:

**Committee Member Medrano moved to approve the January 9, 2020 minutes. Seconded by Committee Member Holder. Motion carried 6-0-1. Committee Member Smith was absent.**

2. Feedback on Incubator Concept:

Committee shared enthusiasm over incubator concept and talked about many items to include in next steps (Lighting, Façade, Differentiation of units, Insurance, etc). Steve Cherry and Kelsey Holder volunteered to assist in helping with the shed purchase and configurations.

3. Strategic Plan Document:

Assigning Tasks and Evaluating Next Steps: Committee will review the document distributed, and will share any changes to Lisa Holland by next meeting.

4. Setting Next Date for Meeting:

Committee set an additional meeting date of April 9<sup>th</sup> at noon at Enrique's to further discuss Incubator Concept and next steps.

5. *Adjournment at 1:45 PM*

  
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Lisa Holland, Chair

ATTEST:

*Kara Medrano*

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Kara Medrano, Vice Chair

*Minutes prepared by Ariana Welker, Deputy City Clerk and Lisa Holland, Chair  
Date Approved: May 14, 2020*