

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAYDEN:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAYDEN, IDAHO, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2018; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT; DIRECTING THE CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hayden, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Hayden, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (Law);

WHEREAS, the City Council of the City of Hayden, Idaho (the City), on November 2, 2005, after notice duly published, conducted a public hearing on the Hayden Urban Renewal Plan (the Plan);

WHEREAS, following said public hearing the City adopted Ordinance 406 on December 13, 2005, approving the Plan and making certain findings;

WHEREAS, pursuant to Idaho Code *Section* 50-2006(c), the Chair has prepared an annual report of the Agency's activities for calendar year 2018, a copy of which report is attached hereto as Exhibit A and is incorporated herein by reference;

WHEREAS, Agency has previously solicited comments concerning the annual report by posting notice of the report on its agenda and website;

WHEREAS, on March 12, 2019, pursuant to Section 50-2006(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings and take comments from the public at the Hayden City Hall Conference Room, Hayden, Idaho, on the proposed annual report;

WHEREAS, pursuant to Section 20-2006(c), Idaho Code, the Agency is required to prepare an annual report and submit the annual report to the Mayor of the city of Hayden, Idaho,

on or before March 31 of each year.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAYDEN, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair shall submit said annual report to the city of Hayden, Idaho, on or before March 31, 2019.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Hayden, Idaho, on March 12, 2019. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 12th day of March 2019.

APPROVED:

By Stephen F. Meyer
Chairman of the Board

ATTEST:

[Signature]
Secretary

Hayden Urban Renewal Agency

2018 Annual Report

ACTIVITIES

- ◆ Adopted the annual budget and managed funds
- ◆ Participated in regional and State legislative discussions through the Redevelopment Association of Idaho
- ◆ Continued to work with the City of Hayden to complete design and construction documents in preparation for the reconstruction of Hayden Avenue between Highway 95 and Government Way. Due to the reluctance of some property owners to negotiate right-of-way contracts, portions of the project had to be re-designed. The project is expected to be bid and constructed in 2019.
- ◆ In 2016 HURA oversaw the implementation of an Owner Participation Agreement to reimburse a property owner using tax increment monies for up to \$430,000 for the construction of a 24" sewer line which provided sewer service to large, industrially zoned properties located in the northern part of Hayden. In 2017 HURA oversaw the implementation of a First Amendment to this Agreement to reimburse property owners using tax increment monies up to \$104,000 for further extension of the 24" sewer line within the district boundaries. In 2018 HURA approved the actual reimbursement of \$500,978 which was under the not-to-exceed amount of \$534,000. To date, two properties have developed due to the availability of sewer. The Odom distributorship, a project valued at more than \$9 million and the Lancaster Market, a project valued at approximately \$2 million are now up and operating. In 2018 a building permit was issued for a 7700 square foot retail building on the Lancaster Market site and the City has conducted various pre-development meetings regarding potential property development in this area.



- ◆ In 2017 remediation of three HURA owned properties located at the corner of Government Way and Hayden Avenue was completed resulting in a clean bill of health (Idaho Department of Environmental Quality Certificate of Completion). In 2018 HURA sent out a request for development proposals. HURA's envisioned a project that would attract people to downtown Hayden, act as a catalyst to attract other businesses to downtown Hayden, and contribute to the redevelopment and revitalization to the downtown core. Three proposals were received with one deeming further consideration. Panhandle Area Council proposed a two-story 12,000 square foot Co-Work Facility. As of the end of 2018 HURA and PAC were working on a proforma to determine the financial viability of the project.

- ◆ Completed the purchase of a 1.7 acre parcel on Orchard Avenue east of Government Way within the district boundaries. This property is split zoned with Commercial and Multi-Family and also has the potential for several community uses. This property has a single family residence and is currently being rented until final disposition is determined.



Revenues & Expenditures

In 2017, the District received \$644,850 in property taxes and made \$16,101 in investment earnings. The Agency assets, comprised of interest bearing investments and land, were valued at approximately \$3.3 million in 2017 compared to approximately \$2.8 million in 2016. 2017 routine expenditures were slightly lower than 2016 expenditures and were primarily related to the annual audit, insurance, utility costs for land owned by the Agency, dues/memberships, and staff/legal support services.

HURA BOARD

Chair

Steve Meyer

Members

John Young

Ronda Mitchell

Colin Meehan

Matt Roetter

Contact Us:

Rob Wright
Administrator
8930 North
Government Way
Hayden, ID 83835

Phone: 208-209-1079
Fax: 208-772-2282

rwright@cityofhaydenid.us

Attachments:

Exhibit A: Balance sheet delineating Agency assets, liability and equity Exhibit B: Statements of Revenues and Expenditures delineating detailed revenues collected and expenditures

Hayden Urban Renewal Agency
CALENDAR YEAR 2018
Balance Sheet
As of December 31, 2018

ASSETS

bankcda Checking #0934	5,000
bankcda Savings #1109	145,479
First Interstate Money Market #2503	150,139
IIB Money Market #9979	150,094
LGIP #3354	2,084,883
Real Property Taxes Receivable	14,677
Land	1,010,120

Total ASSETS

3,560,393

LIABILITIES

Payable to City of Hayden	1,285
Deferred Property Taxes	6,048
Accounts Payable	-

Total LIABILITIES

7,333

EQUITY

YTD Revenues Over (Under) Expenses	261,192
Fund Balance Restricted	3,247,052
Fund Balance Assigned Arts	44,816

Total EQUITY

3,553,060

Total LIABILITIES & EQUITY

3,560,393

Hayden Urban Renewal Agency
CALENDAR YEAR 2018
Statement of Revenues & Expenditures
For Twelve Months Ended December 31, 2018

REVENUES

Property Taxes	
Real Property Taxes	653,906
Delinquent Property Taxes	4,242
Penalties & Interest	1,831
Personal Property Tax Exemption Replacement	16,973
Total Property Taxes	<u>676,952</u>
Investment Earnings	
Interest Income	32,971
Total Investment Earnings	<u>32,971</u>
Other Revenue	
Proceeds From Sale of Land	0
Public Parking Lot Lease to City	100
58 E Orchard Rental	4,040
Total Other Revenue	<u>4,140</u>
Total Revenues	<u><u>714,063</u></u>

EXPENSES

General Operating	
Audit	4,221
Legal & Professional Services	1,996
Utilities	1,067
ICRMP Liability Insurance Premium	1,349
Real Property Assessments	1,087
Advertising & Publications	211
Dues, Memberships & Subscriptions	1,814
Travel & Meetings	2,443
Postage, Supplies and Forms	149
Total General Operating	<u>14,337</u>
Professional Services	
Studies & Project Professional Services	0
City Contract for Staff Support	18,139
Total Professional Services	<u>18,139</u>
Capital Projects	
Arts	0
Property Acquisition	346,308
Public Facility Projects	0
Property Improvements 9627/9667 N Govt Way	(1,776)
Property Improvements 47 W Hayden	0
Hayden Ave Final Design & Construction	8,310
Hayden Villiage/New Frontiers OPA	61,803
Property Improvements 58 E Orchard	5,751
Total Capital Projects	<u>420,396</u>
Total Expenses	<u><u>452,871</u></u>
Calendar Year 2017 Revenues over Expenses	<u><u>261,192</u></u>

PUBLIC NOTICE

As required by Idaho Statute 50-2006, the Hayden Urban Renewal Agency (HURA) has filed a report of its 2018 activities with the office of the Hayden City Clerk. The report is available for inspection during business hours in the office of the City Clerk, Hayden, Idaho.

If you have any questions please contact, Rob Wright, Administrator, at (208) 209-1079.

Published: March 20, 2019.