



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

Mayor
Joe Stear

City Council

Members
John Laraway
Chris Bruce
Matt Biggs Greg
McPherson

Urban Renewal Agency

Commissioners

Dave Case
Rocco D'Orazio
Winston Inouye
Greg McPherson
Tayler Tibbits

Urban Renewal Administrator

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

2023 Annual Report

Kuna Urban Renewal Agency

Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial data and audit reports set forth in Idaho Code Section 67-1075 and 67-1076. 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 14, 2022, resulted in a budget approval for Fiscal Year 2023. A copy of the approved budget is attached as **Exhibit 1** to this report. Under reporting requirements set forth in Idaho Code § 67-1076, the Agency must submit certain information to the State Controller's Office by December 1 each year. The Agency timely submitted the required information by December 1, 2023. 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 has submitted 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 Kuna West Plan.

The Kuna City Council formally approved the Urban Renewal Plan for the Kuna East Urban Renewal Project on November 1, 2022, through Ordinance No. 2022-34. The ordinance became effective upon publication on November 23, 2022. Since that approval, the Agency has commenced with the implementation of the Kuna East Plan.

AGENCY ACTIVITY

Agency activity in 2023 was primarily focused on legislative activity related to HB 46, HB159 and HB 328. Ultimately, HB 328 was passed, which will prevent increment from data center projects who choose to receive the state sales tax incentive for their business category from being included in revenue allocation budgets like Kuna East District. Due to this change and a design pivot made by the Meta project, projects which would have occurred in 2023 have been delayed and will most likely be brought forward in the 2024 project year.

In September of 2023, Commissioner Amber Bothwell was appointed to fill Commissioner Winston Inouye's seat, as he moved out of Ada County and no longer met the residency requirement for service.

Commissioner Rocco D'Orazio resigned in October of 2023. Due to an unusually large volume of commission/committee vacancies city-wide, that role is anticipated to be filled in Mid- February 2024.



2023 Annual Report

Kuna Urban Renewal Agency (Continued)

2023 Projects

The agency reviewed a pedestrian safety project in 2023 for consideration of funding, but an additional grant award ended up covering the entire cost of the project. The agency will continue to evaluate projects as they come forward in partnership with the city and private investors.

FY 2023 Revenues

The Agency received its second year of revenue allocation proceeds in the Kuna West District.

FY2023 OPERATING EXPENSES

The Agency's expenses in 2023 were primarily related to the general business of the Agency.

ASSETS

The agency's assets are 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 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 FY2023, recognizing the limited revenue allocation proceeds generated by the Kuna West District.

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.

Greg McPherson
Chair
Kuna Urban Renewal Agency

www.KunaCity.id.gov

Mayor

Joe Stear

City Council

Members

John Laraway

Chris Bruce

Warren Christensen

Greg McPherson

Urban Renewal Agency

Commissioners

Dave Case

Amber Bothwell

Greg McPherson

Taylor Tibbits

Urban Renewal Administrator

Morgan Treasure

mtreasure@kunaid.gov

(208) 559-5926

Exhibit 1
FY2023 Kuna Urban Renewal Agency Budget

	FY2024 BUDGET	FY2023 BUDGET	FY2023 ACTUAL
CAPITAL PROJECTS REVENUE			
Property Tax Revenue	400,170	158,495	325,698.80
Property Tax Interest/Penalties	150	0	0
Grant from City	0	0	0
Carryover	400,000	122,132	144,131.76
TOTAL REVENUE	280,627	37,420	126,796
CAPITAL PROJECTS EXPENDITURES			
Capital Improvements and Reimbursements	300,000	50,000	0
Contingency	471,320	213,127	0
Contract Services	4,000	0	0
Professional Services	15,000	12,000	12,456.50
General and Admin	10,000	5,500	624.98
TOTAL EXPENDITURES	280,627	37,420	4,664
GRAND TOTAL NET	0	0	122,132