



**\*MEETING NOTICE & AGENDA\***

**KUNA URBAN RENEWAL AGENCY**

**August 5, 2020**

**City Council Chambers**

**6:00 p.m.**

**751 W. 4<sup>th</sup> 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 Lisa Holland at [lholland@kunaid.gov](mailto: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*