



P.O. BOX 13  
KUNA ID 83634  
(208) 922-5546  
[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

**Mayor**  
Joe Stear

**City Council  
Members**

John Laraway  
Richard Cardoza  
Warren Christensen  
Greg McPherson

**Urban Renewal  
Agency  
Commissioners**

Todd Cooper  
Rocco D’Orazio  
Winston Inouye  
Greg McPherson  
Tayler Tibbits

**Economic  
Development  
Director/Urban  
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# 2020 Annual Report

## Kuna Urban Renewal Agency

Under the Idaho Urban Renewal Law, an urban renewal agency is required to file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include a complete financial statement setting forth its assets, liabilities, income and operating expense at the end of the calendar year. An urban renewal agency’s fiscal year commences October 1 and ends September 30. Consequently, any formal financial statement would be limited to a report through the end of the Agency’s fiscal year. Pursuant to Idaho Code § 67-450B, an urban renewal agency is required to prepare certain audited financial statements as described in that section depending on the agency’s overall expenditures. Agencies with expenditures that do not exceed \$150,000 have no audit requirements. As the Agency’s expenditures did not exceed the statutory threshold, the Agency did not proceed with an audit of its financial statements for the fiscal year ending September 30, 2020.

The budgetary process, which the Agency completed on August 5, 2020, resulted in a budget approval for Fiscal Year 2021 only, as the Agency did not have an approved urban renewal plan including a revenue allocation financing provision until FY2021. A copy of the approved budget is attached as **Exhibit 1** to this report. Under reporting requirements set forth in Idaho Code § 67-450E, the Agency must submit certain information to the Legislative Services Office by December 1 each year. The Agency is in the process of submitting the necessary information. The Agency is also required to submit certain information to the Idaho State Tax Commission for the urban renewal registry pursuant to Idaho Code Section 50-2913. The Agency is in the process of submitting the required information.

The Kuna City Council formally approved the Urban Renewal Plan for the Kuna West Urban Renewal Project on November 17, 2020, through Ordinance No. 2020-32. The ordinance became effective upon publication on November 25, 2020. Since that approval, the Urban Renewal Agency of the City of Kuna (Agency) has commenced with the implementation of the Plan.

### **AGENCY BACKGROUND**

Pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, the City of Kuna established the Agency on April 3, 2011 through Resolution (R21-2011). City Council officially appointed a Board of Commissioners to this Agency effective March 17th, 2020 (Resolution R23-2020).

In 2019 & 2020, the City went through an education process to talk about what financing tools were available to cities to help with economic development initiatives. In June 2019, the City partnered with JUB Engineers to put on an education workshop as well as several outreach events with public partners to explore options. In October 2019, the City hosted an Economic Development Strategic Planning Workshop which also prioritized considering Urban Renewal for the City of Kuna.

JUB Engineers studied a geographic area to determine eligibility for purposes of urban renewal planning. The area included parcels within the City limits, as well as parcels within unincorporated Ada County. The findings were set forth in an eligibility report. The Agency accepted the eligibility study on April 24<sup>th</sup>, 2020 and the Kuna City Council adopted the eligibility study on May 19<sup>th</sup>, 2020. The Council then directed the Agency to work on an urban renewal plan for the proposed Kuna West Project Area. The Agency worked closely with the Ada County Board of County Commissioners, as well as with property owners of agricultural land, on determining the Project Area boundary. The Agency accepted minor modifications to the eligibility study in a Special meeting on August 27<sup>th</sup>, which supplemental findings were adopted by City Council on September 1<sup>st</sup>, 2020. The City held two public workshops on August 27<sup>th</sup> to collect community feedback, and also mailed a letter to each property owner within the proposed district boundary to let them know about the Urban Renewal Planning efforts. Ultimately, the proposed District was smaller than the area deemed eligible and no parcels from unincorporated Ada County were included in the District.



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## Kuna Urban Renewal Agency (Continued)

On October 7<sup>th</sup>, 2020 the Agency reviewed the Urban Renewal Plan for the Kuna West Urban Renewal Project (Plan) and gave a recommendation of approval. The Plan was reviewed by the Kuna Planning & Zoning Commission for its conformance with the City's Comprehensive Plan on October 27<sup>th</sup>, 2020 with a recommendation of approval to City Council. State code requires as a final step that the Plan is reviewed by City Council in a public hearing which occurred on November 17, 2020 where City Council voted to approve the Plan establishing the Project Area. Background and current information about the Urban Renewal District, including maps and the plan documents can be found on the City's website: <https://kunacity.id.gov/518/Kuna-Urban-Renewal-Agency>

### **2020 Projects**

The Agency's activities in 2020 consisted primarily of efforts to establish the Plan and Project Area, as well as related community outreach. As a new District, no public improvement projects were funded in 2020. The City funded the initial startup costs of establishing the Plan and Project Area.

### **FY 2019/20 Revenues**

There was no Agency revenue in 2019/20.

### **FY2019/2020 OPERATING EXPENSES**

The Agency's expenses in 2019/20 were related to the formation of the Kuna West Urban Renewal District. The City contributed \$104,479.13 towards planning efforts and the creation of the District. Overall expenses included legal support utilizing Elam & Burke in the amount of \$32,754.65, legal support from with the City Attorney, White Peterson, for the amount of \$270, and a service contract with JUB Engineers for the creation of the plan documents for a total of \$71,454.48 in the 2019/20 fiscal year.

### **ASSETS**

The Agency currently holds no assets. Future assets will be comprised solely of cash accounts and property taxes receivable. The major portions of property taxes are received twice per year (end of March and August) with smaller amounts of delinquent taxes received during the course of the year.

### **LIABILITIES AND 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 FY2019/20.

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.

Greg McPherson  
Chair  
Kuna Urban Renewal Agency