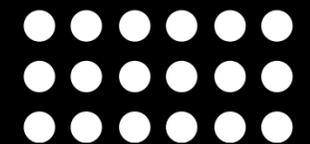
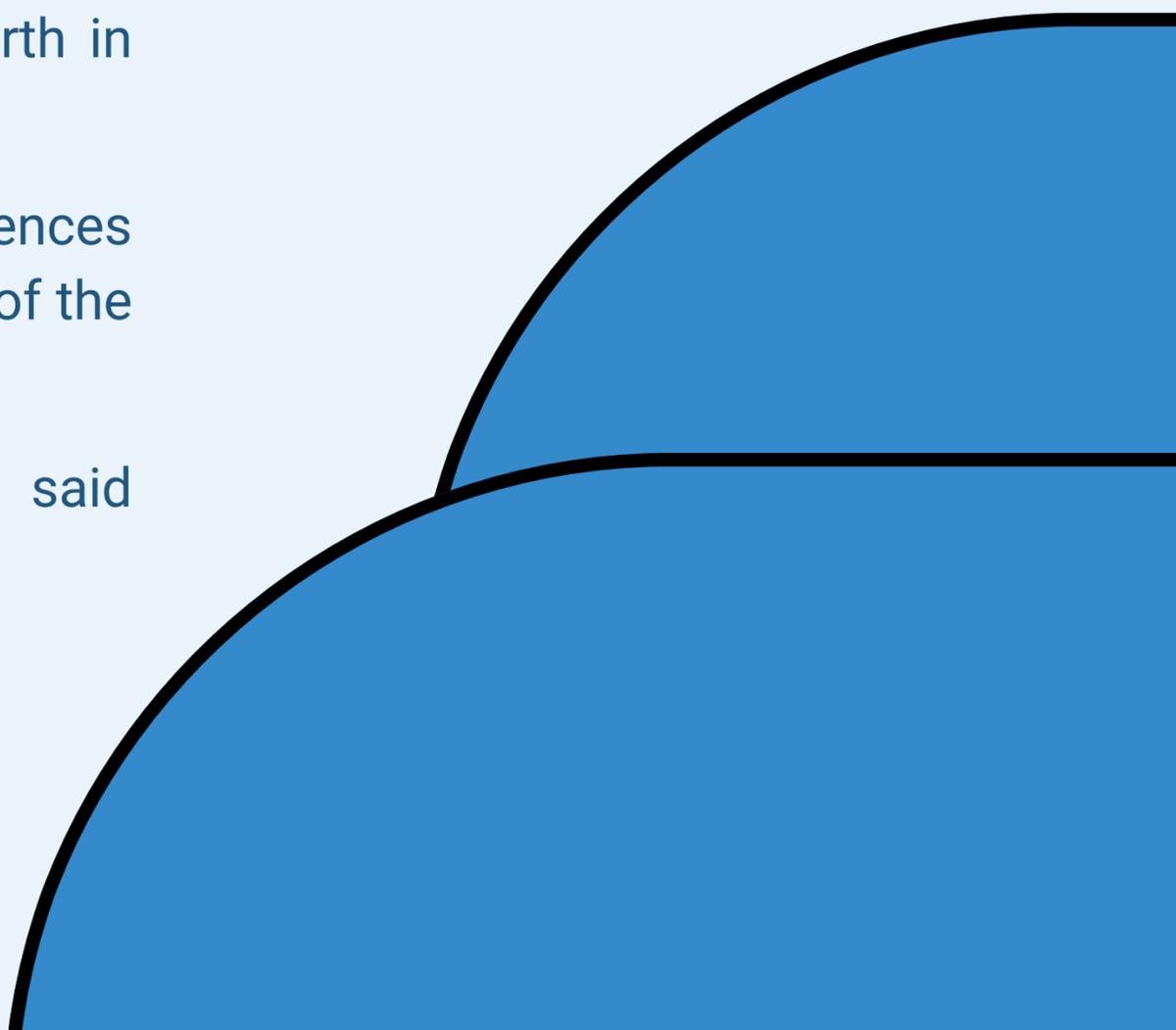


Kuna Urban Renewal Agency

2025 Annual Report



Urban Renewal Law Requirements

- Idaho Code 50-2006(5)(c) requires an Agency to file a report of its preceding years activities with the local governing body & State Controller on or before March 31st.
 - This report shall include certain financial data & audit reports set forth in Idaho Code 67-1075 & 67-1076.
 - This is a calendar year report; however, the Agency's fiscal year commences October 1, 2024 & ends September 30, 2025, thus the financial portion of the report is limited to this timeframe.
 - Per Idaho Code 67-450B, an audit is also required for a URA if said expenditures exceed \$150K.
- 

Budgetary Process

The Agency approved the FY25 budget August 6, 2025, via Resolution No. URA05-2025

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT WEST- FYE 2025

ACCOUNT #	ACCOUNT NAME	FYE 2025	FYE 2024	
		BUDGET	ACTUAL*	BUDGET
Revenue				
52-4100	Property Tax Revenue	\$550,000	\$468,393	\$400,170
52-4110	Property Tax Interest and Penalties	\$400	\$414	\$150
52-4173	Interest Revenue	\$24,000	\$20,622	\$0
52-4650	Grant Revenue	\$0	\$0	\$0
52-4950	Carryover	\$900,000	\$456,418	\$400,000
		\$1,474,400	\$945,847	\$800,320
Expenditures				
	Capital Improvements and			
52-6020	Reimbursements	\$400,000	\$0	\$300,000
52-6045	Contingency	\$1,041,400	\$0	\$471,320
52-6052	Contract Services	\$5,000	\$1,039	\$4,000
52-6202	Professional Services	\$18,000	\$10,868	\$15,000
52-6287	General and Admin	\$10,000	\$1,108	\$10,000
		\$1,474,400	\$13,014	\$800,320
GRAND TOTAL NET		\$0	\$932,833	\$0

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA URBAN RENEWAL DISTRICT EAST- FYE 2025

ACCOUNT #	ACCOUNT NAME	FYE 2025	FYE 2024	
		BUDGET	ACTUAL*	BUDGET
Revenue				
53-4100	Property Tax Revenue	\$35,000	\$9,360	\$75,000
53-4110	Property Tax Interest and Penalties	\$100	\$0	\$100
53-4950	Carryover	\$7,494	\$0	\$0
		\$42,594	\$9,360	\$75,100
Expenditures				
	Capital Improvements and			
53-6020	Reimbursements	\$0	\$0	\$0
53-6045	Contingency	\$17,594	\$0	\$51,100
53-6052	Contract Services	\$5,000	\$1,039	\$4,000
53-6202	Professional Services	\$10,000	\$945	\$10,000
53-6287	General and Admin	\$10,000	\$446	\$10,000
		\$42,594	\$2,430	\$75,100
GRAND TOTAL NET		\$0	\$6,931	\$0

Reporting

Idaho Code 67-1076 requires the Agency to submit certain information to the State Controller's office by December 1st each year. Idaho Code 50-2913 also requires the Agency to submit certain information to the State Tax Commission for the urban renewal registry. The Agency has submitted said information by required deadlines.

Urban Renewal Plans

WEST

City Council formally approved the Kuna West Urban Renewal Plan on November 17, 2020, via Ordinance NO. 2020-32 with an effective date of November 25, 2020.

The agency had intended to purchase real property located at 126 N Bridge Avenue for an entryway corridor sign/art piece; however, the property owner was not willing to negotiate price. As such, the Agency chose not to purchase said real property.

No projects were undertaken in 2025. The Agency is working with the City of Kuna on identifying capital improvement projects within the District.

EAST

City Council formally approved the Kuna East Urban Renewal Plan on November 1, 2022, via Ordinance No. 2022-34 with an effective date of November 23, 2022.

Meta has purchased a majority of the remaining available land within the district; plans for a future expansion may be forthcoming. The remaining land is held by two landowners; the first has a potential future user on their combined 100 acres & the second has had multiple inquiries but no formal commitment. Staff will provide updates as they become available.

General Activity

May 20, 2025, Commissioner Freddy Wheeler was appointed by City Council to fill the Board vacancy left by Commissioner Dave Case's resignation at the last Agency meeting of 2024.

2025 Projects

As stated previously, the agency considered acquiring real property for an entryway corridor sign/art piece project in 2025, but ultimately the purchase was unable to move forward.

FY2025 Revenues

The agency has received its fourth year of revenue allocation proceeds for the Kuna West District and the second year of revenue allocation proceeds for the Kuna East District. We continue to see the effects of HB 328 on the Kuna East District.

FY2025 Operating Expenses

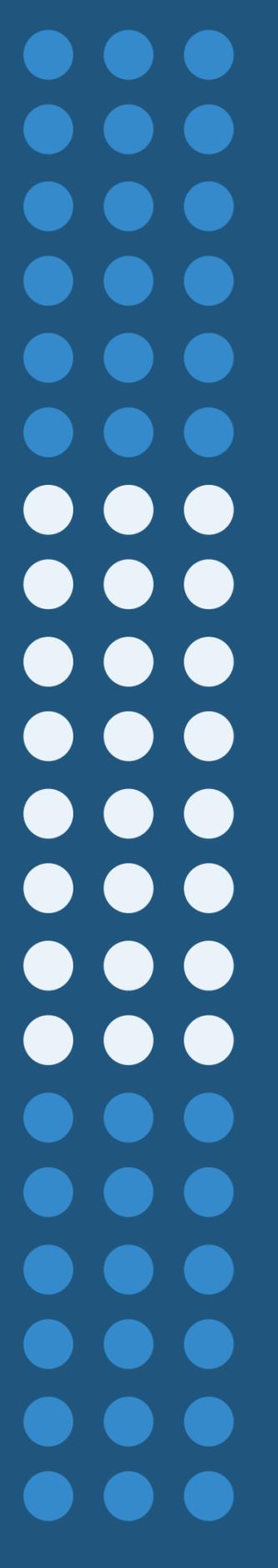
The Agency's expenses in 2025 were primarily related to the general business of the Agency.

Assets

The Agency's assets are comprised of solely cash accounts & property taxes receivable. The major portions of property taxes are received 2x per year at the end of March & August with smaller amounts of delinquent taxes received during the year.

Liabilities & Debt

The balance of the Agency's liabilities consists only of current accounts payable.



Significant Changes in Agency's Financial Position

There were no significant changes in the Agency's financial position in FY2025, recognizing the limited revenue allocation proceeds generated by the Kuna West District and the reduction in Kuna East District's projected funding due to HB 328.

The Agency will work closely with public entities, including the City of Kuna, and private developers, to develop and fund projects that are of benefit to the public. The Agency will work to consider how best to leverage Agency funds for projects in both the West and East Districts.

BUDGET & PROJECTIONS

	FY25 BUDGET	FY25 ACTUAL	FY26 PROPOSED
CAPITAL PROJECTS REVENUE			
Property Tax	585,000	576,000	675,000
Property Tax Interest & Penalties	500	255	410
Interest	24,000	31,000	20,000
Carryover	907,494	951,834	1,310,000
TOTAL REVENUE	1,516,994	1,559,089	2,005,410
CAPITAL PROJECTS EXPENDITURES			
Capital Improvements	400,000	0	400,000
Contingency	1,058,994	0	1,547,410
Contract Services	10,000	3,164	10,000
Professional Services	28,000	9,775	28,000
General & Admin	20,000	2,045	20,000
TOTAL EXPENDITURES	1,516,994	14,984	2,005,410
GRAND TOTAL NET	0	1,544,105	0

AUDIT

The report from Bailey & Associates is not yet available. The audit will be added to a future agenda for review.