



SPECIAL MEETING NOTICE & AGENDA

KUNA URBAN RENEWAL AGENCY
August 24, 2022
City Council Chambers/Virtual Meeting Via Zoom
6:00 p.m.
751 W. 4th Street
Kuna, Idaho

The meeting will be conducted through the use of a video conference call (zoom) and in person for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Zulema Montenegro at zmontenegro@kunaid.gov on or before August 24, 2022, at 12:00 p.m. City staff will be available in person at City Hall.

AGENDA

1. Call to Order / Roll Call
 - Seat 1: Dave Case
 - Seat 2: Rocco D'Orazio
 - 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 3, 2022 Meeting
4. **Action Item:** Public Hearing FY2023 Budget, Morgan Treasure, Agency Administrator
5. **Action Item:** Consideration to approve RESOLUTION NO. 2022-02, adopting the FY2023 Budget.
6. **Board Questions or Concerns**
7. **Adjourn**



KUNA URBAN RENEWAL AGENCY
August 3rd, 2022
City Council Chambers/Virtual Meeting Via Zoom
6:00 p.m.
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Kuna, Idaho

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MINUTES

1. Call to Order / Roll Call

(Timestamp 00:06:05)

Seat 1: Dave Case

-Present

Seat 2: Rocco D'Orazio

-Present

Seat 3: Winston Inouye

-Via Zoom

Seat 4: Greg McPherson

-Present

Seat 5: Tayler Tibbitts

-Absent

Staff present: Morgan Treasure, Meghan Conrad, Zulema Montenegro,

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

(Timestamp 00:00:00)

Motion by Commissioner D'Orazio to approve agenda as published. Seconded by Commissioner Case. Motion carried 4-0-0.

3. **Action Item:** Consent Agenda

(Timestamp 00:06:01)

- a. Approving Minutes from May 4, 2022 Meeting
- b. Treasurer's Report from June 30, 2022

Motion by Commissioner D'Orazio to approve minutes. Seconded by Commissioner Inouye. Motion carried 4-0-0.

Motion by Commissioner D'Orazio to approve treasurer's report. Seconded by Commissioner Inouye. Motion carried 4-0-0.

4. **Discussion Item:** Proposed FY2023 Budget – Morgan Treasure, Agency Administrator
(Timestamp 00:06:02)

Morgan Treasure, Agency Administrator

Wanted to go over the proposed budget for the upcoming fiscal year and answer any questions before it is noticed and formally adopted. No questions from commissioners.

5. **Action Item:** Tentative approval of the FY2023 budget, selection of the public hearing date, and authorization to publish notice.
(Timestamp 00:06:04)

- i. Staff Suggests August 24, 2022 for hearing date

Morgan Treasure, Agency Admin asked if the date, August 24, 2022 and time of 6:00 pm worked for everyone and all the commissioners responded yes.

Motion by Commissioner Case to approve the date and time for the public hearing Seconded by Commissioner D'Orazio. Motion carried 4-0-0.

6. **Discussion Item:** East Kuna URD Workshop Review
(Timestamp 00:06:06)

Morgan Treasure, Agency Admin went over briefly on the workshop presentation at City Council the previous night. Morgan stated that the conversation went well, a lot of good questions asked, and once the recording is prepared by the City Clerk it will be available for anyone that was unable to attend. Meghan Conrad commented about the timeline letting the commissioners know that they would soon be seeing a full plan to review. Commissioner Case asked about clarification regarding the question of Urban Renewal money going to schools. Meghan Conrad explained the impact on revenue allocation on the affecting taxing districts.

7. **Discussion Item:** Status Update regarding Ag Consents
(Timestamp 00:06:10)

Morgan Treasure, Agency Admin gave an update on working with the land owners to get ag consents for the parcels within the boundaries. Mentioned that CS Beef had a couple

questions related to the URA ability to recommend imminent domain. Staff has been working on making a clearer ag consent and a sister resolution.

8. Board Questions, Concerns and Announcements:

(Timestamp 00:06:13)

Commissioner Inouye asked Morgan Treasure who were the people she spoke with from CS Beef, Morgan responded it was mainly Steve Cherry and Vic Conrad.

9. Adjourn

6: 14 PM

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Minutes prepared by Zulema Montenegro, Executive Assistant to the Development Director

URA RESOLUTION NO. 2022-02

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

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 DEFRAID ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, 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.

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 of the city of Kuna, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Kuna West Urban Renewal Project (the “Kuna West Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2020-32 on November 17, 2020, approving the Kuna West Plan and making certain findings;

WHEREAS, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency prepared a budget and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2022, and ending September 30, 2023, by virtue of its action at the Agency’s Board meeting on August 3, 2022;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Wednesday, August 24, 2022, at 6:00 p.m., at City Hall, City Council Chambers, 751 4th Street, Kuna, Idaho, pursuant to the Notice of Hearing published August 10 and 17, 2022, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, on August 24, 2022, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2023;

WHEREAS, pursuant to Idaho Code §§ 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City, on or before September 1, 2022.

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

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

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed or deemed necessary to defray all expenses and liabilities of the Agency (“FY2023 Budget”), as set forth in Exhibit A, which is attached hereto and by reference made a part of this Resolution, was published on August 10 and 17, 2022. Those sums of money are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2022, and ending on September 30, 2023.

Section 3: That the Chair or Administrator shall submit this Resolution and FY2023 Budget to the City, on or before September 1, 2022, and to any other entity entitled to a copy of the Resolution and Budget.

Section 4: 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 August 24, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 24, 2022.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

EXHIBIT A

FY2023 Budget – Notice of Hearing

4884-5921-3869, v. 1

LEGAL NOTICE
Notice of Public Hearing
Kuna Urban Renewal Agency
Proposed Budget for Fiscal Year 2023

Notice is hereby given that a public hearing for consideration of the proposed Urban Renewal Agency of the City of Kuna, Idaho’s budget for the fiscal year that begins October 1, 2022, and ends September 30, 2023, will be held at City Hall, City Council Chambers, 751 4th Street, Kuna, Idaho on August 24, 2022, at 6:00 p.m., pursuant to Idaho Code §§ 50-2903(5) and 50-1002. Written or oral comments about the proposed budget are welcome. Written comments may be submitted prior to the meeting to Kuna Urban Renewal Agency (“Agency”), c/o Zulema Montenegro at zmontenegro@kunaid.gov.

The Agency budget funds the programs, services, and projects that the Agency Board of Commissioners and the City Council have determined to be important to meet the Agency’s strategic goals. For FY2023, the costs are related to Agency administration and implementation of the goals of the Urban Renewal Plan for the Kuna West Urban Renewal Project adopted by City Council Ordinance No. 2020-32 on November 17, 2020.

This public hearing on the proposed budget is required for formal adoption of the FY 2023 budget. The proposed expenditures and revenues for FY 2023 have been tentatively approved by the Agency Board of Commissioners at its regular meeting on August 3, 2022.

The City Hall is accessible to persons with disabilities.

	FY2022 BUDGET	FY2022 ACTUAL	FY2023 PROPOSED
CAPITAL PROJECTS REVENUE			
Property Tax Revenue	37,420	126,796	158,495
Property Tax Interest/Penalties	0	0	300
Grant from City	0	0	0
Carryover	0	0	122,132
TOTAL REVENUE	37,420	126,796	280,627
CAPITAL PROJECTS EXPENDITURES			
Capital Improvements and Reimbursements	0	0	50,000
Contingency	15,420	0	213,127
Professional Services	12,000	4,428	12,000
General and Admin	10,000	236	5,500
TOTAL EXPENDITURES	37,420	4,664	280,627
GRAND TOTAL NET	0	122,132	0

Publish: August 10, 17, 2022

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT - FYE 2023

ACCOUNT #	ACCOUNT NAME	FYE 2023	FYE 2022		FYE 2021		FYE 2020		FYE 2019		FYE 2018	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
Revenue												
52-4100	Property Tax Revenue	\$158,495	\$126,796	\$37,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4110	Property Tax Interest and Penalties	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52-4650	Grant Revenue	\$0	\$0	\$0	\$25,335	\$96,687	\$0	\$0	\$0	\$0	\$0	\$0
52-4950	Carryover	\$122,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$280,627	\$126,796	\$37,420	\$25,335	\$96,687	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures												
52-6020	Capital Improvements and Reimbursements	\$50,000	\$0	\$0	\$0	\$96,687	0	0	0	0	0	0
52-6045	Contingency	\$213,127	\$0	\$15,420	\$0	0	0	0	0	0	0	0
52-6202	Professional Services	\$12,000	\$4,428	\$12,000	\$25,335	0	0	0	0	0	0	0
52-6287	General and Admin	\$5,500	\$236	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$280,627	\$4,664	\$37,420	\$25,335	\$96,687	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL NET		\$0	\$122,132	(\$0)	(\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*Forecast