

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
Hayden, ID 83854
208-664-6942
www.haydenurbanrenewalagency.com

Regular Meeting
Available via GoToMeeting and
City Hall
City Council Chambers

May 8, 2023
3:00 p.m.

AGENDA

CALL TO ORDER
ROLL CALL OF BOARD MEMBERS
PLEDGE OF ALLEGIANCE
ADDITIONS OR CORRECTIONS TO THE AGENDA
CALL FOR CONFLICTS OF INTEREST
VISITOR/PUBLIC COMMENTS

CONSENT CALENDAR (ALL ITEMS ON THE CONSENT CALENDAR ARE ACTION ITEMS)

1. Minutes from April 10, 2023
2. Minutes from CC Joint Workshop April 14, 2023
3. Bills
4. Financial Reports

CONTINUING BUSINESS

1. Update on Video/Live Streaming HURA Meetings (Action Item)
2. Recommendation to Council for HURA District Boundary Expansion (Action Item)

NEW BUSINESS

1. Set FY 2024 Budget Hearing Date (Action Item)
2. FY 23-24 Budget Workshop (Action Item)
3. Cancel August Meeting (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

EXECUTIVE SESSION

1. Discuss potential property acquisition in accordance with Idaho Code 74-206(1)(c) (Action Item)
2. Discuss legal options in accordance with Idaho Code 74-206(1)(f) (Action Item)

NEXT MEETING

June 12, 2023 – Regular Meeting

ADJOURNMENT (Action Item)

All public meetings held will be available to the public and governing body by phone and computer via GoToMeeting.

Join the meeting through your computer:

Log on to: <https://www.gotomeet.me/cityofhayden>

This will allow a person to JOIN A MEETING with their computer.

Join the meeting by phone:

Call: (872) 240-3212*

Access Code: 504-226-013

*This number is a long distance phone number and charges may apply. If you are concerned about long distance charges please contact Hayden City Hall for additional information

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
Hayden, ID 83854
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City Hall
City Council Chambers
Regular Meeting
April 10, 2023
3:00 p.m.

MINUTES

CALL TO ORDER

Mr. McIntire called the meeting to order at 3:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Absent
Steve Meyer	Present (arrived at 3:03 p.m.)
Colin Meehan	Present
Michael Thayer	Present
Randy McIntire	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney
Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. McIntire led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the Agenda.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitor/public comment.

CONSENT CALENDAR

1. Minutes
2. Bills
3. Financial Reports

Mr. Thayer moved to approve the Consent Calendar. Mr. Meehan seconded the motion.

ROLL CALL OF BOARD MEMBERS

Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by unanimous roll call vote.

CONTINUING BUSINESS

1. Commercial Permits Funding Estimate

Ms. Cleveland presented the last 5 years of permits. \$6-7 million now to end of District. Bring in roughly \$858,000 in 2022, going up approximately 5% per year.

2. Update on Video/Live Streaming HURA Meetings

Ms. Cleveland presented two (2) bids from media companies to video and live stream HURA meetings. Mr. Thayer stated the cost is good, but would like to see who the City selects. Mr. Meyer provided one more company to obtain a bid from.

NEW BUSINESS

1. Croffoot Park Supplementary Funding Request

Mr. Alan Soderling, City of Hayden Public Works Director, presented and explained cost estimate and changes for the Croffoot Park project. Mr. Soderling requested HURA to assist in funding the project as the City has no additional funding available. Mr. Bredeson explained that using URA funds for Croffoot Park project may have legal issues related to funding of a multipurpose sports stadium complex in Idaho Code 50-2905A. Mr. Thayer is supportive to helping the City fund this project as long as it complies with the statute. City to provide a breakdown of costs for Ms. Cleveland and Mr. Bredeson to review. Potentially have this as an agenda item for the joint workshop meeting with Council.

2. Update LGIP Investment Account Contacts Form

Ms. Cleveland recommended that more people have access to the accounts. Ms. Cleveland suggested Amanda Powers with the City of Hayden, Ms. Mitchell, and Mr. McIntire have access to the HURA accounts. It was suggested that the treasurer, Mr. Meyer, should have access.

Ms. Richards moved to approve the update to the LGIP Investment Account contacts to Ms. Powers, Mr. McIntire, and Mr. Meyers. Mr. Roetter seconded the motion. All members present voted to affirm. The motion passed.

3. Bylaws Amendment

Ms. Cleveland recommended amending the Bylaws to allow any two HURA Commissioners to sign checks as noted in Resolution No. 23-01.

Ms. Richards moved to approve Resolution No. 23-01 to amend the Bylaws. Mr. Thayer seconded the motion.

Roll call vote:

Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion passed.

4. Bid for water service line repair 58 E Orchard

There is a significant water leak at the 58 E Orchard property owned by HURA. The property management company reached out to River City Plumbing for a bid to repair the water leak.

Mr. Thayer moved to accepted the bid. Ms. Richards seconded the motion.

Roll call vote:

Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion passed.

REPORTS

1. Executive Director's Report

Ms. Cleveland received a phone call from a Citizen regarding the HURA website. The Citizen stated is is not easily navigatable and recommended an upgrade. Mr. Meyer asked Ms. Cleveland to look at the number of hits the website gets and report back.

Ms. Cleveland reminded about the joint workshop with City Council on April 14, 2023 from 10:30 to 12:30.

Mr. Thayer moved to end the regular meeting and start Executive Session. Mr. McIntire seconded the motion. Roll call vote:

Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was passed by unanimous roll call vote. The regular meeting ended at 3:55 p.m.

Executive Session was entered into via roll call vote and started at 3:55 p.m.

Executive Session ended at 4:05 p.m.

The regular meeting was called back to order at 4:05 p.m.

NEXT MEETING

Joint City Council/HURA Meeting

April 14, 2023, 10:30 a.m. to 12:30 p.m.

HURA Regular Meeting

May 8, 2023

ADJOURNMENT

Mr. Roetter moved to adjourn the meeting and Mr. Thayer seconded the motion. The motion passed unanimously. The meeting adjourned at 4:10 p.m.

PERIOD ENDING 03/31/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	8,763.91
300-103-11313	HURA BANKCDA SAVINGS #1109	641,143.47
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	4,913,730.94
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
TOTAL ASSETS		6,319,395.39
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	2.40
300-200-21403	HURA DEFERRED PROPERTY TAXES	5,146.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
TOTAL LIABILITIES		5,148.40
Fund Equity		
300-250-24100	FUND BALANCE RESTRICTED	4,941,677.53
300-250-24104	HURA FUND BALANCE ASSIGNED ARTS	42,716.00
300-250-24105	HURA INVESTED IN CAPITAL ASSETS	741,208.00
TOTAL FUND EQUITY		5,725,601.53
Revenues		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	552,401.12
300-311-41111	PROPERTY TAXES DELINQUENT	19,895.89
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98
300-361-46111	INTEREST REVENUES	85,066.10
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	8,125.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
TOTAL REVENUES		675,056.09
Expenditures		
300-241-53101	AUDIT	3,700.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,950.00
300-241-54100	HURA UTILITIES	846.00
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,657.15
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,930.00
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00
300-241-56101	OFFICE SUPPLIES	5.25
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	5,835.13
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	6,565.23
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	650.00
300-899-58004	HURA ARTS	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00
300-899-59902	PROPERTY ACQUISITION	0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	59,504.87
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	0.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00

PERIOD ENDING 03/31/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		86,410.63
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		6,319,395.39
BEG. FUND BALANCE		5,725,601.53
+ NET OF REVENUES & EXPENDITURES		588,645.46
= ENDING FUND BALANCE		6,314,246.99
+ LIABILITIES		5,148.40
= TOTAL LIABILITIES AND FUND BALANCE		6,319,395.39

PERIOD ENDING 03/31/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2022-23		AVAILABLE BALANCE	% BDGT USED
		NORMAL	(ABNORMAL)	AMENDED	BUDGET NORMAL		
Fund 300 - HAYDEN URBAN RENEWAL AGENCY							
Revenues							
Dept 212 - FUND BALANCE CARRYOVER							
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00		1,660,267.00		1,660,267.00	0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00		1,660,267.00		1,660,267.00	0.00
Dept 311 - REAL PROPERTY TAXES							
300-311-41110	PROPERTY TAXES CURRENT	552,401.12		920,000.00		367,598.88	60.04
300-311-41111	PROPERTY TAXES DELINQUENT	19,895.89		0.00		(19,895.89)	100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00		0.00		0.00	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98		0.00		(9,467.98)	100.00
Total Dept 311 - REAL PROPERTY TAXES		581,764.99		920,000.00		338,235.01	63.24
Dept 361 - INTEREST REVENUES							
300-361-46111	INTEREST REVENUES	85,066.10		15,000.00		(70,066.10)	567.11
Total Dept 361 - INTEREST REVENUES		85,066.10		15,000.00		(70,066.10)	567.11
Dept 390 - OTHER FINANCING SOURCES							
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00		740,000.00		740,000.00	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00		100.00		0.00	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	8,125.00		20,000.00		11,875.00	40.63
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00		0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		8,225.00		760,100.00		751,875.00	1.08
TOTAL REVENUES		675,056.09		3,355,367.00		2,680,310.91	20.12
Expenditures							
Dept 241 - OPERATING & ADMINISTRATIVE							
300-241-53101	AUDIT	3,700.00		4,500.00		800.00	82.22
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,950.00		7,000.00		3,050.00	56.43
300-241-54100	HURA UTILITIES	846.00		1,815.00		969.00	46.61
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00		2,000.00		233.00	88.35
300-241-55301	REAL PROPERTY ASSESSMENTS	1,657.15		3,700.00		2,042.85	44.79
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00		300.00		300.00	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,930.00		3,000.00		1,070.00	64.33
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00		5,000.00		5,000.00	0.00
300-241-56101	OFFICE SUPPLIES	5.25		200.00		194.75	2.63
Total Dept 241 - OPERATING & ADMINISTRATIVE		13,855.40		27,515.00		13,659.60	50.36
Dept 248 - PROFESSIONAL SERVICES							
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00		5,000.00		5,000.00	0.00
300-248-53204	HURA CITY STAFF SUPPORT	5,835.13		9,000.00		3,164.87	64.83
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	6,565.23		80,000.00		73,434.77	8.21
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	650.00		1,700.00		1,050.00	38.24
Total Dept 248 - PROFESSIONAL SERVICES		13,050.36		95,700.00		82,649.64	13.64
Dept 899 - CAPITAL PURCHASES/PROJECTS							
300-899-58004	HURA ARTS	0.00		0.00		0.00	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00		1,500,000.00		1,500,000.00	0.00
300-899-59902	PROPERTY ACQUISITION	0.00		800,000.00		800,000.00	0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00		0.00		0.00	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00		0.00		0.00	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00		0.00		0.00	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	59,504.87		69,000.00		9,495.13	86.24
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	0.00		2,000.00		2,000.00	0.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00		0.00		0.00	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00		0.00		0.00	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00		40,000.00		40,000.00	0.00
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		59,504.87		2,411,000.00		2,351,495.13	2.47
Dept 900 - FUND BALANCE CARRYFORWARD							
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		821,152.00		821,152.00	0.00

PERIOD ENDING 03/31/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE 03/31/2023		2022-23		AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)	AMENDED	BUDGET NORMAL		
Fund 300 - HAYDEN URBAN RENEWAL AGENCY							
Expenditures							
Total Dept 900 - FUND BALANCE CARRYFORWARD			0.00	821,152.00		821,152.00	0.00
TOTAL EXPENDITURES			86,410.63	3,355,367.00		3,268,956.37	2.58
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:							
TOTAL REVENUES			675,056.09	3,355,367.00		2,680,310.91	20.12
TOTAL EXPENDITURES			86,410.63	3,355,367.00		3,268,956.37	2.58
NET OF REVENUES & EXPENDITURES			588,645.46	0.00		(588,645.46)	100.00

FY-PER-MOYEAR	BANK # 301		BANK # 302		BANK # 303		TOTAL CASH IN BANK
	bankcda	bankcda	bankcda	LGIP	SUSPENSE		
	#0934	#1109	#3354				
	300-102-11312	300-102-11304	300-103-11328	where is it?			
2023-Per06-Mar2023	\$ 5,000.00	\$ 641,143.47	\$ 4,913,730.94	\$ -	\$5,559,874.41		
2023-Per05-Feb2023	\$ 5,000.00	\$ 703,164.39	\$ 4,895,727.03	\$ -	\$5,603,891.42		
2023-Per04-Jan2023	\$ 5,000.00	\$ 693,958.03	\$ 4,879,581.26	\$ -	\$5,578,539.29		
2023-Per03-Dec2022	\$ 5,000.00	\$ 136,577.96	\$ 4,864,477.43	\$ -	\$5,006,055.39		
2023-Per02-Nov2022	\$ 5,000.00	\$ 139,270.06	\$ 4,851,749.84	\$ -	\$4,996,019.90		
2023-Per01-Oct2022	\$ 5,000.00	\$ 139,676.14	\$ 4,840,517.47	\$ -	\$4,985,193.61		
2022-Per12-Sep2022	\$ 5,000.00	\$ 158,030.89	\$ 4,817,073.03	\$ -	\$4,980,103.92		
2022-Per11-Aug2022	\$ 5,000.00	\$ 124,137.68	\$ 4,808,778.15	\$ -	\$4,937,915.83		
2022-Per10-Jul2022	\$ 5,000.00	\$ 338,189.72	\$ 4,608,026.37	\$ -	\$4,951,216.09		
2022-Per09-Jun2022	\$ 5,000.00	\$ 193,709.73	\$ 4,554,205.65	\$ -	\$4,752,915.38		
2022-Per08-May2022	\$ 5,000.00	\$ 160,173.30	\$ 4,550,865.24	\$ -	\$4,716,038.54		
2022-Per07-Apr2022	\$ 5,000.00	\$ 160,064.23	\$ 4,548,425.76	\$ -	\$4,713,489.99		
2022-Per06-Mar2022	\$ 5,000.00	\$ 133,987.85	\$ 4,546,903.55	\$ -	\$4,685,891.40		
2022-Per05-Feb2022	\$ 5,000.00	\$ 146,628.67	\$ 4,546,030.53	\$ -	\$4,697,659.20		
2022-Per04-Jan2022	\$ 5,000.00	\$ 655,300.64	\$ 4,013,085.34	\$ -	\$4,673,385.98		
2022-Per03-Dec2021	\$ 5,000.00	\$ 146,832.32	\$ 4,012,611.84	\$ -	\$4,164,444.16		
2022-Per02-Nov2021	\$ 5,000.00	\$ 83,137.16	\$ 4,074,068.78	\$ -	\$4,162,205.94		
2022-Per01-Oct2021	\$ 5,000.00	\$ 129,467.60	\$ 4,073,680.00	\$ -	\$4,208,147.60		
2021-Per12-Sep2021	\$ 5,000.00	\$ 141,251.89	\$ 4,073,288.87	\$ -	\$4,219,540.76		
2021-Per11-Aug2021	\$ 5,000.00	\$ 146,839.76	\$ 4,072,885.28	\$ -	\$4,224,725.04		
2021-Per10-Jul2021	\$ 5,000.00	\$ 417,708.28	\$ 3,972,466.23	\$ -	\$4,395,174.51		
2021-Per09-Jun2021	\$ 5,000.00	\$ 148,597.95	\$ 3,872,018.75	\$ -	\$4,025,616.70		
2021-Per08-May2021	\$ 5,000.00	\$ 127,485.64	\$ 3,889,054.91	\$ -	\$4,021,540.55		
2021-Per07-Apr2021	\$ 5,000.00	\$ 147,857.75	\$ 3,888,492.44	\$ -	\$4,041,350.19		
2021-Per06-Mar2021	\$ 5,000.00	\$ 135,348.85	\$ 3,887,905.69	\$ -	\$4,028,254.54		
2021-Per05-Feb2021	\$ 5,000.00	\$ 167,030.57	\$ 3,887,223.86	\$ -	\$4,059,254.43		
2021-Per04-Jan2021	\$ 5,000.00	\$ 606,230.17	\$ 3,554,869.02	\$ -	\$4,166,099.19		
2021-Per03-Dec2020	\$ 5,000.00	\$ 146,759.95	\$ 3,553,983.48	\$ -	\$3,705,743.43		
2021-Per02-Nov2020	\$ 5,000.00	\$ 147,625.56	\$ 3,586,448.11	\$ -	\$3,739,073.67		
2021-Per01-Oct2020	\$ 5,000.00	\$ 635,744.78	\$ 3,492,872.86	\$ -	\$4,133,617.64		
2020-Per12-Sep2020	\$ 5,000.00	\$ 147,035.82	\$ 3,491,206.22	\$ -	\$3,643,242.04		
2020-Per11-Aug2020	\$ 5,000.00	\$ 145,061.80	\$ 3,663,007.43	\$ -	\$3,813,069.23		
2020-Per10-Jul2020	\$ 5,000.00	\$ 415,015.20	\$ 3,573,786.77	\$ -	\$3,993,801.97		
2020-Per09-Jun2020	\$ 5,000.00	\$ 159,261.96	\$ 3,571,184.52	\$ -	\$3,735,446.48		
2020-Per08-May2020	\$ 5,000.00	\$ 146,631.86	\$ 3,567,954.99	\$ -	\$3,719,586.85		
2020-Per07-Apr2020	\$ 5,000.00	\$ 142,194.96	\$ 3,564,031.31	\$ -	\$3,711,226.27		
2020-Per06-Mar2020	\$ 5,000.00	\$ 145,038.08	\$ 3,559,641.29	\$ -	\$3,709,679.37		
2020-Per05-Feb2020	\$ 5,000.00	\$ 145,138.21	\$ 3,567,462.24	\$ -	\$3,717,600.45		
2020-Per04-Jan2020	\$ 5,000.00	\$ 583,107.88	\$ 3,117,242.43	\$ -	\$3,705,350.31		
2020-Per03-Dec2019	\$ 5,000.00	\$ 136,273.12	\$ 3,112,220.60	\$ -	\$3,253,493.72		
2020-Per02-Nov2019	\$ 5,000.00	\$ 141,862.96	\$ 3,106,886.91	\$ -	\$3,253,749.87		
2020-Per01-Oct2019	\$ 5,000.00	\$ 148,076.83	\$ 3,101,548.17	\$ -	\$3,254,625.00		
2019-Per12-Sep2019	\$ 5,000.00	\$ 146,532.85	\$ 3,095,819.21	\$ -	\$3,247,352.06		
2019-Per11-Aug2019	\$ 5,000.00	\$ 155,029.01	\$ 3,080,379.94	\$ -	\$3,240,408.95		
2019-Per10-Jul2019	\$ 5,000.00	\$ 403,580.12	\$ 2,854,676.69	\$ -	\$3,263,256.81		
2019-Per09-Jun2019	\$ 5,000.00	\$ 135,168.31	\$ 2,848,646.07	\$ -	\$2,988,814.38		
2019-Per08-May2019	\$ 5,000.00	\$ 122,021.61	\$ 2,842,668.82	\$ -	\$2,969,690.43		
2019-Per07-Apr2019	\$ 5,000.00	\$ 147,467.95	\$ 2,836,471.77	\$ -	\$2,988,939.72		
2019-Per06-Mar2019	\$ 5,000.00	\$ 139,663.22	\$ 2,830,486.62	\$ -	\$2,975,149.84		
2019-Per05-Feb2019	\$ 5,000.00	\$ 145,195.42	\$ 2,824,334.46	\$ -	\$2,974,529.88		
2019-Per04-Jan2019	\$ 5,000.00	\$ 567,651.01	\$ 2,089,271.99	\$ -	\$2,962,267.07		
2019-Per03-Dec2018	\$ 5,000.00	\$ 145,479.36	\$ 2,084,883.04	\$ -	\$2,535,595.79		

Hayden Urban Renewal Agency
Project Expenditures by Fiscal Year
Through February 2023

PROJECT	TOTAL	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Property purchase - public parking lot	408,161.99										
Downtown strategic plan	53,649.89										
City Hall façade remodel	213,360.20										
Gravel Cotton Club parking lot	2,627.01										
Govt Way reimbursement agreement	531,158.25										
Public art - bike rack City Hall	11,906.00										
HURA 2004-1 LID Participation	36,500.00										
Govt Way banners	8,777.34										
City Hall art display cases	3,110.00										
Property purchase - Capone's corner	130,592.14	130,592.14									
Property improvements - public parking lot	266,105.53	23,050.00	243,055.53								
CBD / Development Standards	83,295.00		71,901.50	11,393.50							
Public art - Epiphany at library	93,096.86		58,233.46	34,457.95			405.45				
Public art - Dusk and Dawn	66,392.52		19,500.00	33,892.52	\$13,000.00						
Public art - Utility Box Art Wrap	7,690.00								\$2,100.00	\$5,590.00	
Property purchase - carwash/barbershop	360,017.08		360,017.08								
Property purchase - 47 W Hayden	257,102.99		257,102.99								
Property purchase - 58 E Orchard	353,208.36				5,000.00	348,208.36					
Property improvements - 9627/9667 N Govt	62,315.53		38,415.81	9,719.19	353.96	13,826.57					
Property improvements - 47 W Hayden	29,680.41		1,981.88	27,661.32	37.21						
Hayden Ave/Final Dsgn & Const	1,128,327.96			49,025.00	\$21,150.00	\$8,310.00	\$5,215.00	768,800.37	275,827.59		
H-6 Basin Promissory Note	393,333.59				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	59,504.87
Property improvements - 58 E Orchard	15,601.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,300.00
Gov't Way/Miles Intersection Improvements	114,067.20							16,683.30	93,115.90	4,268.00	
Gov't Way Traffic Study	44,910.00								44,909.40	0.60	
TOTALS	4,674,987.50	153,642.14	1,050,208.25	166,149.48	74,323.65	434,698.30	73,931.00	850,556.33	479,639.21	57,783.59	64,804.87

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 05/08/2023 - 05/08/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: 301

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
Vendor 9300 - A RIVER CITY PLUMBING SERVICE LLC:							
13221							
42484	A RIVER CITY PLUMBING SERVICE LLC	04/18/2023	05/08/2023	2,650.00	2,650.00	Open	N
	58 ORCHARD AVE- RUN NEW WATER MAIN-	apowers					05/08/2023
	300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE		2,650.00			
	Total for vendor 9300 - A RIVER CITY PLUMBING SERVICE LLC:			<u>2,650.00</u>	<u>2,650.00</u>		
Vendor 0185 - BREDESON LAW GROUP:							
1098							
42483	BREDESON LAW GROUP	05/03/2023	05/08/2023	950.00	950.00	Open	N
	REVIEW PACKET FOR COMMISSION	apowers					05/08/2023
	300-241-53102	LEGAL/PROFESSIONAL SERVICES		950.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>950.00</u>	<u>950.00</u>		
Vendor 0230 - WELCH COMER & ASSOCIATES INC.:							
41388000-003							
42312	WELCH COMER & ASSOCIATES INC.	04/04/2023	05/08/2023	4,433.11	4,433.11	Open	N
	HURA- GENERAL SERVICES	apowers					05/08/2023
	300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT		4,433.11			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			<u>4,433.11</u>	<u>4,433.11</u>		
# of Invoices:	3	# Due:	3	Totals:	8,033.11	8,033.11	
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00	
Net of Invoices and Credit Memos:				<u>8,033.11</u>	<u>8,033.11</u>		
--- TOTALS BY FUND ---							
	300 - HAYDEN URBAN RENEWAL AGENCY			8,033.11	8,033.11		
--- TOTALS BY DEPT/ACTIVITY ---							
	241 - OPERATING & ADMINISTRATIVE			950.00	950.00		
	248 - PROFESSIONAL SERVICES			4,433.11	4,433.11		
	899 - CAPITAL PURCHASES/PROJECTS			2,650.00	2,650.00		



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HAYDEN URBAN REN AGENCY HURA
 8930 N GOVERNMENT WAY
 HAYDEN ID 83835-9214



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **03/31/2023**

Account No.: **27000934** Page: **1**

REGULAR BUSINESS SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 02/28/23		5,000.00
Debits	4	67,525.10
Automatic Withdrawals	1	4,932.67
Automatic Deposits	4	72,457.77+
Ending Balance On 03/31/23		5,000.00
Average Balance (Ledger)	5,000.00+	

ALL CREDIT ACTIVITY

Date	Description	Amount
03/13/23	KOOTENAI COUNTY PAY INV	4,932.67
03/28/23	MCMG TFR FROM 000024001109	7,340.23
03/29/23	MCMG TFR FROM 000024001109	59,504.87
03/30/23	MCMG TFR FROM 000024001109	680.00

ELECTRONIC DEBITS

Date	Description	Amount
03/13/23	MCMG TFR TO 000024001109	4,932.67

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
03/28/23	1702	775.00	03/30/23	1704	680.00			
03/28/23	1703	6,565.23	03/29/23	1705	59,504.87			

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 02/28/23 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
03/13/23	5,000.00	03/29/23	5,000.00		
03/28/23	5,000.00	03/30/23	5,000.00		

Continued

2/155/1



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Member
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FINANCIAL SERVICES STATEMENT

Statement Date: **03/31/2023**

Account No.: **27000934** Page: **2**

This Statement Cycle Reflects 31 Days

Direct Inquiries About Electronic Entries To:
Phone: (208) 665-5999



Continued

2/155/2



HAYDEN URBAN REN AGENCY HURA
 Account No. : 27000934
 Stmt. Date : 03/31/2023

Bank : 017
 Images : 4
 Page : 3

IMAGE STATEMENT



HAYDEN URBAN RENEWAL AGENCY
 8930 NORTH GOVERNMENT WAY
 HAYDEN, ID 83835

bankcda
 03/10/2023

001702
 00-0021231

\$775.00

PAY: ***SEVEN HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS*****

BREDESOR LAW GROUP
 1677 E MILES AVE, STE 202
 HAYDEN LAKE, ID 83835

Randall B. Withers
Stephan M. Meyer

#001702# #123103826# 27000934#

AMT: 775.00 STS: Paid
 CHK: 1702 DATE: 03/28/2023 SEQ: 80101010

HAYDEN URBAN RENEWAL AGENCY
 8930 NORTH GOVERNMENT WAY
 HAYDEN, ID 83835

bankcda
 03/10/2023

001703
 00-0021231

\$6,565.23

PAY: ***SIX THOUSAND FIVE HUNDRED SIXTY-FIVE AND 23/100 DOLLARS*****

WELCH COMER & ASSOCIATES INC.
 330 E LAKESSIDE AVENUE, SUITE 101
 COEUR D'ALENE, ID 83814

Randall B. Withers
Stephan M. Meyer

#001703# #123103826# 27000934#

AMT: 6,565.23 STS: Paid
 CHK: 1703 DATE: 03/28/2023 SEQ: 80300120

HAYDEN URBAN RENEWAL AGENCY
 8930 NORTH GOVERNMENT WAY
 HAYDEN, ID 83835

bankcda
 03/10/2023

001704
 00-0021231

\$680.00

PAY: ***SIX HUNDRED EIGHTY AND NO/100 DOLLARS*****

ULI-URBAN LAND INSTITUTE
 PO BOX 418168
 BOSTON, MA 02241-8168

Randall B. Withers
Stephan M. Meyer

#001704# #123103826# 27000934#

AMT: 680.00 STS: Paid
 CHK: 1704 DATE: 03/30/2023 SEQ: 80101930

HAYDEN URBAN RENEWAL AGENCY
 8930 NORTH GOVERNMENT WAY
 HAYDEN, ID 83835

bankcda
 03/10/2023

001705
 00-0021231

\$59,504.87

PAY: ***FIFTY-NINE THOUSAND FIVE HUNDRED FOUR AND 87/100 DOLLARS*****

STAM TODD & ZETTA
 C/O ASPEN HOMES
 1831 N LAKEWOOD DRIVE STE A
 COEUR D'ALENE, ID 83814

Randall B. Withers
Stephan M. Meyer

#001705# #123103826# 27000934#

AMT: 59,504.87 STS: Paid
 CHK: 1705 DATE: 03/29/2023 SEQ: 80202920



05/03/2023 04:41 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 301 (HURA CHECKING)
FROM 03/01/2023 TO 03/31/2023
Reconciliation Record ID: 937
Finalized

Beginning GL Balance:	9,932.67
Less: Cash Disbursements	(67,525.10)
Add: Journal Entries/Other	66,356.34
	<hr/>

Ending GL Balance:	8,763.91
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	3,763.91
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	8,763.91
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN			URBAN RENEWAL AGENCY				
03/01/2023			300-102-11312 HURA BANKCDA CHECKING #0934		BEG. BALANCE		9,932.67
03/10/2023	CD	CHK	SUMMARY CD 03/10/2023			67,525.10	(57,592.43)
03/31/2023	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT MAR	2079	3,763.91		(53,828.52)
03/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2099		4,932.67	(58,761.19)
03/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2099	67,525.10		8,763.91
03/31/2023			300-102-11312	END BALANCE	71,289.01	72,457.77	8,763.91
GRAND TOTALS:					71,289.01	72,457.77	8,763.91



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HAYDEN URBAN REN AGENCY HURA
 8930 N GOVERNMENT WAY
 HAYDEN ID 83835-9214



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: 03/31/2023

Account No.: 24001109 Page: 1

FIRST RATE BUSINESS MMDA SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 02/28/23		703,164.39
Debits		0.00
Automatic Withdrawals	3	67,525.10
Automatic Deposits	1	4,932.67+
Interest Added This Statement		571.51+
Ending Balance On 03/31/23		641,143.47
Annual Percentage Yield Earned	0.97 %	
Interest Paid This Year	1,256.47	
Interest Paid Last Year	487.75	
Average Balance (Collected)	699,438.10+	

ALL CREDIT ACTIVITY

Date	Description	Amount
03/13/23	MCMG TFR FROM 000027000934	4,932.67
03/31/23	INTEREST PAID	571.51

ELECTRONIC DEBITS

Date	Description	Amount
03/28/23	MCMG TFR TO 000027000934	7,340.23
03/29/23	MCMG TFR TO 000027000934	59,504.87
03/30/23	MCMG TFR TO 000027000934	680.00

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 02/28/23 was 703,164.39

Date	Balance	Date	Balance	Date	Balance
03/13/23	708,097.06	03/29/23	641,251.96	03/31/23	641,143.47
03/28/23	700,756.83	03/30/23	640,571.96		

This Statement Cycle Reflects 31 Days

The Interest Earned And The Annual Percentage Yield Earned
 Are Based On The Period 03/01/2023 Through 03/31/2023

Continued

2/142/1



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FINANCIAL SERVICES STATEMENT

Statement Date: **03/31/2023**

Account No.: **24001109** Page: **2**

Direct Inquiries About Electronic Entries To:
Phone: (208) 665-5999



End Statement 2/142/2E

05/03/2023 04:40 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 302 (HURA SAVINGS)
FROM 03/01/2023 TO 03/31/2023
Reconciliation Record ID: 938
Finalized

Beginning GL Balance:	703,164.39
Less: Journal Entries/Other	<u>(62,020.92)</u>
Ending GL Balance:	641,143.47
Ending Bank Balance:	641,143.47
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	641,143.47
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
03/01/2023			300-103-11313 HURA BANKCDA SAVINGS #1109		BEG. BALANCE		703,164.39
03/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2099	4,932.67		708,097.06
03/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2099		67,525.10	640,571.96
03/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2099	571.51		641,143.47
03/31/2023			300-103-11313	END BALANCE	5,504.18	67,525.10	641,143.47
GRAND TOTALS:					5,504.18	67,525.10	641,143.47



OFFICE OF THE IDAHO STATE TREASURER

Julie A. Ellsworth, State Treasurer

LGIP Monthly Statement

Hayden Urban Renewal Agency

Sandee Rudy
8930 N. Government Way
Hayden, Idaho 83835

Statement Period

3/1/2023 through 3/31/2023

Summary

Beginning Balance	\$4,879,581.26	Fund Number	3354
Contributions	\$16,145.77	Distribution Yield	4.3299 %
Withdrawals	\$0.00	March Accrued Interest	\$18,003.91
Ending Balance	\$4,895,727.03	Average Daily Balance	\$4,895,727.03

Detail

Date	Activity	Status	Type	Amount	Balance
03/01/2023	Beginning Balance				\$4,879,581.26
03/01/2023	Contribution	Processed	February Reinvestment	\$16,145.77	\$4,895,727.03
03/31/2023	Ending Balance				\$4,895,727.03

Although every effort is made by the Idaho State Treasurer's Office to supply current and accurate information on this monthly statement, it is the responsibility of your agency to verify the enclosed information and report any discrepancies to the Fund Administrator. Please review your statement and report discrepancies within thirty days of the date of this statement.

An investment in the LGIP is not insured or guaranteed by the Federal Deposit Insurance Corporation (FDIC) or any other government agency. Although the LGIP seeks to preserve the value of your investment at \$1.00 per share, it is possible to lose money by investing in the LGIP.

05/04/2023 08:22 AM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 303 (HURA LGIP)
FROM 03/01/2023 TO 03/31/2023
Reconciliation Record ID: 939

Beginning GL Balance:	4,895,727.03
Add: Journal Entries/Other	18,003.91
	<hr/>
Ending GL Balance:	4,913,730.94
Ending Bank Balance:	4,895,727.03
Add: Miscellaneous Transactions	18,003.91
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	4,913,730.94
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

05/04/2023 08:20 AM
User: apowers
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN
FROM 300-103-11328 TO 300-103-11328
TRANSACTIONS FROM 03/01/2023 TO 03/31/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
03/01/2023			300-103-11328 HURA LGIP #3354		BEG. BALANCE		4,895,727.03
03/31/2023	GJ	JE	HURA RECORD LGIP INTEREST	2100	18,003.91		4,913,730.94
03/31/2023			300-103-11328	END BALANCE	18,003.91	0.00	4,913,730.94
GRAND TOTALS:					18,003.91		4,913,730.94

Hayden Urban Renewal Agency

May 8, 2023

Mayor Forsell and Council
City of Hayden
8930 N. Government Way
Hayden, Idaho 83835

RE: Recommendation to Expand HURA District

To Mayor Forsell and City Council Members:

Based on discussion during the April 14, 2023 joint meeting of the Hayden Urban Renewal Agency (HURA) and the Hayden City Council, HURA recommends the City move forward with expanding the existing HURA district for purposes including HURA potentially providing funding assistance to the City for infrastructure projects and property acquisition that are located either partially or wholly outside the existing HURA District boundary.

HURA recommends for the City to consider expanding into areas 1A, 1B, 1E, 1F, 1N, 1G, and 1K based on the analysis provided by the HURA executive director summarized in memorandum dated 3-10-2023 and for the City to amend the original district eligibility study to include the aforementioned areas.

Respectfully,

Ronda Mitchell, Chairman
Hayden Urban Renewal Agency

Enclosure: Memorandum dated 3-10-2023

Memorandum

TO: HURA CHAIRMAN AND BOARD

FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR

PRJ. #: 41388.00 TASK ORDER 23-01

SUBJECT: **UPDATED** - POTENTIAL EXPANSION AND NEW DISTRICT INFORMATION

DATE: 3/10/2023

CC:

Introduction

This memo updates the previous version (dated 2-7-2023) based on HURA board and City staff feedback.

The Hayden Urban Renewal (HURA) Board is interested in exploring both expanding the existing district boundary and creating a new district. There are two Idaho State Code sections that govern both expansion and creating a new district, summarized as follows:

- **§50-2903** – base assessment roll of revenue area or areas cannot exceed 10% of the total current assessed value of property within the City.
- **§50-2033** – revenue allocation area can be extended only one (1) time and cannot exceed 10% of the existing allocation area and shall be contiguous with the existing allocation area.

Eligibility Study: We have confirmed that the original eligibility study included only the existing HURA boundary; therefore, any areas added would also need to have eligibility confirmed by Council. The criteria for deteriorated area eligibility is stated in Idaho Code §50-2903(8):

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

Existing Size: Based on the GIS shapefile available from the Idaho State Tax Commission, the existing HURA Boundary is comprised of 704 acres; therefore, the district could be expanded by 70.4 acres to stay within the area criteria. For any area added, the assessed value percentage must also be confirmed. It should be noted that the HURA District plan, lists the boundary acreage at 720 acres. This discrepancy should be confirmed prior to moving forward. Figure 1 shows the City limits and the existing HURA boundary.

2022 Assessed Value: Per 2022 Kootenai County records, the assessed value for all properties within the City of Hayden is \$3,305,000.000. The HURA boundary 2022 assessed value is \$223,300,000. This means that the percentage of HURA/City assessed value is currently 6.76%.

Expansion Areas

The HURA Board and City staff had ideas of where to potentially expand the district to meet HURA and City goals and those areas are shown in Figure 2. The potential expansion areas are described below:

- 1A – Properties around the intersection of Government Way/Honeysuckle (modified based on HURA board feedback)
- 1B – Properties at the intersection of Orchard/Government Way
- 1C – Adding commercial properties north of Hayden that could re-develop (eliminated based on HURA board feedback)
- 1D – Adding portions of Hayden Avenue west of the existing boundary up to and including the Ramsey Road intersection.
- 1E – The north side of Miles Avenue between Government Way and Maple (reduced size based on HURA board/City staff feedback)
- 1F – The northeast side of the Government Way/Wyoming Avenue intersection
- 1G – Commercial properties north of Lancaster Road both sides of US 95. (Removed the Lancaster Road right of way at Croffoot Park based on HURA board feedback).
- 1H – North of Prairie to allow for the Reed Road extension (added based on City staff feedback).
- 1I – South of Orchard on the West side of US 95 (added based on HURA board feedback)
- 1J – Northwest corner of US95/Dakota (added based on HURA board feedback)
- 1K – Southeast corner of Gov't Way/Lacey (added based on HURA board feedback)
- 1L – Extension south on Warren (added based on HURA board feedback)

- 1M – Extension north within Hayden Canyon development to include Hayden Canyon Park (added based on City staff feedback).
- 1N – Lancaster Road right of way adjacent to Croffoot Park (removed from 1G based on HURA board feedback)

Figures 3 through 6 show the areas in more detail.

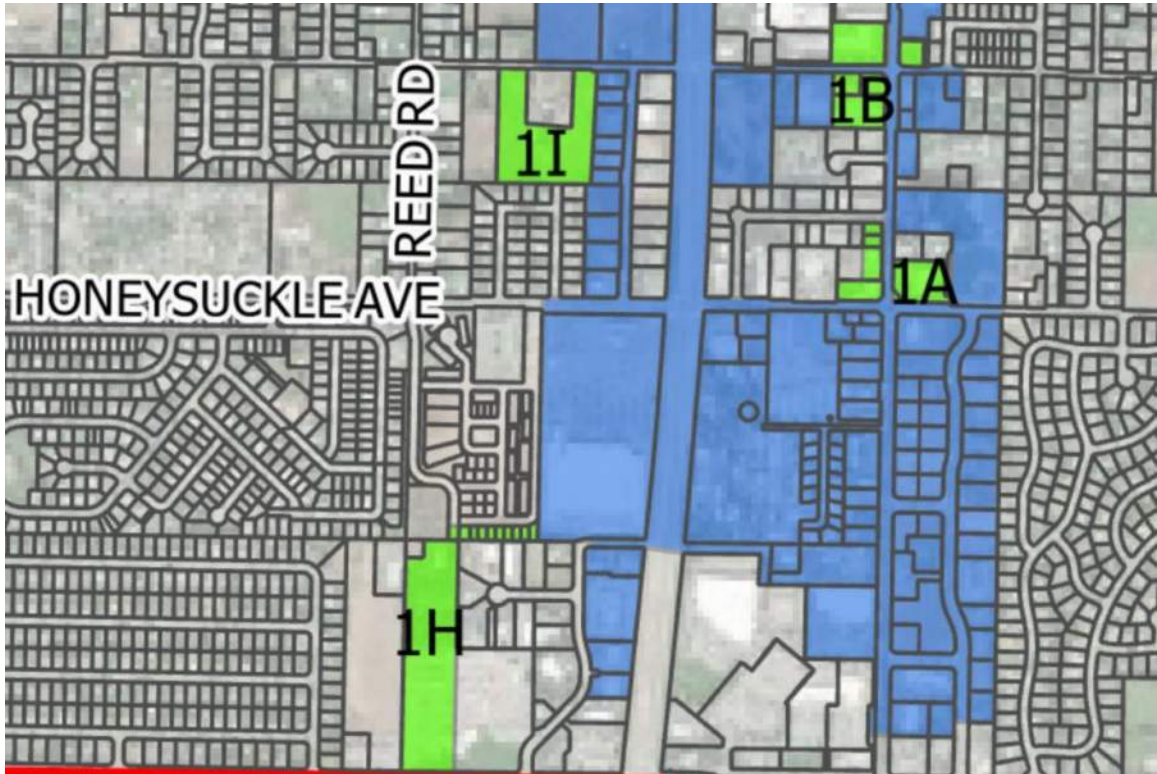


Figure 3 – Areas 1A, 1B, 1H, and 1I



Figure 4 – Areas 1D, 1E, and 1J

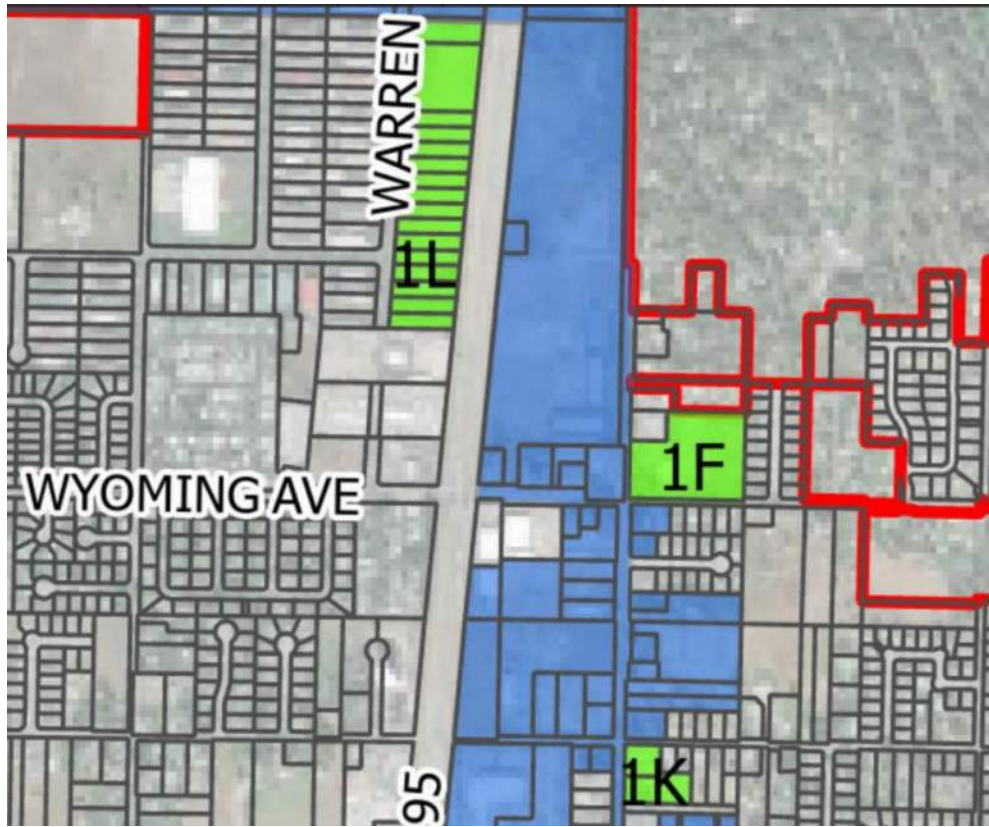


Figure 5 – Areas 1F, 1K, and 1L

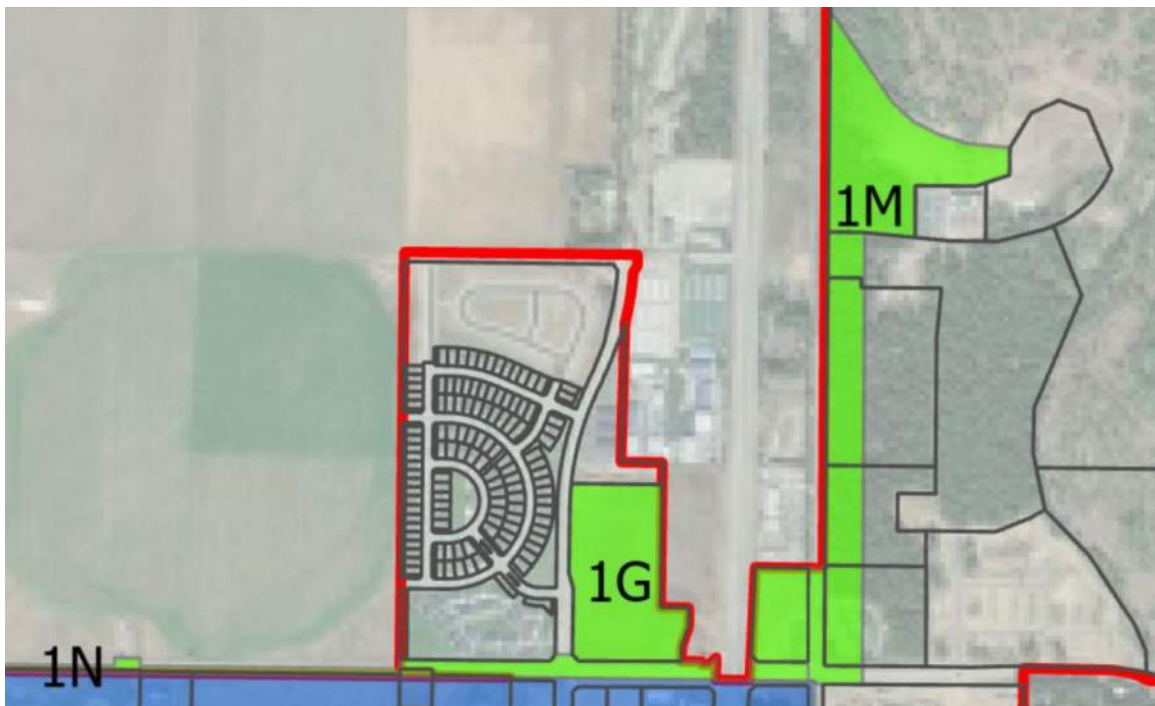


Figure 6 – Areas 1G, 1M, and 1N

Tables 1 and 2 show the areas and assessed value data for the proposed expansion areas prioritized by importance to City and/or HURA goals.

Table 1 – Area Calculations of Prioritized Potential HURA Expansion Areas

	Area (AC)	% of Existing HURA Area	Cumulative Area Increase (AC)	Cumulative Percent Increase in HURA Boundary
Existing HURA Boundary	703.7			
1A	3.32	0.47%	3.32	0.47%
1E	14.92	2.12%	18.24	2.59%
1B	4.53	0.64%	22.77	3.24%
1F	6.67	0.95%	29.44	4.18%
1N	1.22	0.17%	30.66	4.36%
1G	28.94	4.11%	59.6	8.47%
1K	2.17	0.31%	61.77	8.78%
1L	14.56	2.07%	76.33	10.85%
1I	6.1	0.87%	82.43	11.71%
1D	53.82	7.65%	136.25	19.36%
1H	9.52	1.35%	145.77	20.71%
1J	11.51	1.64%	157.28	22.35%
1M	34.54	4.91%	191.82	27.26%

Table 2 – 2022 Assessed Values of Prioritized Potential HURA Expansion Areas

	Assessed Value 2022	Percentage of City's Assessed Value	Cumulative Percent of City's Assessed Value
City Limits	\$3,305,100,000		
Existing HURA Boundary	\$223,269,100	6.76%	6.76%
1A	\$7,006,400	0.21%	6.97%
1E	\$5,374,800	0.16%	7.13%
1B	\$5,708,100	0.17%	7.30%
1F	\$649,700	0.02%	7.32%
1N	\$0	0.00%	7.32%
1G	\$1,399,900	0.04%	7.36%
1K	\$1,219,300	0.04%	7.40%
1L	\$2,413,700	0.07%	7.47%
1I	\$327,500	0.01%	7.48%
1D	\$20,959,800	0.63%	8.12%
1H	\$1,675,000	0.05%	8.17%
1J	\$2,747,200	0.08%	8.25%
1M	\$3,532,600	0.11%	8.36%
Total HURA w/Expansion	\$276,283,200		

This indicates that all the potential areas, would exceed area limitation for expansion, but would not exceed the assessed value limitations in State Code. Therefore, the expansion area needs

to be reduced. Provided the priorities listed in Table 1 reflect the City’s and HURA boards goals, the recommendation would be to expand into areas 1A, 1B, 1F, 1N, 1G, and 1K only. The City/HURA may choose to reduce the expansion area even further based on a follow-up eligibility study.

Potential New District

Another District could be created by HURA. Areas proposed to be a new district are denoted as areas 1D and 2A in Figure 7. The potential new district areas are described below:

- 1D – Adding portions of Hayden Avenue west of the existing boundary up to and including the Ramsey Road intersection, and
- 2A – Including undeveloped areas on the north and south sides of Hayden Avenue between the intersection of Ramsey Road and the western City limits.

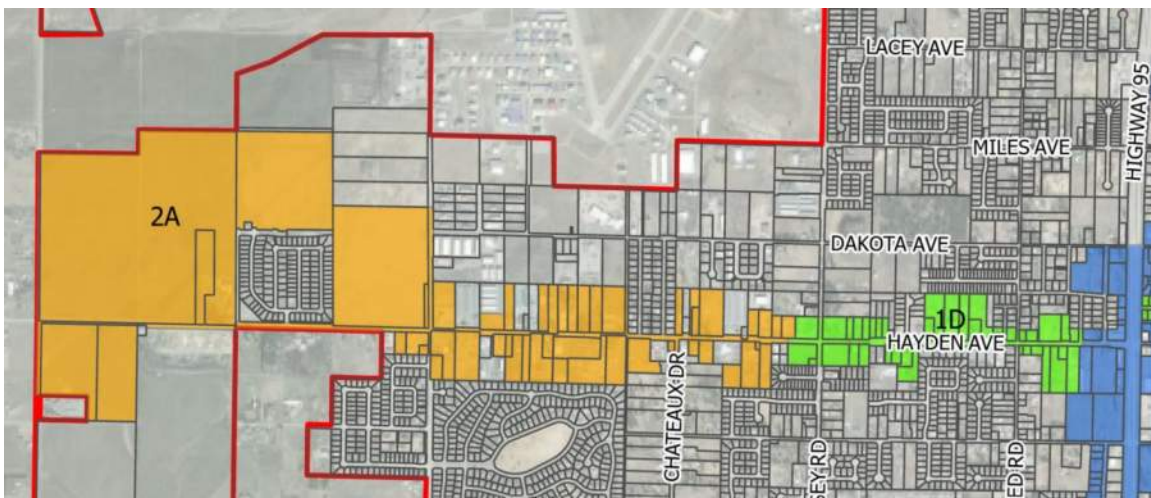


Figure 7 – Potential New District Areas 2A and 1D

The 2022 assessed values of the proposed areas are shown in Table 3.

Table 3 – Proposed New District (2022 Assessed Values Calculations)

	Assessed Value 2022	Percentage of City’s Assessed Value	Cumulative Percent of City’s Assessed Value
City Limits	\$3,305,100,000		
Existing HURA Boundary	\$223,269,100	6.76%	6.76%
Potential Expansion Areas 1A, 1B, 1F, 1N, 1G, 1K	\$21,358,300	0.65%	7.41%
1D	\$20,959,800	0.63%	8.04%
2A	\$26,176,700	0.79%	8.83%
Total HURA with Potential Expansion and New District	\$291,763,800		

It appears that since the total of the existing HURA boundary, potential expansion areas evaluated in the previous section, and the potential expansion areas sum to less than 10% of the City’s 2022 assessed value, the new district is something HURA and the City could consider.

Conclusion and Next Steps

It appears there are options to both expand the existing HURA Boundary and create a new District that stay within the limitations set in State code.

The HURA Board may consider recommending to Council to move forward with an eligibility study of the proposed expansion area and/or an edibility study/feasibility study for a new district.

Revenues		2022-2023 Budget	2022-2023 Activity Thru 5 1-2023	Projected Activity Through 9-30-2023	2023 - 2024 Requested Budget (DRAFT)	Notes:
212 Fund Balance Carryover						
300-212-49550	HURA Fund Balance Carryover	\$1,660,267			\$1,660,267	Verify this number with finance.
313 Real Property Taxes						
300-311-41110	Property Taxes Current	\$920,000	\$552,401	\$884,000	\$920,000	
300-311-41111	Property Taxes Delinquent		\$19,896	\$19,896		
300-311-41112	Property Taxes Penalties & Interest					
300-311-41113	Personal Ptax Exemption Repl.		\$9,468	\$9,468		
Total for 313		\$920,000	\$581,765	\$913,364	\$920,000	
361 Interest Revenues						
300-361-46111	Interest Revenues	\$15,000	\$66,491	\$66,491	\$20,000	
390 Other Financing						
300-390-47006	Proceeds from Sale of Land	\$740,000				
300-390-57008	HURA Public Parking Lot Lease	\$100	\$100	\$100	\$100	
300-390-47009	HURA 58 E Orchard Rental	\$20,000	\$8,125	\$17,940	\$17,940	
300-390-47010	HURA Reimbursements from City of Hayden					
Total for 361		\$760,100	\$8,225	\$18,040	\$18,040	
Total Revenues		\$3,355,367	\$656,481	\$997,895	\$2,618,307	
Expenses						
241 Operating and Administrative						
300-241-53101	Audit	\$4,500	\$3,700	\$4,500	\$5,000	
300-241-53102	Legal/Professional Services	\$7,000	\$5,025	\$10,425	\$13,200	Proposed increase because of increase in HURA activity.
300-241-54100	HURA Utilities	\$1,815	\$956	\$1,434	\$1,815	
300-241-55201	ICRMP Insurance Premium	\$2,000	\$1,767	\$2,000	\$2,000	
300-241-55301	Real Property Assessments	\$3,700			\$5,000	
300-241-55401	Advertising, Publishing, Recording	\$300		\$300	\$400	
300-241-55701	Dues, Memberships, and Subscriptions	\$3,000	\$1,930	\$3,000	\$3,000	
300-241-55801	Travel, Meetings, Training	\$5,000			\$5,000	
300-241-56101	Office Supplies	\$200	\$5	\$200	\$200	
	Video Meetings				\$3,600	
Total for 241		\$27,515	\$13,383	\$21,859	\$39,215	
248 Professional Services						
300-248-53203	Study/Project Professional Services	\$5,000			\$5,000	
300-248-53204	HURA City Staff Support	\$9,000	\$5,435	\$6,635	\$6,000	Estimate \$500 per month for finance support.
300-248-53205	HURA Executive Director	\$80,000	\$30,284	\$58,580	\$84,000	
300-248-54346	Property Management Fees - 58 E Orchard	\$1,700	\$650	\$1,700	\$1,900	
Total for 248		\$95,700	\$36,369	\$66,915	\$96,900	
899 Capital Purchases						
300-899-58004	HURA Arts				\$5,000	
300-899-59901	HURA Infrastructure Projects	\$1,500,000			\$700,000	Just a placeholder in case a project comes up.
300-899-59902	Property Acquisition			\$669,500	\$2,512,000	Unknown if property will be purchased in FY23 or FY24. This cost is included in FY23 & FY24 currently. Also includes Maple/Miles Park property.
300-899-59905	Improvements at 9627/9667 N Gov't Way					
300-899-59906	Improvements at 47 W Hayden					
300-899-59907	Hayden Ave Final Design/Const					
300-899-59908	H-6 Promissory Note	\$69,000	\$59,505	\$120,000	\$125,000	Has gone up since Rock Properties is developing.
300-899-59909	Improvements 58 E Orchard	\$2,000	\$2,650	\$5,300	\$5,000	
300-899-59910	Gov't Way/Miles Intersection Design				\$50,000	Need to verify this.
300-899-59911	Government Way Corridor Study					
300-899-59912	CHUBBS LLC Promissory Note	\$40,000		\$18,000	\$27,000	
300-899-599xx	Marketplace at Miles Promissory Note				\$5,000	
300-899-599xx	Croffoot Park Supplemental Funding			\$1,371,000	\$1,371,000	Unknown which year this will be in. Currently shown in both FY23 and FY 24.
300-899-599xx	Design for Ramsey Road Sewer			\$185,000		
300-899-599xx	Design for Infrastructure Projects				\$250,000	
300-899-599xx	HURA Contribution to City Hall Remodel			\$250,000		
Total for 899		\$1,611,000	\$62,155	\$2,618,800	\$5,050,000	
Total Expenses		\$1,734,215	\$111,907	\$2,707,574	\$5,186,115	

Calculations as of 09/30/2023

GL NUMBER	DESCRIPTION	2023-24 ASSIGNED BUDGET	2021-22 ACTIVITY	2022-23 ACTIVITY THRU 09/30/23	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 REQUESTED BUDGET
ESTIMATED REVENUES							
Dept 212 - FUND BALANCE CARRYOVER							
300-212-49550	HURA FUND BALANCE CARRYOVER				1,660,267	1,660,267	
Totals for dept 212 - FUND BALANCE CARRYOVER					1,660,267	1,660,267	
Dept 311 - REAL PROPERTY TAXES							
300-311-41110	PROPERTY TAXES CURRENT		820,496	552,401	920,000	920,000	
300-311-41111	PROPERTY TAXES DELINQUENT		1,652	19,896			
300-311-41112	PROPERTY TAXES PENALTIES & INTERES		2,415				
300-311-41113	PERSONAL PTAX EXEMPTION REPL		33,945	9,468			
Totals for dept 311 - REAL PROPERTY TAXES			858,508	581,765	920,000	920,000	
Dept 361 - INTEREST REVENUES							
300-361-46111	INTEREST REVENUES		31,790	66,491	15,000	15,000	
Totals for dept 361 - INTEREST REVENUES			31,790	66,491	15,000	15,000	
Dept 390 - OTHER FINANCING SOURCES							
300-390-47006	PROCEEDS FROM SALE OF LAND				740,000	740,000	
300-390-47008	HURA PUBLIC PARKING LOT LEASE		200	100	100	100	
300-390-47009	HURA 58 E ORCHARD RENTAL		17,875	8,125	20,000	20,000	
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN						
Totals for dept 390 - OTHER FINANCING SOURCES			18,075	8,225	760,100	760,100	
TOTAL ESTIMATED REVENUES			908,373	656,481	3,355,367	3,355,367	

Calculations as of 09/30/2023

GL NUMBER	DESCRIPTION	2023-24 ASSIGNED BUDGET	2021-22 ACTIVITY	2022-23 ACTIVITY THRU 09/30/23	2022-23 AMENDED BUDGET	2022-23 PROJECTED ACTIVITY	2023-24 REQUESTED BUDGET
APPROPRIATIONS							
Dept 241 - OPERATING & ADMINISTRATIVE							
300-241-53101	AUDIT		4,150	3,700	4,500	4,500	
300-241-53102	LEGAL/PROFESSIONAL SERVICES		3,125	5,025	7,000	7,000	
300-241-54100	HURA UTILITIES		1,701	956	1,815	1,815	
300-241-55201	ICRMP INSURANCE PREMIUM		1,715	1,767	2,000	2,000	
300-241-55301	REAL PROPERTY ASSESSMENTS		3,539	1,657	3,700	3,700	
300-241-55401	ADVERTISING, PUBLISHING, RECORDING		202		300	300	
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS		2,185	1,930	3,000	3,000	
300-241-55801	TRAVEL, MEETINGS, TRAINING				5,000	5,000	
300-241-56101	OFFICE SUPPLIES		35	5	200	200	
Totals for dept 241 - OPERATING & ADMINISTRATIVE			16,652	15,040	27,515	27,515	
Dept 248 - PROFESSIONAL SERVICES							
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICE				5,000	5,000	
300-248-53204	HURA CITY STAFF SUPPORT		18,813	5,835	9,000	9,000	
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT			14,348	80,000	80,000	
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD		1,430	650	1,700	1,700	
Totals for dept 248 - PROFESSIONAL SERVICES			20,243	20,833	95,700	95,700	
Dept 899 - CAPITAL PURCHASES/PROJECTS							
300-899-58004	HURA ARTS		5,590				
300-899-59901	HURA INFRASTRUCTURE PROJECTS				1,500,000	1,500,000	
300-899-59902	PROPERTY ACQUISITION				800,000	800,000	
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT						
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE						
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST						
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE		47,607	59,505	69,000	69,000	
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE			318	2,000	2,000	
300-899-59910	HURA GOVT WAY/MILES INTERSECTION I		4,268				
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY		1				
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE				40,000	40,000	
Totals for dept 899 - CAPITAL PURCHASES/PROJECTS			57,784	62,155	2,411,000	2,411,000	
Dept 900 - FUND BALANCE CARRYFORWARD							
300-900-59550	HURA FUND BALANCE CARRYFORWARD				821,152	821,152	
Totals for dept 900 - FUND BALANCE CARRYFORWARD					821,152	821,152	
TOTAL APPROPRIATIONS			94,679	98,028	3,355,367	3,355,367	
NET OF REVENUES/APPROPRIATIONS - FUND 300			813,694	558,453			
	BEGINNING FUND BALANCE	5,725,602	4,911,907	5,725,602	5,725,602	5,725,602	5,725,602
	ENDING FUND BALANCE	5,725,602	5,725,601	6,284,055	5,725,602	5,725,602	5,725,602