

MEMBERS

John Laraway Bryan Clark
Robbie Reno Martin Taylor
Jonathan Doyle Beverly Wolf
Cristin Sandu Chad Queen
Larry Menges

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634



**Ad Hoc Future Land Use Map
Advisory Committee
REGULAR MEETING
MINUTES**

Wednesday August 14, 2024, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:02)

Commissioners Present:

*John Laraway - Present
Robbie Reno - Present
Jonathan Doyle - Absent
Cristin Sandu - Present
Larry Menges - Absent
Bryan Clark - Present
Martin Taylor - Absent
Beverly Wolf - Present
Chad Queen - Present*

City Staff Present:

*Economic Development Director Morgan Treasure
Planning and Zoning Director Doug Hanson
Deputy City Clerk Garrett Michaelson*

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:30)

A. Regular Committee Meeting Minutes Dated July 10, 2024 – Action Item

Potential Motion:

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

(Timestamp 00:00:30)

Motion To: Approve the Consent Agenda

Motion By: Commissioner John Laraway

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno

Voting Nay: None

Absent: Commissioners Doyle, Menges, Taylor

6-0-3

2. BUSINESS ITEMS:

(Timestamp 00:00:53)

A. Boise Valley Economic Partnership (BVEP) Presentation(s) [*Presentation provided herein as Exhibit A*]

Beth Ineck, Boise Valley Economic Partnership introduced herself and discussed her background.

Beth Ineck, Boise Valley Economic Partnership discussed the Boise Valley Economic Partnership and its relationship to the Boise Metro Chamber of Commerce.

Beth Ineck, Boise Valley Economic Partnership explained the type of jobs and businesses BVEP attempts to recruit into the Boise Metro area and how they have changed over the course of the last few years.

Beth Ineck, Boise Valley Economic Partnership explained commute patterns in relation to job opportunities for the Boise Metro Area, touching on various cities in the Metro Area.

Committee Member John Laraway asked clarifying questions in relation to Retirees and residents who work from home.

Beth Ineck, Boise Valley Economic Partnership responded, explaining that the data presented is from the Census.

Committee Member Cristin Sandu asked a question about the date of the data.

Beth Ineck, Boise Valley Economic Partnership explained that the data is from 2021 and further explained that there is typically 2 years behind the current year.

Beth Ineck, Boise Valley Economic Partnership brought up population over the past 30 years projected population growth patterns through 2050 as well as in-migration and out-migration patterns by County in the area. The age of the population was also brought up by County, highlighting the differences between Canyon and Ada Counties.

Beth Ineck, Boise Valley Economic Partnership explained data regarding Occupation and Job growth in Ada County and the City of Kuna as well as how businesses choose to locate or relocate to a particular site.

Beth Ineck, Boise Valley Economic Partnership explained the City's role in business development, acquisition, retention, and expansion as well as the checks and balances of Public-Private Partnerships.

Beth Ineck, Boise Valley Economic Partnership ended her presentation by asking if there were any questions.

4. BOARD QUESTIONS OR CONCERNS:

(Timestamp 00:27:23)

5. UPDATES & REPORTS

(Timestamp 00:28:15)

A. Land Use and Property Taxes – Morgan Treasure, Economic Development Director

Economic Development Director Morgan Treasure explained that there is a significant burden on homeowners within the City of Kuna.

Economic Development Director Morgan Treasure explained the different tax districts that receive funds from property taxes that City of Kuna Residents pay and gave examples.

Economic Development Director Morgan Treasure showed charts related to tax burden in Kuna by property type.

Committee Member Cristin Sandu asked a clarifying question in regard to the amount of Agricultural land that is 'in-use' versus 'being held.'

Planning and Zoning Director Doug Hanson responded.

Committee Member Beverly Wolf asked about Tax exemptions and how long it takes for commercial property to have a net effect on tax burden within the City.

Economic Development Director Morgan Treasure responded explaining that tax exemptions that Committee Member Beverly Wolf is referring to have to be approved with the Ada County Commissioners and no projects to date have been approved for a tax exemption in that manner.

Economic Development Director Morgan Treasure gave an example of a business that exists within the County but is located close to the City that had a tax exemption approved in that manner.

Committee Member Cristin Sandu asked about the rezoning process for lands designated as agricultural.

Planning and Zoning Director Doug Hanson responded.

Committee Member Laraway brought up how it appears the Mixed-Use zone has been used by developers.

Economic Development Director Morgan Treasure explained that High Density Housing typically pays more per square foot in property tax than single family residential.

Committee Members discussed the pace of housing applications within the City.

Committee Members discussed current and future road use.

Economic Development Director Morgan Treasure discussed how a new Industrial park in City Limits will impact levy rates.

6. ADJOURNMENT:

(Timestamp 01:27:39)

(Timestamp 01:27:39)

Motion To: Adjourn

Motion By: Commissioner John Laraway

Motion Seconded By: Commissioner Bryan Clark

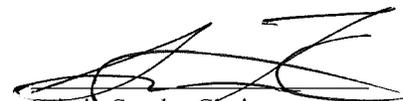
Further Discussion: None

Voting Aye: Commissioners Laraway, Sandu, Menges, Clark, Wolf, Queen, Reno

Voting Nay: None

Absent: Commissioners Doyle, Menges, Taylor

6-0-3



Cristin Sandu, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

EXHIBIT A

BOISE VALLEY ECONOMIC PARTNERSHIP



ABOUT BVEP



OUR MISSION

Broaden the industry base of the Boise Metro to create jobs for those who live here to ensure prosperity in good times and bad. New and growing companies create jobs and infuse our metro with creativity, philanthropy, ideas & infrastructure.

WHAT WE DO

NATIONAL
MARKETING
OF BOISE
METRO

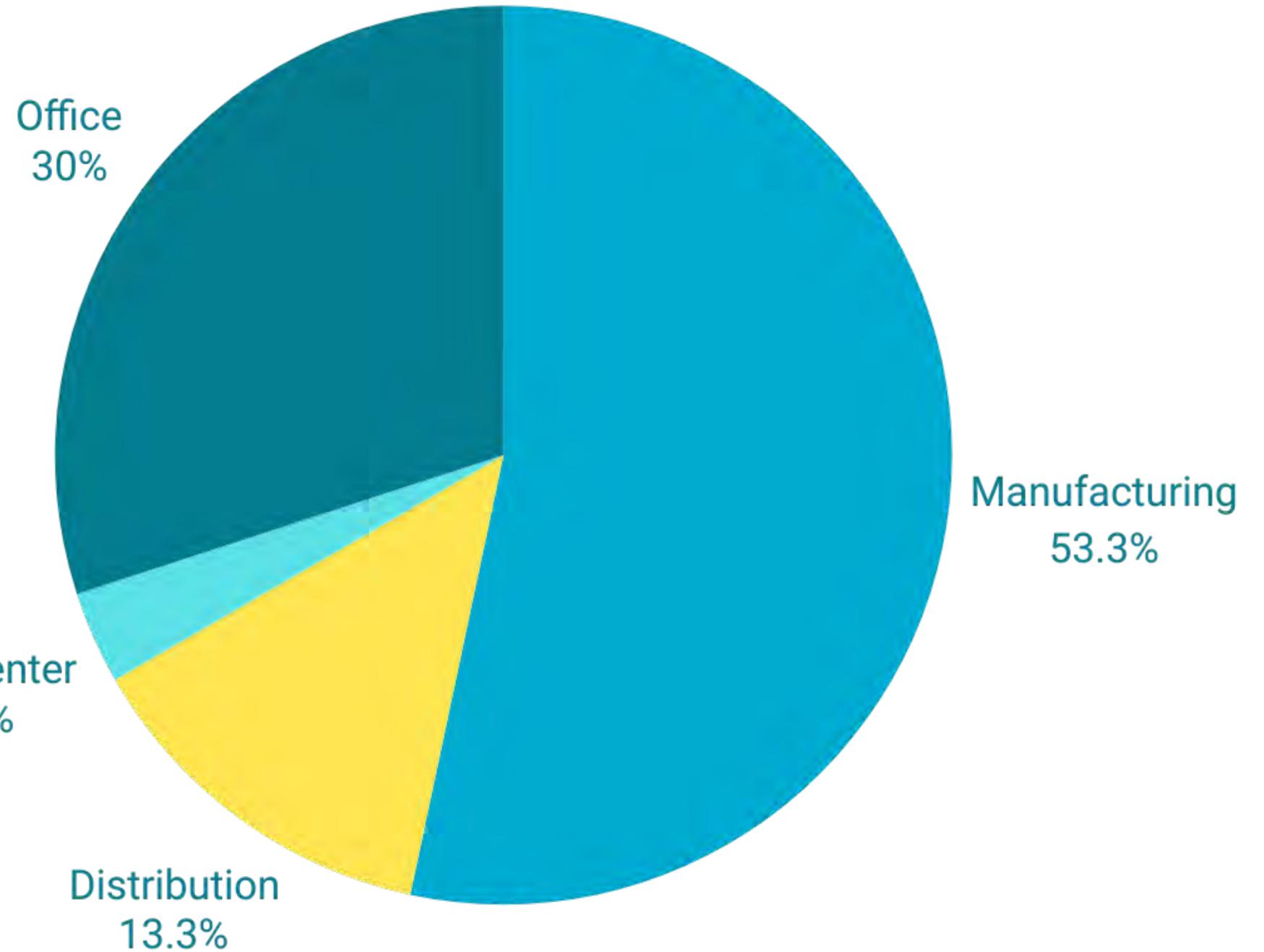
CUSTOM
DATA
ANALYSIS

REGIONAL
SITE VISITS

COMMUNITY
RESOURCE
CONNECTION

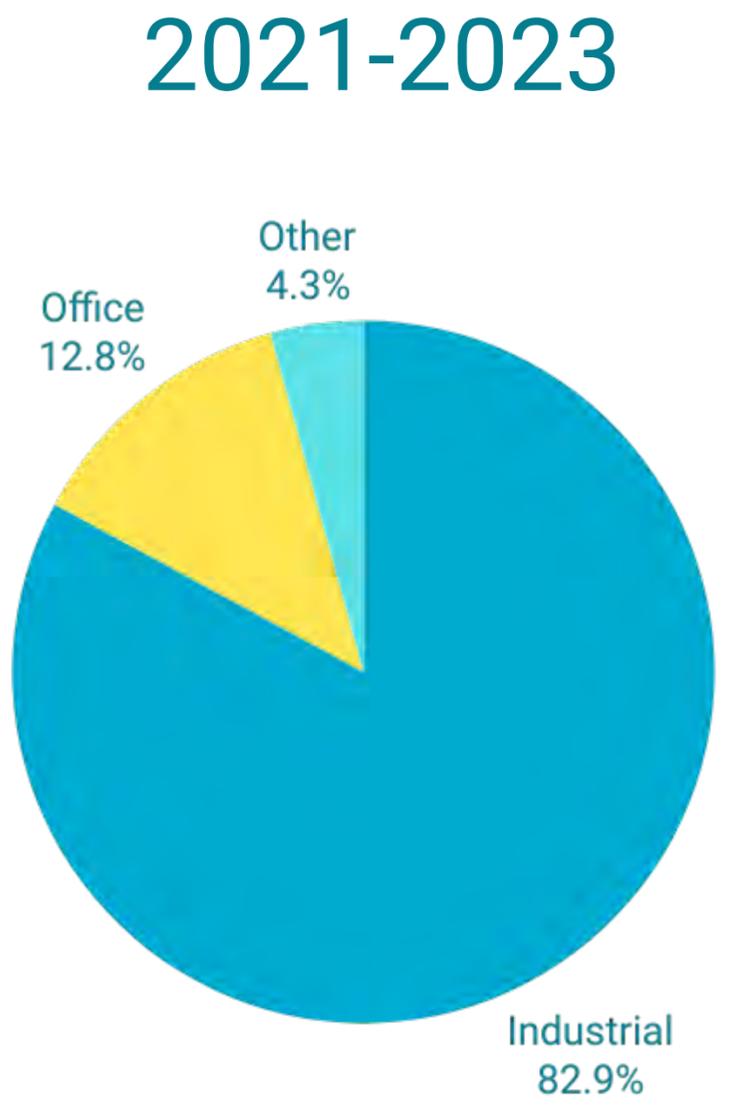
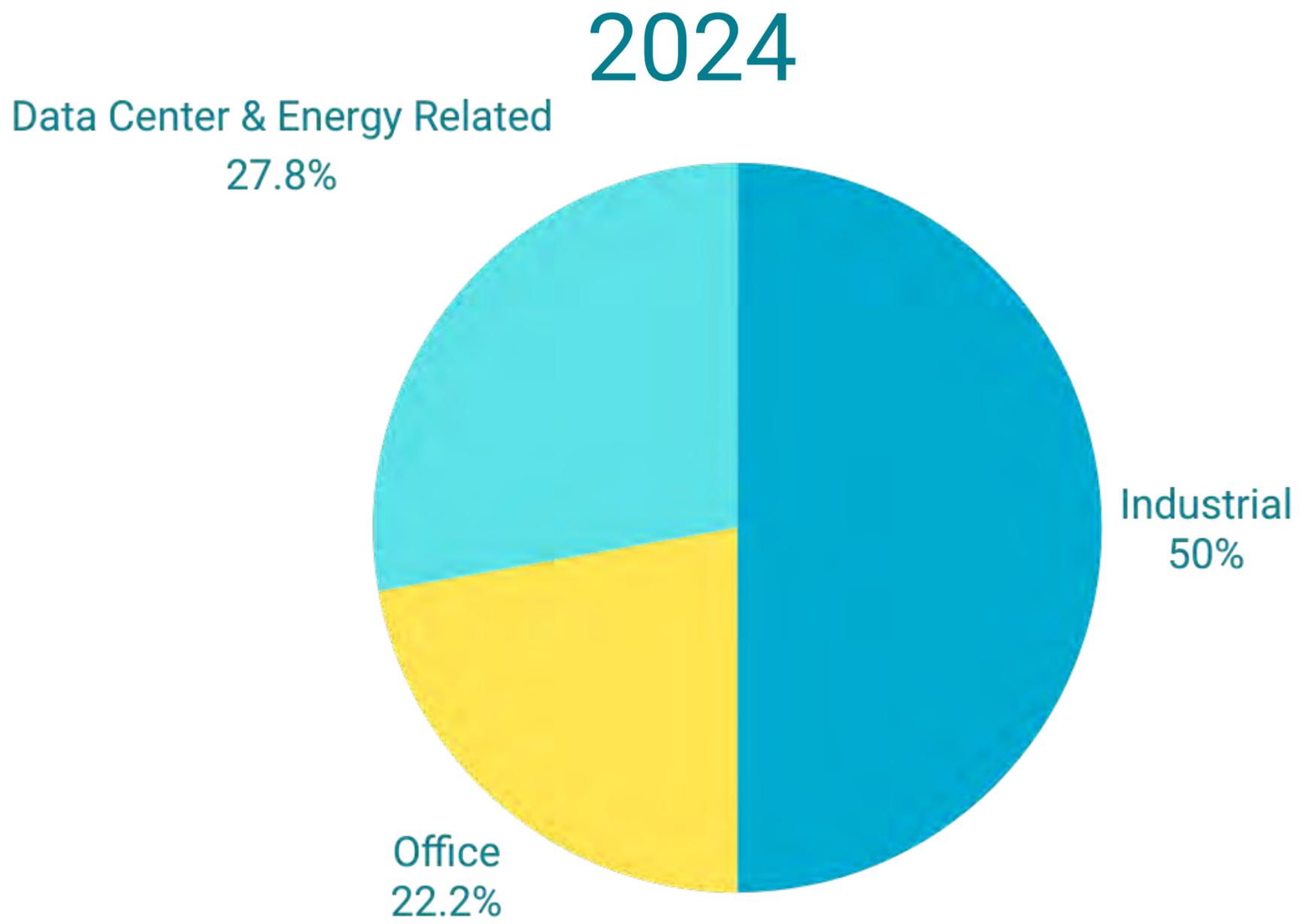
PROJECT WINS

2019-2024



LAST 10 YEARS
38 COMPANIES &
OVER 10,000 jobs

BVEP PROJECTS WORKED

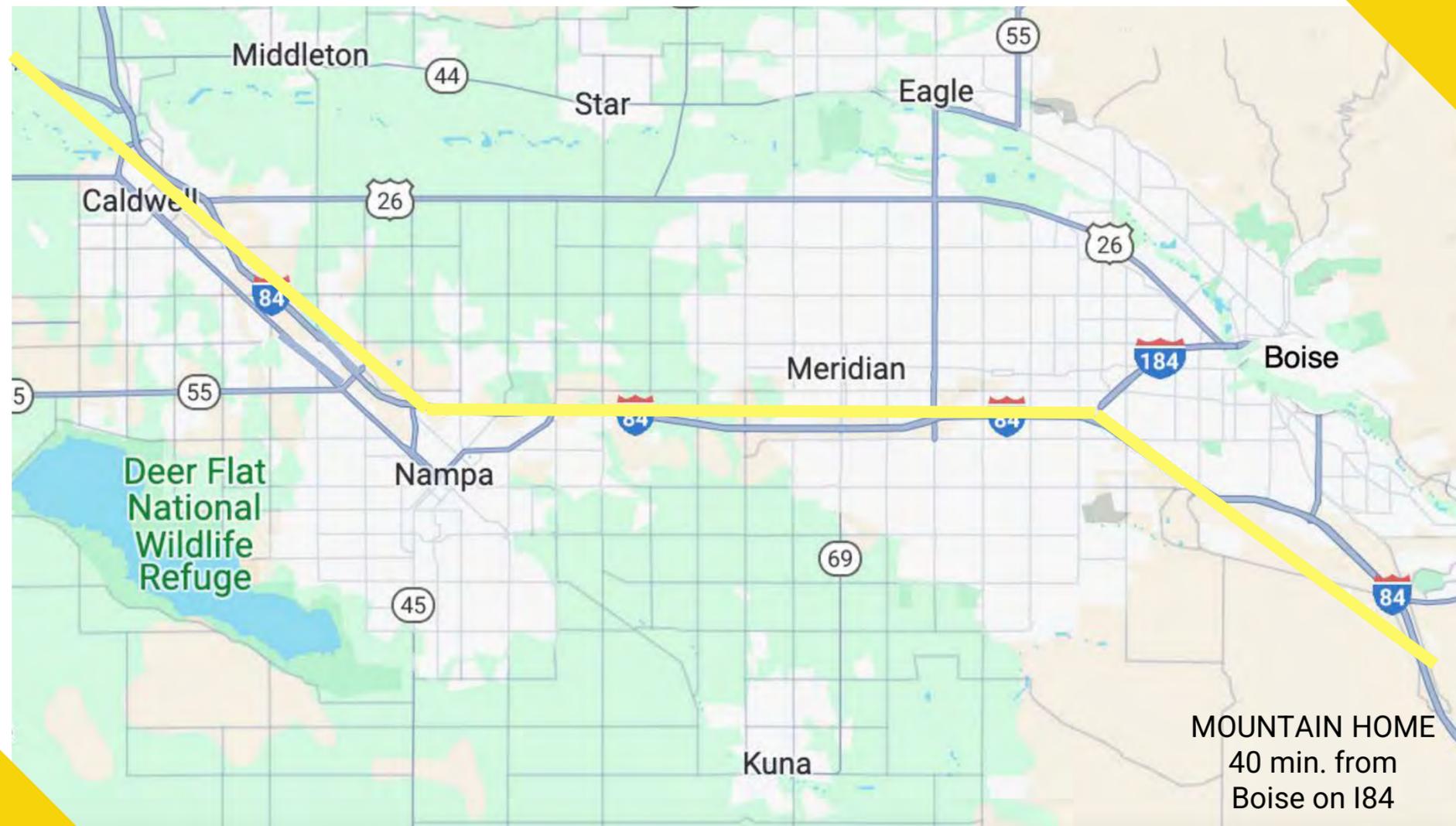


WORKERS
COMMUTING
TO ANOTHER
CITY FOR
WORK

NAMPA
72.5%

KUNA
94.4%

BOISE
39.1%

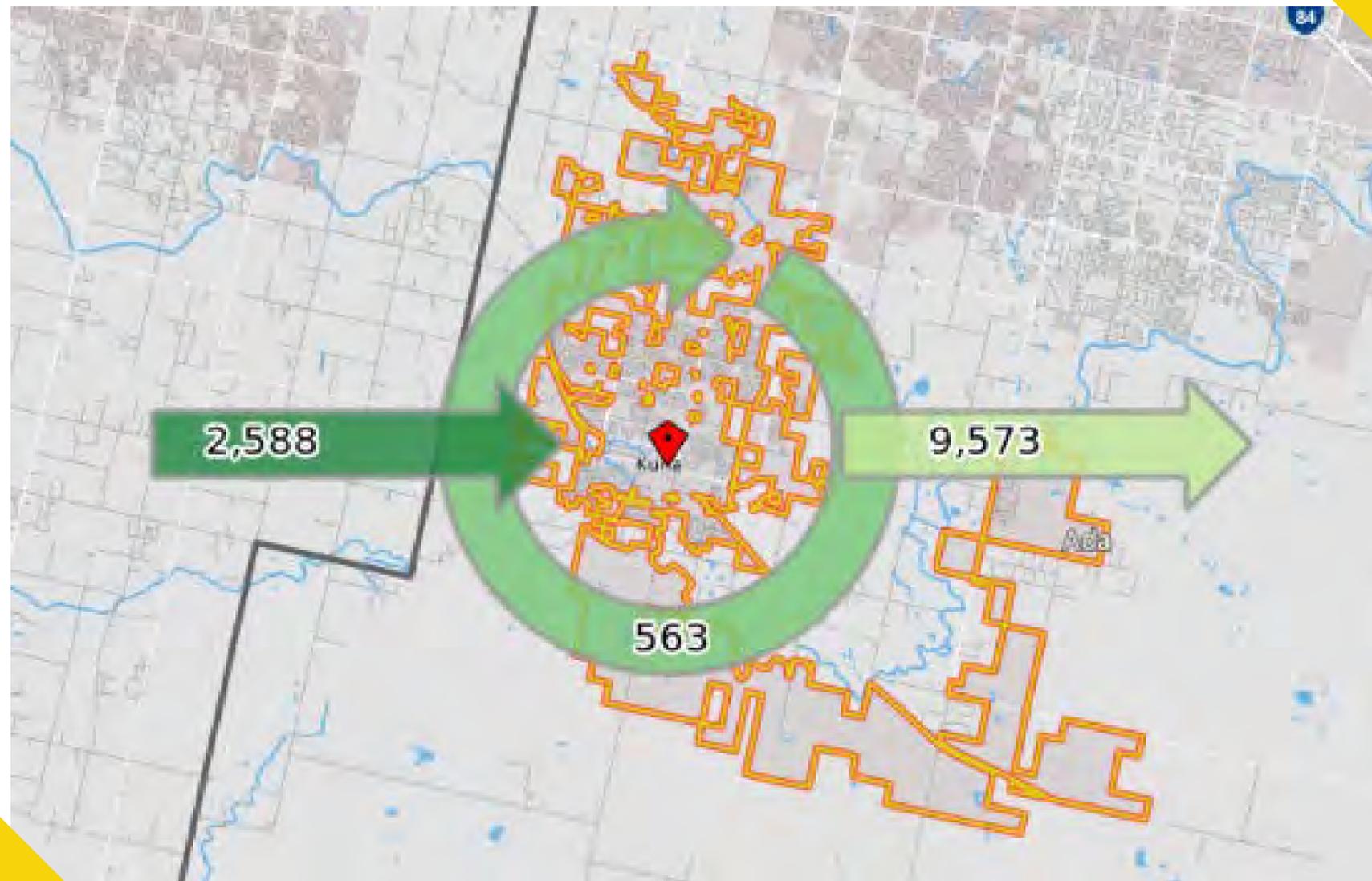


WORKERS COMMUTING TO ANOTHER CITY FOR WORK

Living & Working
in Kuna
5.6% (563)

Working in Kuna but
Living Elsewhere
82.1% (2,588)

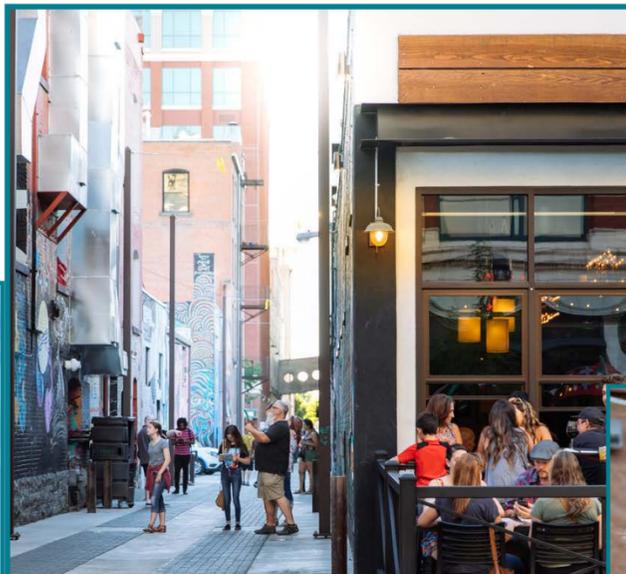
Living in Kuna but
Working Elsewhere
94.4% (9,573)





WHAT DOES KUNA WANT TO BE?

GROWTH



BOISE MSA



Population

824,657

Projected Growth 2033: 1,008,592

City of Kuna: 28,050

Compass Estimate: 31,490



Workforce

431,739



Sources:

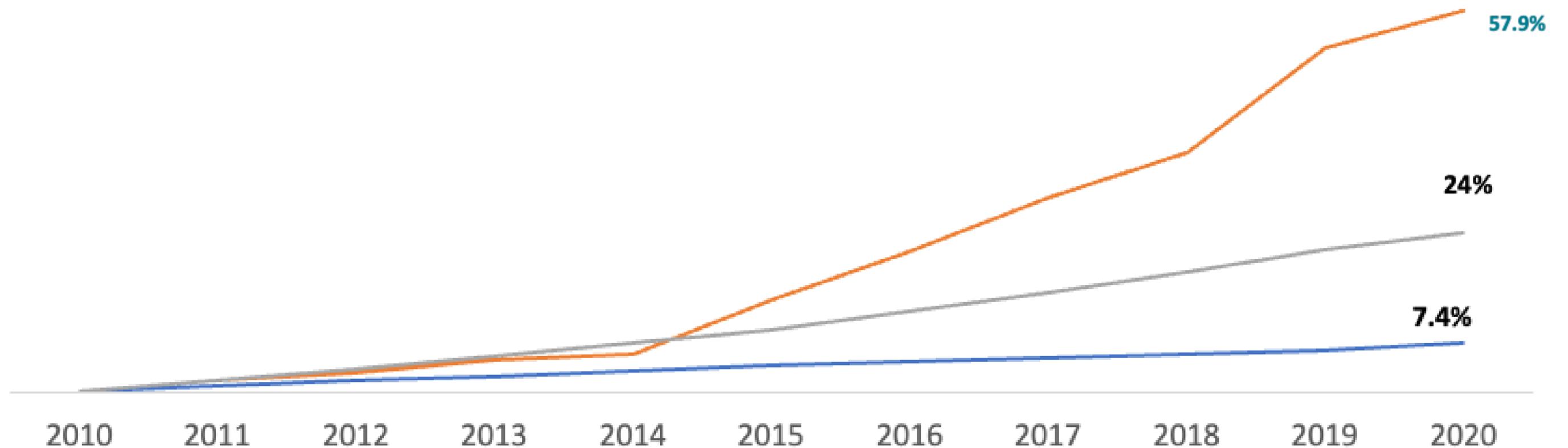
2022 U.S. Census Bureau ACS 1-year, Idaho Department of labor, November Local Area Unemployment Statistics 12/22/2023, LAUS) Growth projection with 2% annual growth rate

METRO AREA GROWTH

2010-2020

Population Growth 2010 - 2020

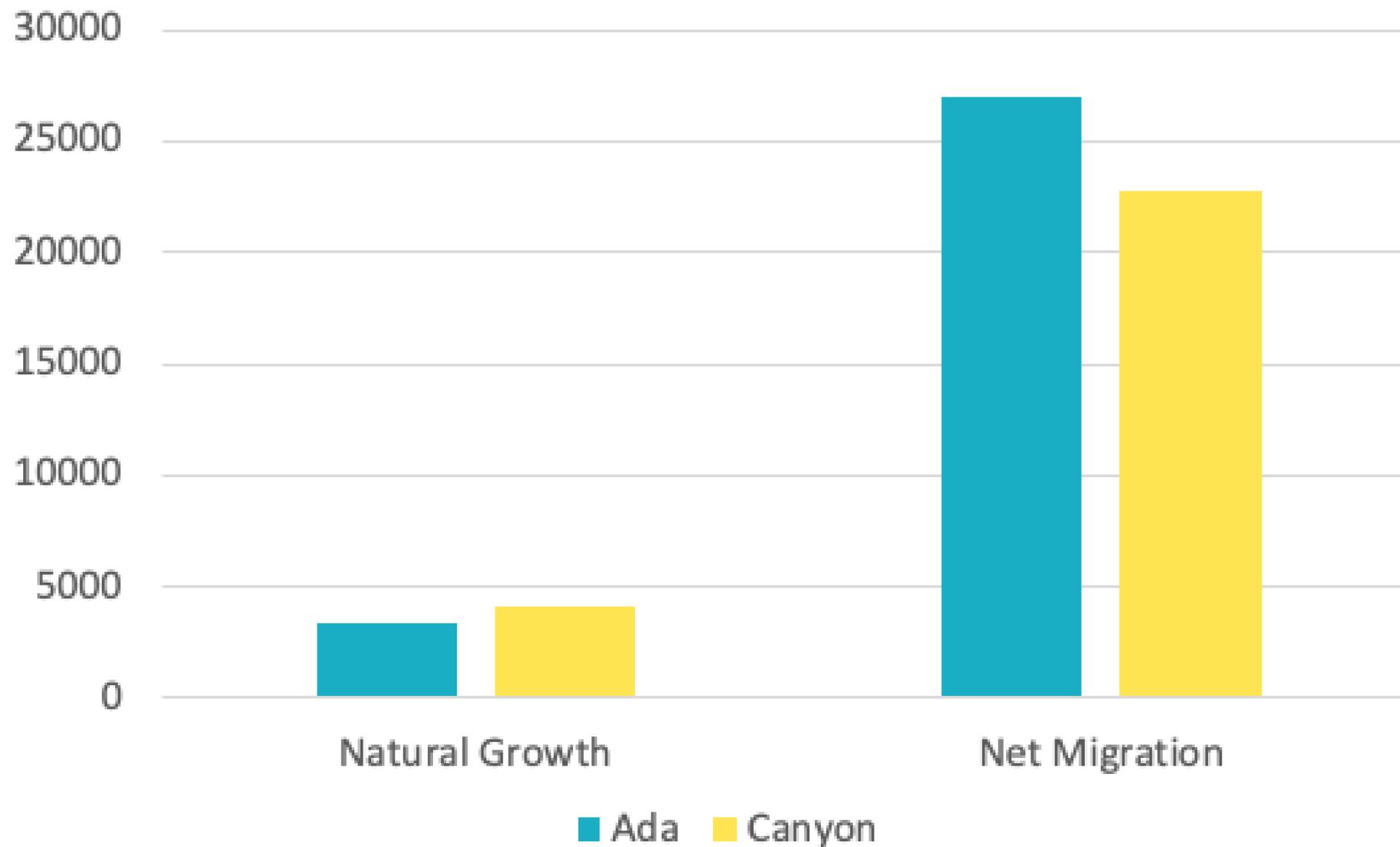
— USA — Kuna — Boise Metro





NATURAL GROWTH VS IN MIGRATION

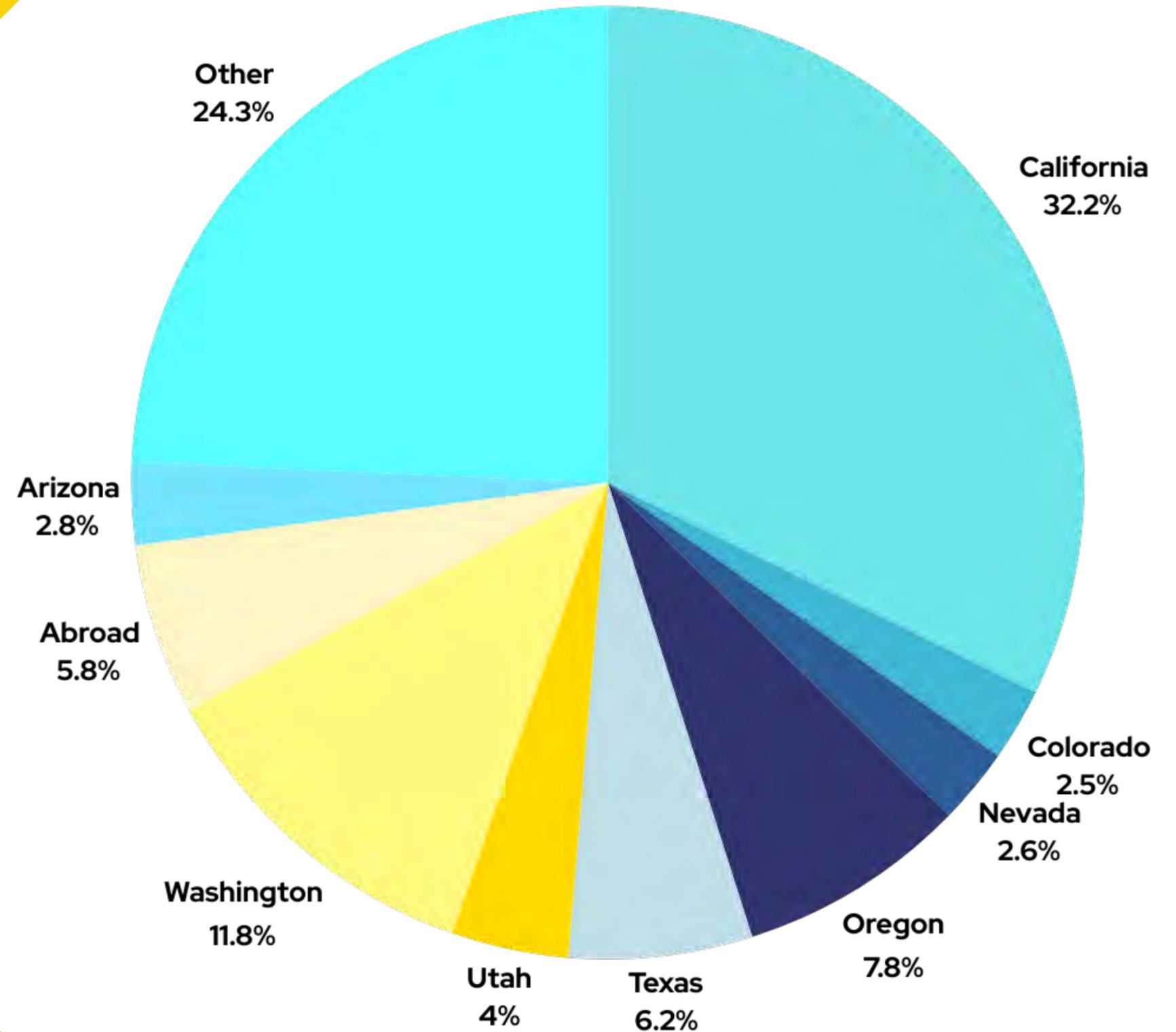
Cumulative Population Change 2020-2023



Source: US Census Annual and Cumulative Estimates of the Components of Resident Population Change for Metropolitan 2024

BOISE IN-MIGRATION

By State



Source: 5-Year Estimate American Community Survey
2018-2022 County to County Flow

BOISE IN-MIGRATION

By Age

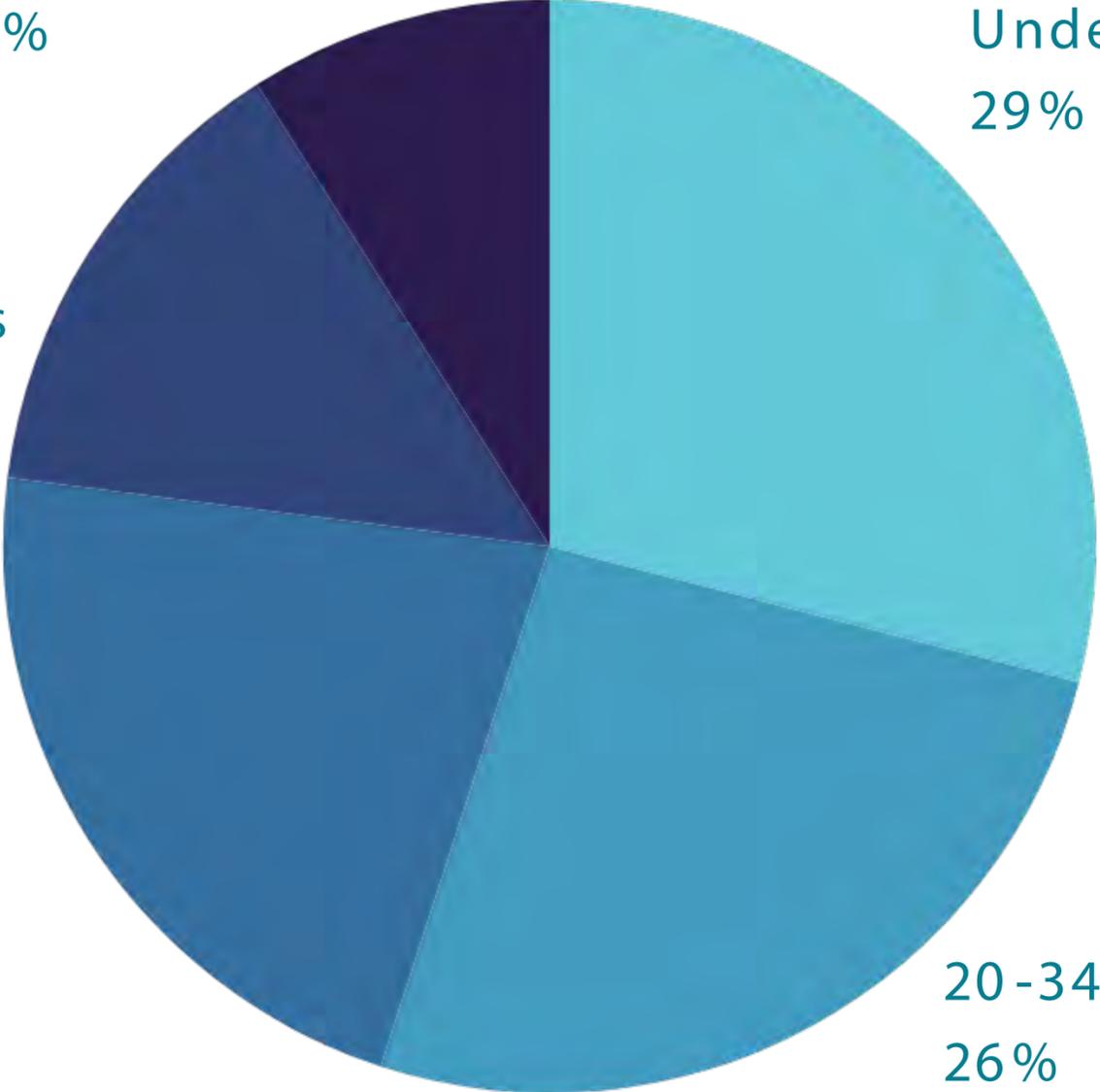


65 Years and Older
9%

Under 20 Years Old
29%

50-64 Year Olds
14%

35-49 Year Olds
22%



20-34 Year Olds
26%

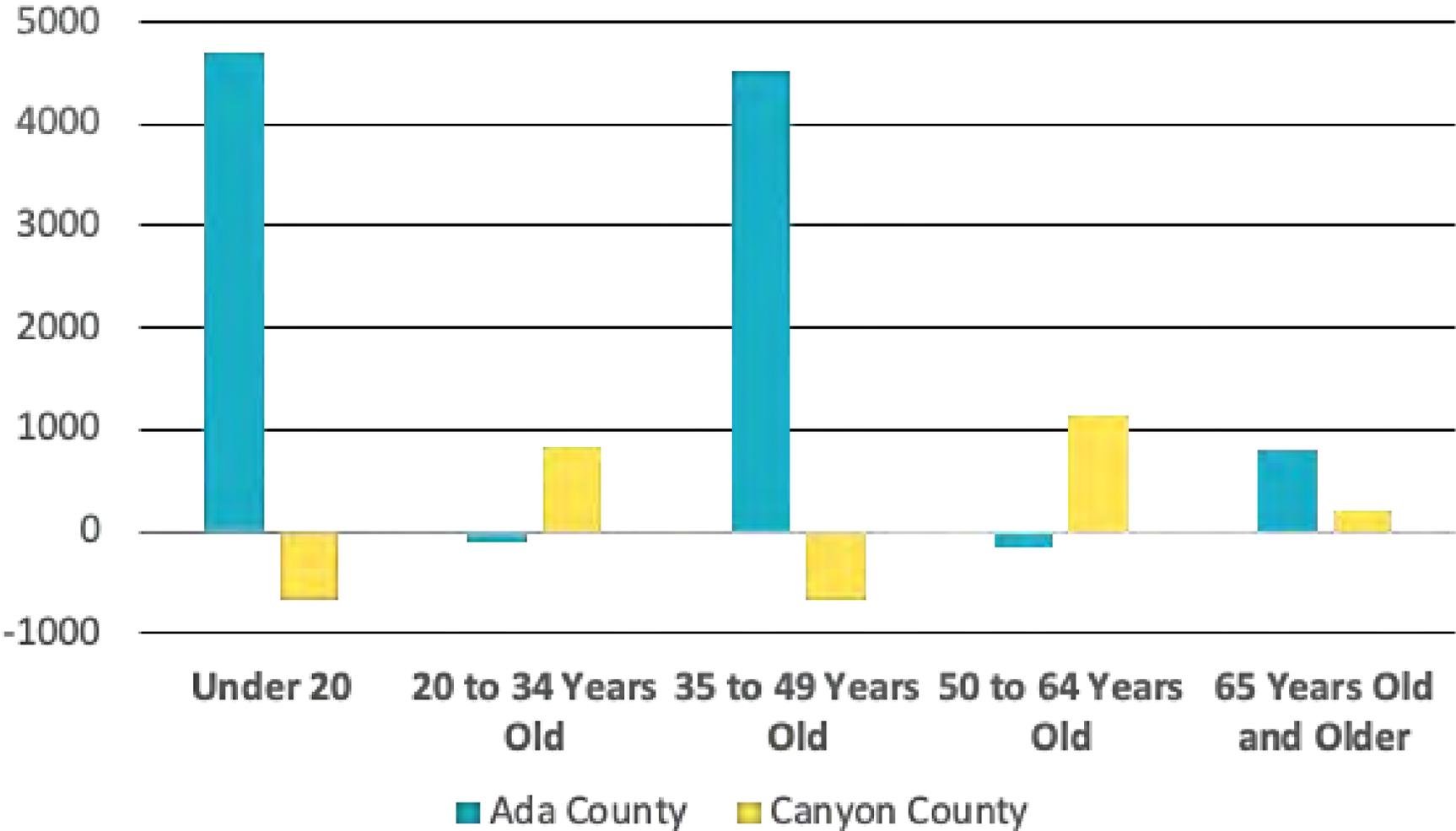
Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates, includes foreign in migration

NET IN-MIGRATION

By Age &
County



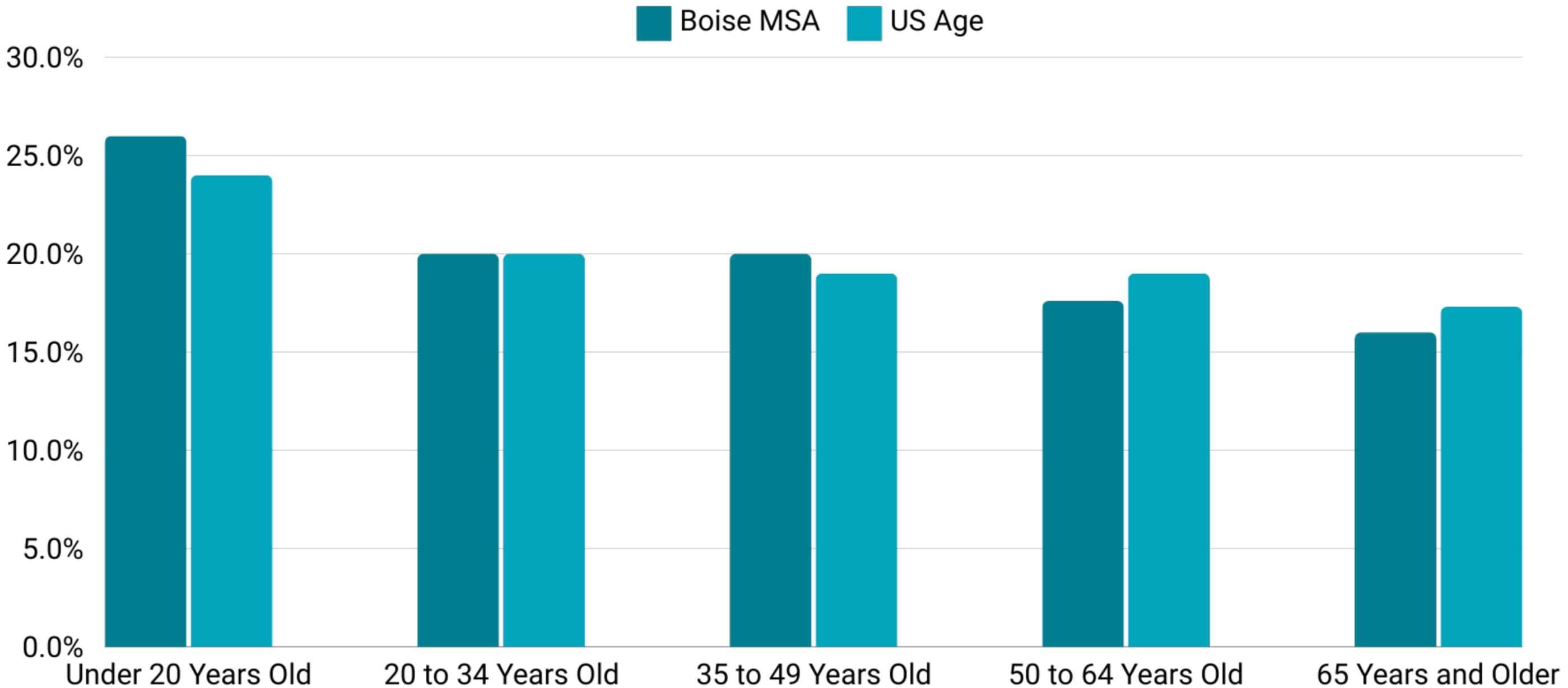
NET MIGRATION OUT OF STATE AND ABROAD MOVERS



Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

BOISE METRO POPULATION BY AGE

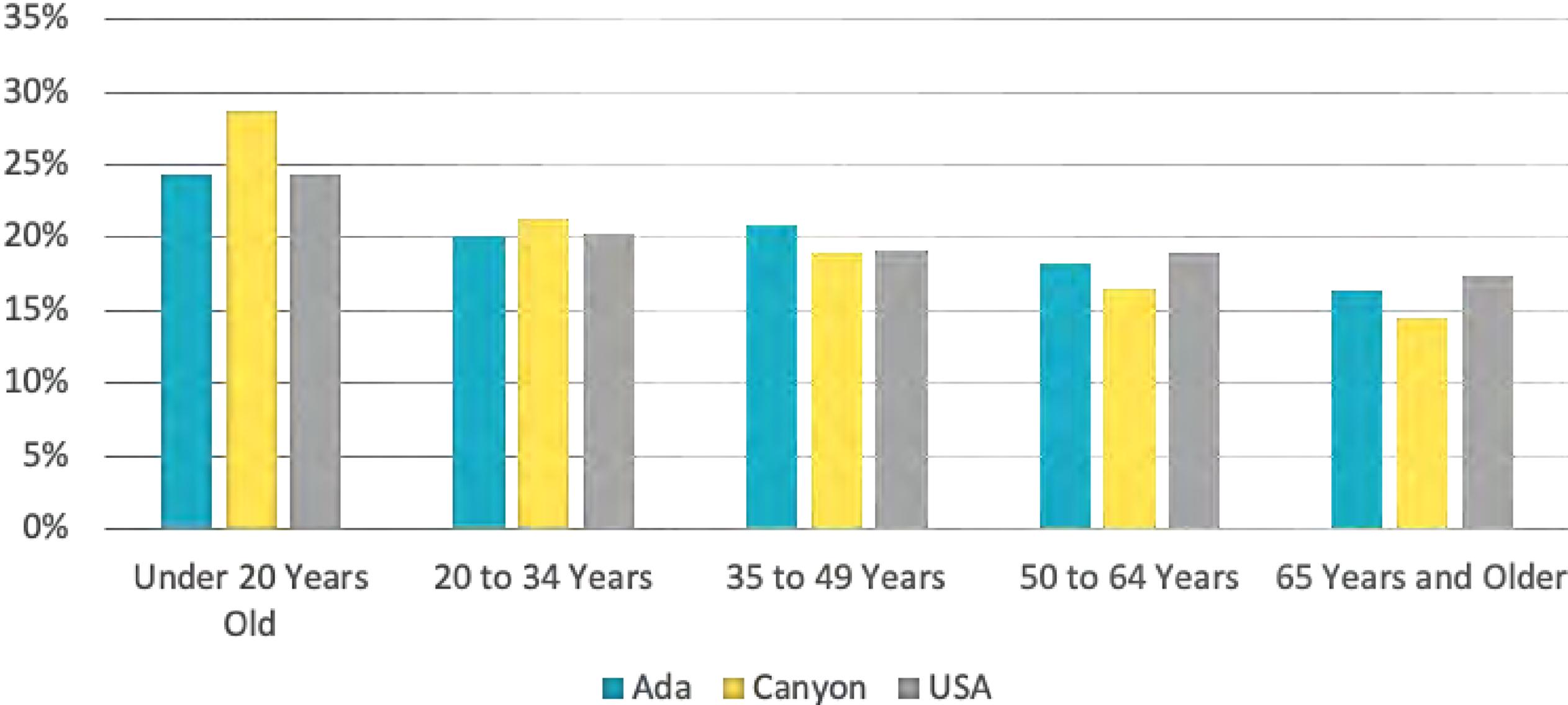
Boise MSA Population (2023): 824,657



Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

POPULATION BY AGE & COUNTY

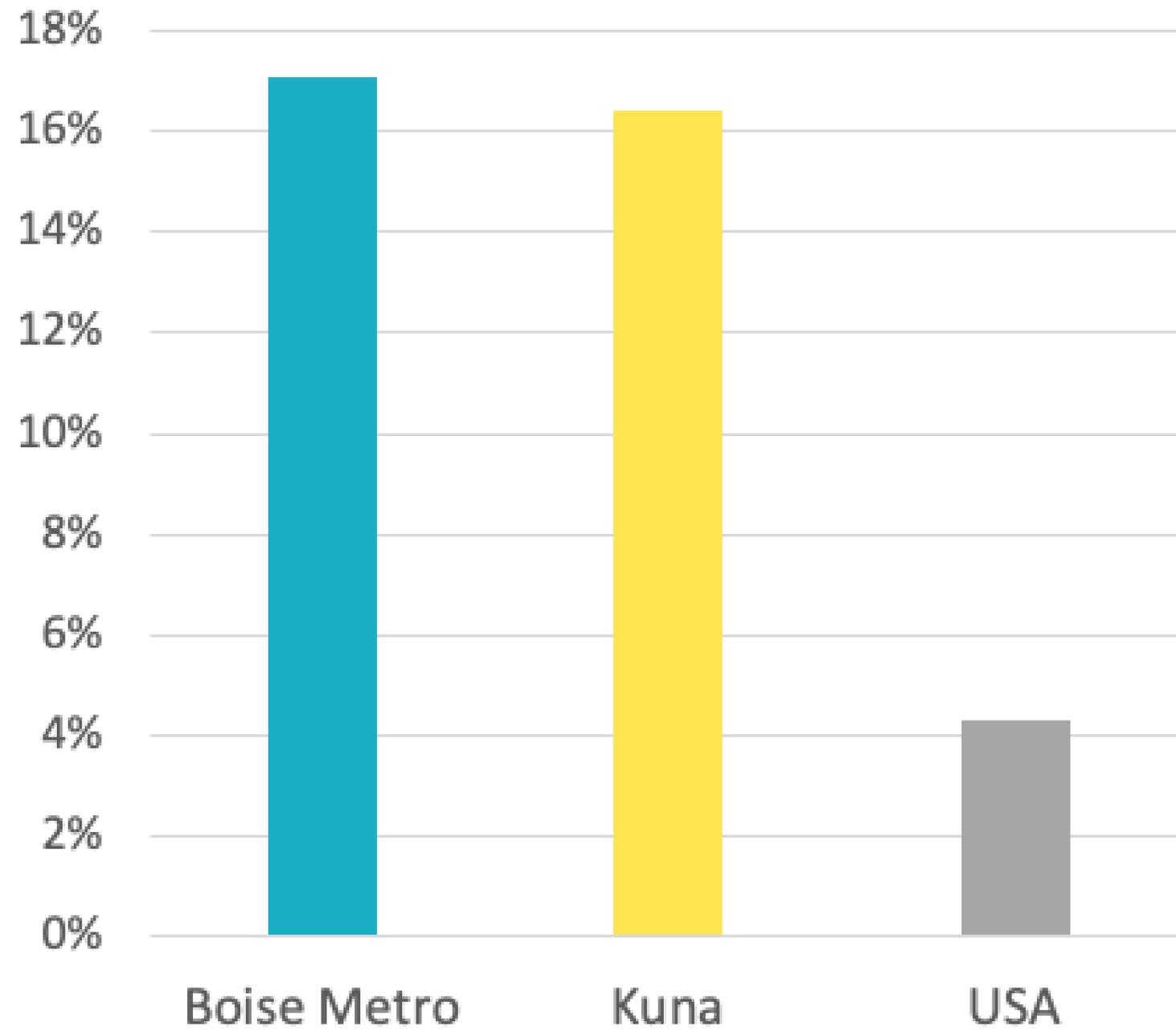
Boise MSA Population (2023): 824,657



Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

JOB GROWTH

2018-2023



Source: Lightcast Q3 2024 Data Set

EMPLOYMENT TRENDS - BOISE MSA

Boise MSA Jobs increased 17.1% between 2018-2023
National rate was 4.3%

Occupations that gained between 2018-2023

- Management (54%, 12,755)
- Transportation and Material Moving (34%, 8,759)
- Business and Financial Operations (49%, 8,163)
- Construction and Extraction (24%, 5,368)
- Office and Administrative Support (10%, 4,610)

Industries Growing Between 2018-2023

- Construction (40%, 11,266)
- Healthcare and Social Assistance (20%, 9,599)
- Transportation and Warehousing (58%, 6,428)
- Professional, Scientific and Technical Services (31%, 6,297)
- Accommodation and Food Services (15%, 4,510)

EMPLOYMENT TRENDS - KUNA

Kuna jobs increased 16.4% between 2018-2023

Occupations that gained between 2018-2023

- Construction (42%, 150)
- Management (39%, 147)
- Transportation and Material Moving (36%, 124)
- Office and Administrative Support (19%, 104)
- Sales and Related (36%, 76)

No Occupations lost employment in Kuna in this time period

Industries Growing Between 2018-2023

- Construction (55%, 215)
- Healthcare and Social Assistance (43%, 160)
- Retail Trade (67%, 148)
- Accommodation and Food Services (40%, 103)

47.2% of Kuna
Businesses
have 1-4
Employees



EVERYONE IS MOVING
HERE, WHY DO WE
NEED TO WORK FOR
DEVELOPMENT?

COMPETITION FOR INDUSTRIAL

Over 10,500,00 SF of Industrial Space in Pipeline

Caldwell

- Sky Ranch
- North Ranch
- New URA District

Nampa

- North Nampa Industrial Area
- Infill Opportunities

Boise

- Gateway East District
- Boise Airport Industrial

Mountain Home

- Rail Served Industrial Park

Kuna

- Rail Opportunity
- Meta Complex



REGIONAL COMPETITION

- Reno
- Salt Lake City
- Denver
- Phoenix
- Kansa City



DEVELOPMENT PROCESS

1. Predevelopment
2. Market, Financial, Political feasibility
3. Site and Engineering Analysis
4. Financing
5. Contractor Negotiations & Public Approvals
6. Construction
7. Marketing
8. Building Occupancy and Management

SITE SELECTION PROCESS

1. Labor Market Analytics
 - Talent Pipeline, Cost of Labor, Quality of Labor
2. Supply Chain Analytics
 - Suppliers & Customers
3. Business Climate
 - Incentives
 - Taxes
 - Regulations
4. Real Estate
 - Availability, Transportation Access & Utilities
5. Time

CITY'S ROLE

Public Participation in Development

- Regulator
- Facilitator & Initiator
- Methods for Structuring the Deal

WHEN TO ENGAGE

- Goals of Kuna- desired economic outcomes
- Need for Community Support- But For
- Viability of Business- credit worthiness, history
- Economic Impact of project- Direct and Indirect
 - Will it have broader impact

PUBLIC PRIVATE PARTNERSHIPS

- Infrastructure
- Land
- Financing
 - URD, LID, CID, Industrial Revenue Bonds, New Market Tax Credits
- Entitlements- Development Agreements
- Speed



CONFIDENTIALITY

A WORD ON
CONFIDENTIALITY..



BOISE VALLEY ECONOMIC PARTNERSHIP

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Additional Resources: www.bvep.org
BVEP Facebook BVEP LinkedIn

