



MEETING NOTICE & AGENDA

KUNA URBAN RENEWAL AGENCY

October 7, 2020

City Council Chambers

6:00 p.m.

751 W. 4th Street

Kuna, Idaho

Due to social distancing protocol,

*the **Council Chambers Audience Occupancy Capacity is 15.***

Social Distancing will be required.

***The first 15 persons** who appear, in addition URA Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

The meeting will be conducted through the use of a video conference call (zoom) for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Nathan Stanley at cityclerk@kunaaid.gov on or before October 7, 2020, at 12:00 p.m. City staff will be available in person at City Hall for anyone who would like to testify in person.

The public may also join the meeting by watching the livestream on the Kuna Economic Development Facebook page:

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

AGENDA

1. Call to Order / Roll Call
 - Seat 1: Todd Cooper
 - Seat 2: Rocco D'Orzio
 - Seat 3: Winston Inouye
 - Seat 4: Greg McPherson
 - Seat 5: Tayler Tibbitts

2. **Action Item:** Adoption of the Agenda

3. **Action Item:** Consent Agenda
 - a. Approving Minutes from August 5, 2020 Meeting
 - b. Approving Minutes from August 27, 2020 Special Meeting

4. **Business Item:** Urban Renewal District Plan (Presentation by Consultant team: JUB Engineers, Elam & Burke, and The Metts Group)
 - a. Summary of Community Feedback Received
 - b. Overview of the Urban Renewal Plan for the Kuna West Urban Renewal Project and the Economic Feasibility Study.

Link provided below.

<http://kunacity.id.gov/DocumentCenter/View/7171/Kuna-West-Plan-4821-1531-9237-v6-PDF>

5. **Action Item:** Consideration to approve URA Resolution No. URA09-2020

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, ALSO KNOWN AS THE KUNA URBAN RENEWAL AGENCY, RECOMMENDING AND ADOPTING THE URBAN RENEWAL PLAN FOR THE KUNA WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR OF THE AGENCY TO TAKE APPROPRIATE ACTION; AUTHORIZING AND DIRECTING THE ADMINISTRATOR AND SECRETARY OF THE AGENCY TO MAKE CERTAIN TECHNICAL CHANGES; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

6. Adjourn



MEETING NOTICE & AGENDA

KUNA URBAN RENEWAL AGENCY

August 5, 2020

City Council Chambers

6:00 p.m.

751 W. 4th Street

Kuna, Idaho

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The meeting will be conducted through the use of a video conference call (zoom) for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Lisa Holland at lholland@kunaid.gov on or before August 5, 2020, at 12:00 p.m. City staff will be available in person at City Hall for anyone who would like to testify in person.

The public may also join the meeting by watching the livestream on the Kuna Economic Development Facebook page:

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

MINUTES

1. Call to Order / Roll Call

(Timestamp 00:00:25)

Commissioner Cooper – Present (Via Zoom)

Commissioner D’Orazio – Present (Via Zoom)

Commissioner Inouye – Present (Via Zoom)

Commissioner McPherson – Present (Via Zoom)

Commissioner Tibbitts – Present (Via Zoom)

CITY STAFF:

Lisa Holland, Economic Development Director / URA Administrator – Present at City Hall (Via Zoom)

Nathan Stanley, Deputy City Clerk – Present (Chambers)

ELAM AND BURKE LAW FIRM:

Meghan S. Conrad – Present (Via Zoom)

J-U-B ENGINEERS:

Lisa Bachman – Present (Via Zoom)

METTS GROUP:

Alivia Metts – Present (Via Zoom)

2. **Action Item:** Adoption of the Agenda
(Timestamp 00:01:24)

Motion to approve agenda by Commissioner Cooper. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.

3. **Action Item:** Consent Agenda – Approving Minutes from July 1, 2020 Meeting
(Timestamp 00:01:58)

Motion to approve agenda by Commissioner Cooper. Seconded by Commissioner Inouye. Motion carried 4-0-0.

4. **Public Hearing & Action Item:** Urban Renewal Budget Hearing
Jared Empey, Treasurer Report & Budget Presentation
 - a. Open Public Hearing & Receive Public Testimony
(Timestamp 00:02:40)

Chair McPherson opened the Public Hearing for the Urban Renewal Budget.

Jared Empey, Treasurer, said the budget was exactly the same from the previous meeting. They had \$96,000 that was essentially grant money given by the City to the Urban Renewal District which would be used to reimburse the district for formation costs and those were available as soon as an invoice could be presented. He stood for any questions if there are any.

Motion to close public hearing by Commissioner Inouye. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.

5. **Action Item:** Consideration to approve URA Resolution No. URA07-2020

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA

URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF KUNA AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:06:30)

Motion to approve URA Resolution No. URA 07-2020 by Commissioner Cooper. Seconded by Commissioner Inouye. Motion carried 4-0-0.

6. **Business Item:** District Plan Updates and Drafts for Discussion (JUB Engineers, Elam & Burke, and The Metts Group)

(Timestamp 00:08:24)

Lisa Holland, said Lisa Bachman and the team of consultants would walk through a revised map, a draft project list, and talked about the public outreach plan. They met with ACHD and Ada County again in the month of July and got their nod of approval for joint agency agreements. ACHD was willing to let Kuna keep the increment that would have been allocated to them with the new legislative change last session if it was designated for roadway projects. With some of the feedback from the County, they decided to scale back the boundaries of the district to not include the land that was located south of Indian Creek and to the East of Sailor. Lisa Bachman would show that map shortly.

Ms. Holland said they were also planning to hold a public outreach workshop via zoom on August 27, 2020 at noon and at 6:00 P.M. for the public to view the Urban Renewal Plan and give their feedback. They asked that, if were able, they add this date to their calendars and plan to attend.

Ms. Holland handed it over to Lisa Bachman to walk through the maps and next steps.

- a. Updated Eligibility Boundary Map
- b. Draft Land Use Plan Map w/URD Boundary
- c. Draft Projects List
- d. Public Outreach Plan & Draft Materials
- e. Draft URD Plan Outline
- f. Draft Economic/Feasibility Outline

Lisa Bachman, J-U-B Engineers, reviewed the six items listed (a-f) that were key to getting the plan before the board in September.

Meghan Conrad, Elam and Burke, reviewed the plan outline.

Alivia Metts, Metts Group, reviewed the purpose of the project list and reviewed the draft economic feasibility study.

Commissioner Tibbitts, asked how they were projecting Economic Impact without knowing projects.

Ms. Metts, replied they did a best case and worst-case scenario. They looked at future land use and future planned projects and what they might look like based off J-U-B Engineers and their knowledge of the area.

7. **Business Item:** Board Questions or Concerns
(Timestamp 00:57:30)

No questions or concerns from the board.

8. Adjourn
(Timestamp 00:58:40)

Chair McPherson adjourned the meeting at 6:59 P.M.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: URAM 10.07.2020



MEETING NOTICE & AGENDA

KUNA URBAN RENEWAL AGENCY

August 27, 2020

City Council Chambers

5:30 p.m.

751 W. 4th Street

Kuna, Idaho

Due to social distancing protocol,

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The public may also join the meeting by watching the livestream on the Kuna Economic Development Facebook page:

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

MINUTES

1. Call to Order / Roll Call
(Timestamp 00:00:30)

Commissioner Cooper – Present (Via Zoom)
Commissioner D’Orazio – Present (Via Zoom)
Commissioner Inouye – Present (Via Zoom)
Commissioner Tibbitts – Present (In Person)
Commissioner McPherson – Present (Via Zoom)

2. **Action Item:** Adoption of the Agenda
(Timestamp 00:01:18)

Motion to approve the Adoption of the Agenda by Commissioner Inouye. Seconded by Commissioner Cooper. Motion carried 4-0-0.

3. **Business Item:** Urban Renewal Eligibility Study Supplement Overview
(Timestamp 00:01:55)

Lisa Holland, Economic Development Director, reviewed the Eligibility Study Supplement.

4. **Action Item:** Consideration to approve URA Resolution No. URA08-2020
(Timestamp 00:07:22)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, ACCEPTING THAT CERTAIN SUPPLEMENTAL REPORT ON ELIGIBILITY FOR CERTAIN ADDITIONAL PROPERTY ADJACENT AND CONTIGUOUS TO THE AREA REFERRED TO AS THE KUNA WEST DISTRICT AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE SUPPLEMENTAL AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR TO TRANSMIT THE SUPPLEMENTAL REPORT AND THIS RESOLUTION TO THE ADA COUNTY BOARD OF COUNTY COMMISSIONERS FOR DESIGNATION PURSUANT TO IDAHO CODE SECTION 50-2018(18); AND TO THE CITY COUNCIL OF THE CITY OF KUNA REQUESTING ITS CONSIDERATION FOR SUPPLEMENTAL DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve URA Resolution No. URA08-2020 by Commissioner Cooper. Seconded by Commissioner Tibbitts. Motion carried 4-0-0.

5. Adjourn

Meeting is adjourned at 5:30 P.M.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: URAM 10.07.2020*

RESOLUTION NO. URA 09-2020

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, ALSO KNOWN AS THE KUNA URBAN RENEWAL AGENCY, RECOMMENDING AND ADOPTING THE URBAN RENEWAL PLAN FOR THE KUNA WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING AND DIRECTING THE CHAIR OR ADMINISTRATOR OF THE AGENCY TO TAKE APPROPRIATE ACTION; AUTHORIZING AND DIRECTING THE ADMINISTRATOR AND SECRETARY OF THE AGENCY TO MAKE CERTAIN TECHNICAL CHANGES; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Kuna, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (the “City Council”) and Mayor of the City of Kuna (the “City”), on or about May 3, 2011, adopted and approved Resolution No. R21-2011, recreating the Agency, authorizing it to transact business and exercise the powers granted by the Law and the Act, making the findings of necessity required for creating the Agency, and authorizing the Agency to commence the planning process to prepare an urban renewal plan;

WHEREAS, since the adoption of Resolution No. R21-2011, there have been meetings and considerations by and between City Officials, City Staff, and stakeholders as to how best to use the tools under the Law and the Act;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must

make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, in the fall of 2019, the City authorized J-U-B Engineers, Inc. to commence an eligibility study and preparation of an eligibility report of an area located at the southernmost portion of Highway 69/Meridian Road and extending south to the Union Pacific Rail Line and west along West Avalon Street to encompass portions of Linder Avenue and Franklin Avenue. The area continues west to include all properties from Linder Avenue to Ten Mile Road and from 4th Street to West Avalon Street. Additional properties are also included on the south side of the Union Pacific Rail Line along West Shortline Street and East Stagecoach Way. The area studied consists of both properties located within the City limits as well as within the City's area of operation, in unincorporated Ada County (the "Study Area");

WHEREAS, the Agency obtained the Kuna Urban Renewal District Eligibility Study, Kuna West District (the "2020 Report"), which examined the Study Area, also now referred to as the Kuna West District Study Area, which area also included real property located within unincorporated Ada County for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, the Agency, on April 24, 2020, adopted Resolution No. URA02-2020 accepting the 2020 Report and authorizing the Chair of the Agency to transmit the 2020 Report to the Kuna City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by the Act;

WHEREAS, the Agency also authorized transmittal of the 2020 Report to the Ada County Board of County Commissioners for purposes of obtaining a resolution determining such areas outside the boundaries of the City and within unincorporated Ada County to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within its area of operation without the approval by resolution of the other city or county declaring the need for an urban renewal plan for the proposed area:

WHEREAS, the 2020 Report was submitted to the Ada County Board of County Commissioners and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Ada County Board of County Commissioners declined to adopt a resolution, in part, for the reason that several of the parcels located in unincorporated Ada County were considered to be prime agricultural land and their preference was to see urban renewal efforts focused more closely on the core of the City limits;

RESOLUTION NO. URA 09-2020 Urban Renewal Plan for the Kuna West Urban Renewal Project

WHEREAS, the City Council, by Resolution No. R29-2020, dated May 19, 2020, declared the Study Area described in the 2020 Report to be a deteriorated area and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that should the Ada County Board of County Commissioners fail to adopt the necessary resolution, then those parcels located within unincorporated Ada County shall not be included in any proposed urban renewal plan or project area unless or until such parcels are annexed into the City and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, the Agency commenced planning efforts in support of an urban renewal plan, including continued negotiations with the Ada County Board of County Commissioners and its staff concerning inclusion of some of the parcels located within unincorporated Ada County into a future proposed project area;

WHEREAS, as planning continued and pursuant to continued conversations with individual property owners and representatives of local agencies, it became apparent that the Study Area would need to be supplemented to 1) account for boundary adjustments to align to full parcel lines (to avoid lot splits) and to include adjacent right-of-way and 2) to add three (3) additional parcels totaling approximately 19.6 acres adjacent and contiguous to the Study Area that was not previously analyzed;

WHEREAS, in July 2020, the Agency authorized J-U-B Engineers to review such boundary changes and the additional areas within unincorporated Ada County and the City and requested preparation of a supplemental eligibility report;

WHEREAS, the Agency obtained the Supplement to the Kuna Urban Renewal District Eligibility Study, dated August 2020 (the “Supplemental 2020 Report”), which examined additional property within unincorporated Ada County and the City that is adjacent and contiguous to the Study Area as described in the 2020 Report and clarified the Study Area boundary (the “Revised Study Area”), for the purposes of determining whether such areas are deteriorating areas and/or deteriorated areas as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(9) and 50-2903(8), which define a deteriorating area and deteriorated area, many of the conditions necessary to be present in such areas to be deemed eligible are found in the Study Area, as supplemented by the Supplemental 2020 Report, *i.e.* substantial number of deteriorating or deteriorated structures; deterioration of site; defective street layout; inadequate street layout; faulty lot layout; obsolete platting; insanitary or unsafe conditions; diversity of ownership; and the existence of conditions which endanger life or property by fire and other causes; and the findings would not change with the Revised Study Area boundary, specifically, the Supplemental 2020 Report found predominance of defective or inadequate street layout, diversity of ownership, and existence of conditions which endanger life or property by fire and other causes;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures

or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See*, Idaho Code § 50-2903(8)(c);

WHEREAS, the Revised Study Area includes a substantial amount of open land;

WHEREAS, Idaho Code §§ 50-2018(9), 50-2903(8) and 50-2008(d) list the additional conditions applicable to open land areas, including open land areas to be potentially acquired by the Agency, which are the same or similar to the conditions set forth above;

WHEREAS, the 2020 Report as supplemented by the Supplemental 2020 Report addresses the necessary findings concerning including open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the 2020 Report, as supplemented by the Supplemental 2020 Report, result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes and economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the Agency Board, on August 27, 2020, adopted Resolution No. URA08-2020 accepting the Supplemental 2020 Report to be appended to the 2020 Report, and authorized the Agency Chair to transmit the Supplemental 2020 Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Revised Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, based on ongoing discussions and planning efforts since the Ada County Board of County Commissioners first considered a resolution pursuant to Idaho Code § 50-2018(18), the proposed project area was contemplated to be smaller than the Revised Study Area, alleviating many of the Commissioners' concerns;

WHEREAS, certain parcels outside the City limits, but within its area of operation and located within unincorporated Ada County in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way are in need of an urban renewal project;

WHEREAS, the Ada County Board of County Commissioners was asked to adopt a resolution finding the need for an urban renewal project for a portion of the unincorporated Ada County parcels within the boundaries of the Revised Study Area;

WHEREAS, on August 31, 2020, the Ada County Board of County Commissioners adopted the Agency's findings concerning the proposed Revised Study Area; however, the Commissioners specifically limited the unincorporated County parcels to be included in any proposed Kuna West project area to those certain parcels in and around the Meridian and Kuna Road/Avalon intersection and the railroad right-of-way. The Ada County Board of County Commissioners agreed to adopt a resolution;

RESOLUTION NO. URA 09-2020 Urban Renewal Plan for the Kuna West Urban Renewal Project

WHEREAS, the City Council, by Resolution No. R47-2020, dated September 1, 2020, declared the Revised Study Area described in the Supplemental 2020 Report to be appended to the 2020 Report to be a deteriorated area and/or a deteriorating area as defined by the Law and the Act, that such area is appropriate for an urban renewal project, that the Ada County Board of County Commissioners would need to adopt the necessary resolution and directed the Agency to commence preparation of an urban renewal plan for the area designated;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the 2020 Report, as supplemented by the Supplemental 2020 Report setting forth the Revised Study Area boundary, includes parcels subject to such consent;

WHEREAS, following multiple communications with property owners and/or their representatives, the owner of the parcels located within unincorporated Ada County and generally located in and around the Meridian and Kuna Road/Avalon intersection did not submit the required consents;

WHEREAS, based on continued discussions and planning efforts, the proposed project area was further reduced to approximately 473 acres and includes only those parcels within the City limits. The necessary agricultural operation consent has been obtained by the owner of the agricultural operation within the proposed project area;

WHEREAS, the Agency embarked on the planning of an urban renewal project referred to as the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Kuna West Plan”) to develop and/or redevelop a portion of the City pursuant to the Law and the Act, as amended;

WHEREAS, the Kuna West Plan proposes to create an urban renewal area commonly known as the Kuna West Project Area, which area is shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area and described in the Description of Urban Renewal Project Area and Revenue Allocation Area, which are attached to the Kuna West Plan as Attachments 1 and 2 respectively;

WHEREAS, the area included in the Kuna West Project Area is smaller than the area assessed in the Revised Study Area and does not include the parcels located within unincorporated Ada County;

WHEREAS, in order to implement the provisions of the Act and the Law either the Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

RESOLUTION NO. URA 09-2020 Urban Renewal Plan for the Kuna West Urban Renewal Project

WHEREAS, the Agency has prepared the proposed Kuna West Plan for the area previously designated as eligible for urban renewal planning;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Kuna West Plan also contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, in order to implement the provisions of the Law and the Act, the Agency shall prepare and adopt the Kuna West Plan and submit the Kuna West Plan and recommendation for approval thereof to the City;

WHEREAS, the Agency Board, at several Agency Board meetings in 2020, and two virtual public workshops held on August 27, 2020, has considered public improvements related to the Kuna West Project Area;

WHEREAS, as required by the Law and the Act, the Agency has reviewed the information within the Kuna West Plan concerning the use of revenue allocation funds and approved such information and considered the Kuna West Plan at several Agency Board meetings in 2020, including at its meeting on October 7, 2020;

WHEREAS, the Kuna West Plan will be tendered to the Planning and Zoning Commission and to the City for their consideration and review as required by the Law and the Act;

WHEREAS, under the Act, the Kuna West Plan shall include with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the Kuna West Plan and to adopt, as part of the Kuna West Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Kuna West Plan in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Kuna West Project Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the

Kuna West Project Area in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the Agency Board finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Kuna West Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the Kuna West Plan;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the base assessment roll of the proposed Kuna West Project Area cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, Agency staff and consultants recommend the Agency Board accept the Kuna West Plan and forward it to the City Council;

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public

to formally adopt the Kuna West Plan, as set forth in **Exhibit 1** attached hereto, and to forward it to the Mayor and City Council, and recommend its adoption, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, AKA THE KUNA URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. It is hereby found and determined that the Kuna West Project Area as defined in the Kuna West Plan is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law.

Section 3. That the Agency specifically adopts the Kuna West Plan along with any changes discussed at the October 7, 2020, Agency Board meeting, including but not limited to finalization of Attachments to the Plan, confirmation of taxing district levy rates, confirmation of the affected taxing districts, updated list of projects, estimated location or siting of improvements, updated map or legal description and any modifications to the economic feasibility study previously prepared by the Metts Group.

Section 4. That the Agency recommends that the Kuna West Plan, a copy of which is attached hereto as **Exhibit 1**, and incorporated herein by reference, be adopted by the City Council, including those sections, modifications, or text, or replacement of Attachments as discussed at the October 7, 2020, Agency Board meeting.

Section 5. That the required agricultural operation consent has been obtained by the Agency and attached as Attachment 6 to the Kuna West Plan.

Section 6. That Agency staff, prior to transmittal of the Kuna West Plan to the City will include final Attachments to the Plan, including but not limited to the boundary map, legal description, properties which may be acquired by the Agency, the map depicting expected land uses and the current zoning map of the project area, the economic feasibility study, with all the attachments, the map showing the proposed location of public improvements in the project area and the agricultural operations consent.

Section 7. That this Resolution constitutes the necessary action of the Agency under the Act, Idaho Code § 50-2905, recommending approval by the City and that the Kuna West Plan includes with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a

description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date.

Section 8. It is hereby found and determined that:

- (a) The Kuna West Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use, commercial and industrial components of the Kuna West Plan and the need for public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Kuna West Plan.
- (b) The Kuna West Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the Project Area by private enterprises.
- (c) To the extent necessary, the Kuna West Plan provides a feasible method for relocation of any displaced families residing within the Kuna West Project Area.
- (d) The Kuna West Project Area contains open land areas, that the Agency may acquire any open land, but does not intend to acquire open land on any widespread basis, that the Kuna West Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses and that the "open land" criteria set forth in the Law and Act have been met.
- (e) The portion of the Kuna West Project Area which is identified for residential uses is necessary and appropriate as the City Council may find there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area of residential uses is an integral part of and essential to the program of the City.
- (f) The portion of the Kuna West Project Area which is identified for non-residential uses, the City Council may find is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse,

the need for improved traffic patterns and the need for the correlation of this area with other areas of the City.

- (g) The base assessment roll of the proposed Kuna West Project Area does not exceed ten percent (10%) of the current assessed values of all the taxable property in the City.
- (h) The Kuna West Plan includes a revenue allocation provision and the Agency has determined that the equalized assessed valuation of the revenue allocation area will likely increase as the result of the initiation of an urban renewal project.

Section 9. That this Resolution constitutes the necessary action of the Agency under the Law, Section 50-2008, Idaho Code and the Act.

Section 10. The Chair or Administrator and the Secretary of the Agency are hereby authorized and directed to take all steps necessary and convenient to submit the proposed Kuna West Plan for approval by the City Council, including but not limited to the preparation of the notice of public hearing on adoption of the revenue allocation financing provisions by the City and submittal of the Kuna West Plan to the various taxing entities as required by Idaho Code § 50-2906.

Section 11. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Kuna, Idaho, also known as the Kuna Urban Renewal Agency, on October 7, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on October 7, 2020.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

EXHIBIT 1

URBAN RENEWAL PLAN FOR THE
KUNA WEST URBAN RENEWAL PROJECT

4816-5199-8666, v. 4

RESOLUTION NO. URA 09-2020 Urban Renewal Plan for the Kuna West Urban Renewal Project