

**CITY OF KUNA  
SPECIAL CITY COUNCIL MEETING  
MINUTES**

**TUESDAY, AUGUST 26, 2014**

**Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

**4:00 P.M. SPECIAL CITY COUNCIL**

**COUNCIL MEMBERS PRESENT:** Mayor W. Greg Nelson  
Council President Richard Cardoza  
Council Member Briana Buban-Vonder Haar  
Council Member Pat Jones  
Council Member Joe Stear

**CITY STAFF PRESENT:** Richard T. Roats, City Attorney  
Gordon Law, City Engineer  
Wendy Howell, Planning & Zoning Director  
Brenda Bingham, City Clerk

**1. Call to Order and Roll Call**

Mayor Nelson welcomed everyone and called the meeting to order at 4:00 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

**2. Urban Renewal Agency**

**A. Discuss Resolution No. R21-2011 Urban Renewal Agency** *(Timestamp 00:00:36)*

Mayor Nelson explained the need to discuss the Urban Renewal Agency (URA) and is waiting to hear back from the County Assessor's Office and State Tax Commission to see if the increase in value of the new Ridley's store can be included.

The Urban Renewal District (URD) is the only thing that would create money for infrastructure.

A map for the proposed URD was reviewed to decide on areas to include in the district.

Concern was noted that Ada County Highway District (ACHD) economic development funds would go away on areas within the URD.

Economic development needs were discussed noting ideas on professional entities interested in helping out.

The URD allows for taxing improvements on property but it will be important to properly educate the public so they understand it is not a tax increase.

Businesses interested in coming to the Kuna area were discussed noting infrastructure needed in the industrial area and costs involved. Funds created with a URD would help with these types of improvements. If the URD is in place then tax anticipation notes could be issued to fund projects.

**B. Discuss Existing Urban Renewal Agency Formed in 2011 Versus Forming New Urban Renewal Agency by Voter Approval.**

Attorney Roats explained in early 2000 the City Council approved an eligibility report study for Kuna for the formation of an URD which was completed and updated. In 2011, Resolution No. R21-2011 was approved forming the Urban Renewal Agency but no district was set up nor was any revenue allocation area established at that time. The URA is formed but nothing more. A decision in moving forward with the URA that has already been established needs to be made. A revenue allocation area of the URD and a plan of things that the city would like to do should be considered.

**C. Discuss Boundaries of Urban Renewal District**

A map reflecting a proposed URD area was provided for review noting boundaries have to be contiguous.

Kuna residential property owners carry a huge burden of the tax due to a small commercial base. The URA could be utilized to develop infrastructure to start bringing in commercial type businesses.

The plan would consist of a map outlining areas of where we want to build and the cost. These can be amended but the revenue allocation area can only be amended one time. Consideration needs to be given on how big we want it but there is a limit. The overall tax from the city plus 10% is the cap for the agency.

Public hearings will be held to allow citizens opportunities to comment on it.

The increase in the value of the property is what would be taxed and placed into the URA. A typical property owner would not be impacted. Bare land that is redeveloped is what would be affected. The tax rate does not change.

Twenty years is the maximum term of the URA.

The goal is to include property that would have incremental increases.

The 2003 study was discussed noting areas already developed were included in the URD but they were areas not likely to get incremental increases.

The Council can be appointed to serve on the board so they can maintain control over its operations. Direction of the plan could change if others were assigned.

Mayor Nelson explained one of the adjustments the legislature made is to allow the council to serve as the URA board so this is something Council will need to consider.

**D. Discuss Urban Renewal Plan** *(Timestamp 00:41:00)*

Public hearings would be held relaying information to properly educate the public and the opportunity to see the overall plan.

*(Timestamp 00:42:32)*

Discussion took place regarding Ridleys' to see if the assessments can be included. It may be that the value in July is counted back towards January which is the statutory date of inclusion with the URA.

It was noted there would be a loss of income in the General Fund during the five-year period of the URA but it benefits the city because the General Fund would not be impacted with infrastructure expenditures.

The URA has the authority to bond a project; the incremental income would be used to pay the bonds.

If the URD plan is set at five years, the plan can be amended at any time to extend it by going through the public hearing process.

The acreage of the original allocation area can be amended one time only up to a 10% increase regardless of the term of the agency.

Boundaries can be inside or outside Kuna City limits with Ada County approval.

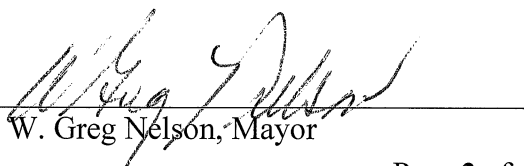
The Mayor hopes to hear from the tax commission this week for information on Ridley's.

Importance was placed on educating tax payers so they understand funds are only allocated differently and there will not be an increase in their taxes.

No decisions were made at this time. The Mayor will report back on info from the State Tax Commission.

**3. Adjournment**

Council Member Stear moved to adjourn the meeting at 5:22 p.m.

  
W. Greg Nelson, Mayor

ATTEST:

  
Brenda S. Bingham, City Clerk



*Minutes prepared by Brenda Bingham*  
*Date Approved: CCM 9/16/14*

***An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website [www.kunacity.id.gov](http://www.kunacity.id.gov)***