



P.O. BOX 13
KUNA ID 83634
(208) 922-5546
www.KunaCity.id.gov

Mayor
Joe Stear

City Council

Members
John Laraway
Chris Bruce
Warren Christensen
Greg McPherson

Urban Renewal Agency

Commissioners

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

Urban Renewal Administrator

Morgan Treasure
mtreasure@kunaid.gov
(208) 559-5926

2021 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, 2021.

The budgetary process, which the Agency completed on August 18, 2021, resulted in a budget approval for Fiscal Year 2022. 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 24th, 2020 and the Kuna City Council adopted the eligibility study on May 19th, 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 27th, which supplemental findings were adopted by City Council on September 1st, 2020. The City held two public workshops on August 27th 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)

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On October 7th, 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 27th, 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>

2020/2021 Projects

The Agency's activities in 2021 consisted primarily of efforts to define the area intended for the East Kuna Urban Renewal District and the preliminary efforts for developing a feasibility study to begin the process of establishing a second district in the area near the Kuna Mora/Cole intersection designated for industrial development in the City's Comprehensive Plan.

FY 2020/2021 Revenues

There was no Agency revenue in 2020/2021.

FY2019/2020 OPERATING EXPENSES

The Agency's expenses in 2020/2021 were primarily related to the study of a Kuna East Urban Renewal District and general business of the district. The feasibility study expenses for the 2020/2021 year totaled \$5970, with another \$4,156.06 in regular agency administration expenses.

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 FY2020/2021.

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

Exhibit 1
FY 2021 Kuna Urban Renewal Agency Budget

	FY2021 BUDGET	FY2021 ACTUAL	FY2022 PROPOSED
CAPITAL PROJECTS REVENUE			
Property Tax Revenue	0	0	37,420
Grant from City	96,687	29,099	0
Carryover	0	0	0
TOTAL REVENUE	96,687	29,099	37,420
CAPITAL PROJECTS EXPENDITURES			
Capital Improvements	96,687	29,099	0
Contingency	0	0	15,420
Professional Services	0	0	12,000
General and Admin	0	0	10,000
TOTAL EXPENDITURES	96,687	29,099	37,420
GRAND TOTAL NET	0		0