

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

October 17, 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 regular meeting September 11, 2023
2. Bills
3. Financial Reports

CONTINUING BUSINESS

1. FY 23 Audit Anderson Bros. CPA engagement letter (Action Item)

NEW BUSINESS

1. Election of Officers (chair, vice chair, secretary, treasurer) (Action Item)

EXECUTIVE SESSION

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

NEW BUSINESS, Continued

1. Potential sale or redevelopment of URA property (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report
2. Kootenai County URAs summit overview
3. ULI Conference overview

NEXT MEETING

November 13, 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.

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Access Code: 504-226-013

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HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
Hayden, ID 83854
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City Hall
City Council Chambers
Regular Meeting
September 11, 2023
3:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 3:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present
Steve Meyer	Present at 3:02 p.m.
Colin Meehan	Present
Michael Thayer	Absent
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

Ms. Richards 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

Ms. Sandra White thanked the HURA Board for taking the time to explain Urban Renewal District and appreciates the FAQ's added to the website. Most of her questions have been addressed.

CONSENT CALENDAR

1. Minutes
2. Bills
3. Financial Reports

Ms. Richards moved to approve the Consent Calendar. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by unanimous roll call vote.

CONTINUING BUSINESS

1. Accept audited FY22 financial statement

Ms. Cleveland stated that note 7 on the audit had been changed/updated. Natasha Lang, Finance Director, will file the audit.

Mr. McIntire moved to approve the FY22 audit with the changes made. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

NEW BUSINESS

1. Update LGIP form to include new City Finance Director, Natasha Lang

Ms. Cleveland stated the new City Finance Director should be included on the form to be able to move funds between LGIP and the bankcda accounts as directed by the HURA Board.

Mr. Meyer moved to approve adding Ms. Lang to the LGIP. Mr. Meehan seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

2. Contract for videoing meetings with Knock Marketing

The previously contracted media company (CDA Creative) has been unresponsive and assumed to be out of business. New agreement with Knock Marketing was presented in the board packet.

Mr. Meyer moved to approve the Agreement with Knock Marketing. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

3. FY23 Audit Anderson Bros. CPA engagement letter

Ms. Cleveland reached out to Anderson Bros for an engagement letter. The cost is higher than last year and higher than was budgeted. City of Hayden is continuing to use Anderson Bros. Ms. Lang stated the City also had a significant increase in cost. Mr. Roetter suggested getting another quote. Ms. Cleveland will reach out for quotes to other qualified CPAs.

4. Review ICRMP insurance policy and values for insured items

Ms. Cleveland stated all the insured and value of items. No changes. No motion needed.

5. Approve ICRMP Joint Powers Agreement

The agreement is a requirement to have insurance through ICRMP. Ms. Cleveland will submit the document to ICRMP once signed.

Mr. Meehan motioned to approve the ICRMP Joint Powers Agreement. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by majority roll call vote.

REPORTS

1. Executive Director's Report

Ms. Cleveland discussed that the property manager for the 58 E. Orchard property has retired and sold his business. It does not appear he left a security deposit with the new company, Solid Rock. Ms. Mitchell suggested using a local property management company and the board members gave suggestions for Ms. Cleveland to reach out to.

2. Ms. Cleveland discussed that the next regularly scheduled meeting would fall on a holiday for the City of Hayden and needs to be rescheduled. October 17th from 3 to 5 was suggested and Ms. Cleveland will reach out to the City to confirm the Council chambers is available.

Next HURA Regular Meeting

October 17, 2023 (rescheduled due to holiday)

Mr. Roetter motioned to adjourn meeting. Ms. Richards seconded the motion.

ADJOURNMENT

The meeting adjourned at 3:28 p.m.

PERIOD ENDING 08/31/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 08/31/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	5,134.49
300-103-11313	HURA BANKCDA SAVINGS #1109	161,559.18
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,332,246.61
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		6,254,697.35
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	71.95
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		5,217.95
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	780,778.02
300-311-41111	PROPERTY TAXES DELINQUENT	20,356.47
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96
300-361-46111	INTEREST REVENUES	192,200.47
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	17,875.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00
TOTAL REVENUES		1,030,245.92
Expenditures		
300-241-53101	AUDIT	4,500.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	8,400.00
300-241-53409	VIDEO RECORDING	0.00
300-241-54100	HURA UTILITIES	1,692.00
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	583.14
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00
300-241-56101	OFFICE SUPPLIES	140.93
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	8,034.19
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	35,186.08
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,432.00
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	5,300.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00

PERIOD ENDING 08/31/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 08/31/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	124,260.18
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUC'	0.00
300-899-59915	HURA CITY HALL REMODLE	250,000.00
300-899-59916		0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		506,368.05
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		6,254,697.35
BEG. FUND BALANCE		5,725,601.53
+ NET OF REVENUES & EXPENDITURES		523,877.87
= ENDING FUND BALANCE		6,249,479.40
+ LIABILITIES		5,217.95
= TOTAL LIABILITIES AND FUND BALANCE		6,254,697.35

PERIOD ENDING 08/31/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BDGT USED
		NORMAL	(ABNORMAL)	2022-23 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	780,778.02		920,000.00	139,221.98	84.87
300-311-41111	PROPERTY TAXES DELINQUENT	20,356.47		0.00	(20,356.47)	100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00		0.00	0.00	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96		0.00	(18,935.96)	100.00
Total Dept 311 - REAL PROPERTY TAXES		820,070.45		920,000.00	99,929.55	89.14
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	192,200.47		15,000.00	(177,200.47)	1,281.34
Total Dept 361 - INTEREST REVENUES		192,200.47		15,000.00	(177,200.47)	1,281.34
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	17,875.00		20,000.00	2,125.00	89.38
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00	0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		17,975.00		760,100.00	742,125.00	2.36
TOTAL REVENUES		1,030,245.92		3,355,367.00	2,325,121.08	30.70
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	4,500.00		4,500.00	0.00	100.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	8,400.00		7,000.00	(1,400.00)	120.00
300-241-53409	VIDEO RECORDING	0.00		0.00	0.00	0.00
300-241-54100	HURA UTILITIES	1,692.00		1,815.00	123.00	93.22
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00		2,000.00	233.00	88.35
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81		3,700.00	397.19	89.27
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	583.14		300.00	(283.14)	194.38
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85		3,000.00	735.15	75.50
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00		5,000.00	5,000.00	0.00
300-241-56101	OFFICE SUPPLIES	140.93		200.00	59.07	70.47
Total Dept 241 - OPERATING & ADMINISTRATIVE		22,650.73		27,515.00	4,864.27	82.32
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	8,034.19		9,000.00	965.81	89.27
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	35,186.08		80,000.00	44,813.92	43.98
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,432.00		1,700.00	268.00	84.24
Total Dept 248 - PROFESSIONAL SERVICES		44,652.27		95,700.00	51,047.73	46.66
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	5,300.00		2,000.00	(3,300.00)	265.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	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 PROMISSORY NOTE	0.00		40,000.00	40,000.00	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	124,260.18		0.00	(124,260.18)	100.00
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTION	0.00		0.00	0.00	0.00
300-899-59915	HURA CITY HALL REMODLE	250,000.00		0.00	(250,000.00)	100.00
300-899-59916		0.00		0.00	0.00	0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00		0.00	0.00	0.00

PERIOD ENDING 08/31/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2022-23		% BGD USED
		NORMAL	(ABNORMAL)	AMENDED	BUDGET NORMAL	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		439,065.05		2,411,000.00	1,971,934.95	18.21
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		821,152.00	821,152.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		821,152.00	821,152.00	0.00
TOTAL EXPENDITURES		506,368.05		3,355,367.00	2,848,998.95	15.09
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		1,030,245.92		3,355,367.00	2,325,121.08	30.70
TOTAL EXPENDITURES		506,368.05		3,355,367.00	2,848,998.95	15.09
NET OF REVENUES & EXPENDITURES		523,877.87		0.00	(523,877.87)	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-Per11-Aug2023	\$ 5,000.00	\$ 161,559.18	\$ 5,308,694.06	\$ -	\$ -	\$ 5,475,253.24	
2023-Per10-July2023	\$ 5,000.00	\$ 339,718.61	\$ 5,480,770.64	\$ -	\$ -	\$ 5,825,489.25	
2023-Per09-June2023	\$ 5,000.00	\$ 150,348.58	\$ 5,460,000.56	\$ -	\$ -	\$ 5,615,349.14	
2023-Per08-May2023	\$ 5,000.00	\$ 641,814.40	\$ 4,951,702.61	\$ -	\$ -	\$ 5,598,517.01	
2023-Per07-Apr2023	\$ 5,000.00	\$ 633,794.27	\$ 4,932,085.89	\$ -	\$ -	\$ 5,570,880.16	
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	

Hayden Urban Renewal Agency
Project Expenditures by Fiscal Year
Through September 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	418,569.67				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	84,740.95
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	
City Hall Remodel	250,000.00										250,000.00
Ramsey Rd Sewer Phase 3- Design	185,100.00										124,260.18
Ramsey Rd Sewer Phase 3- Construction	285,791.00										
TOTALS	5,421,114.58	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	464,301.13

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 10/17/2023 - 10/17/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
Vendor 0185 - BREDESON LAW GROUP:							
1122 43859	BREDESON LAW GROUP HURA- REVIEW PACKET, ATTEND 300-241-53102	10/11/2023 apowers	10/17/2023	975.00	975.00	Open	N 10/17/2023
	LEGAL/PROFESSIONAL SERVICES			975.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>975.00</u>	<u>975.00</u>		
Vendor 0028 - CITY OF HAYDEN:							
000-101120-002 43860	09/23 CITY OF HAYDEN 58 E ORCHARD SEWER 300-241-54100	09/15/2023 apowers	10/17/2023	115.00	115.00	Open	N 10/17/2023
	HURA UTILITIES			115.00			
ULI REIMBURS 43861	9/14/23 CITY OF HAYDEN HURA REIMBURSE CITY FOR STEVE MEYER- 300-200-21402	09/14/2023 apowers	10/17/2023	1,145.00	1,145.00	Open	N 10/17/2023
	HURA PAYABLE TO CITY OF HAYDEN			1,145.00			
STAFF SUPPORT 43862	08/202 CITY OF HAYDEN HURA CITY STAFF SUPPORT AUGUST 2023 300-200-21402	08/31/2023 apowers	10/17/2023	70.15	70.15	Open	N 10/17/2023
	HURA PAYABLE TO CITY OF HAYDEN			70.15			
POSTAGE SEPT 2023 43863	CITY OF HAYDEN HURA POSTAGE SEPTEMBER 2023 300-200-21402	09/30/2023 apowers	10/17/2023	1.89	1.89	Open	N 10/17/2023
	HURA PAYABLE TO CITY OF HAYDEN			1.89			
REIMB COH 0165433 43865	CITY OF HAYDEN REIMBURSEMENT FOR RAMSY RD GRAVITY 300-899-59913	09/18/2023 apowers	10/17/2023	10,566.50	10,566.50	Open	N 10/17/2023
	HURA SEWER RAMSEY RD DESIGN PHASE 3			10,566.50			
REIMB CONST 23018 #1 43866	CITY OF HAYDEN REIMBURSEMENT FOR RAMSEY RD GRAVITY 300-899-59914	08/10/2023 apowers	10/17/2023	233,482.45	233,482.45	Open	N 10/17/2023
	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTIO			233,482.45			
REIMB CONST 23018 #2 43867	CITY OF HAYDEN REIMBURSEMENT FOR RAMSEY RD GRAVITY 300-899-59914	09/19/2023 apowers	10/17/2023	29,953.50	29,953.50	Open	N 10/17/2023
	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTIO			29,953.50			
	Total for vendor 0028 - CITY OF HAYDEN:			<u>275,334.49</u>	<u>275,334.49</u>		
Vendor 0230 - WELCH COMER & ASSOCIATES INC.:							
41388000-009 43864	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES	10/02/2023 apowers	10/17/2023	6,001.34	6,001.34	Open	N 10/17/2023

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 10/17/2023 - 10/17/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
	300-248-53205			6,001.34			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			<u>6,001.34</u>	<u>6,001.34</u>		
# of Invoices:	9	# Due:	9	Totals:	282,310.83		282,310.83
# of Credit Memos:	0	# Due:	0	Totals:	0.00		0.00
Net of Invoices and Credit Memos:				<u>282,310.83</u>	<u>282,310.83</u>		

--- TOTALS BY FUND ---

300 - HAYDEN URBAN RENEWAL AGENCY	282,310.83	282,310.83
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--- TOTALS BY DEPT/ACTIVITY ---

200 - OTHER LIABILITIES	1,217.04	1,217.04
241 - OPERATING & ADMINISTRATIVE	1,090.00	1,090.00
248 - PROFESSIONAL SERVICES	6,001.34	6,001.34
899 - CAPITAL PURCHASES/PROJECTS	274,002.45	274,002.45



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



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **08/31/2023**

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

REGULAR BUSINESS SUMMARY

Type: **REG** Status: **Active**

Category	Number	Amount
Balance Forward From 07/31/23		5,000.00
Deposits	1	6,277.00+
Debits	4	381,072.12
Automatic Withdrawals	3	202,673.43
Automatic Deposits	3	577,468.55+
Ending Balance On 08/31/23		5,000.00
Average Balance (Ledger)	5,000.00+	

ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
08/25/23	Deposit	6,277.00						

Date	Description	Amount
08/10/23	STATE TREASURER MIXED	195,000.00
08/14/23	KOOTENAI COUNTY PAY INV	1,396.43
08/15/23	MCMG TFR FROM 000024001109	381,072.12

ELECTRONIC DEBITS

Date	Description	Amount
08/10/23	MCMG TFR TO 000024001109	195,000.00
08/14/23	MCMG TFR TO 000024001109	1,396.43
08/25/23	MCMG TFR TO 000024001109	6,277.00

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
08/15/23	1723	374,672.13	08/15/23	1725	800.00			
08/15/23	1724	800.00	08/15/23	1726	4,799.99			

Continued

2/148/1



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Member
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FINANCIAL SERVICES STATEMENT

Statement Date: **08/31/2023**

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

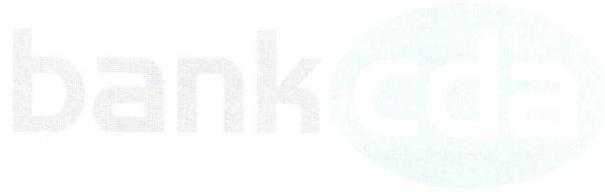
DAILY BALANCE SUMMARY

Beginning Ledger Balance on 07/31/23 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
08/10/23	5,000.00	08/15/23	5,000.00		
08/14/23	5,000.00	08/25/23	5,000.00		

This Statement Cycle Reflects 31 Days

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



Continued

2/148/2



HAYDEN URBAN REN AGENCY HURA
 Account No. : 27000934
 Stmt. Date : 08/31/2023

Bank : 017
 Images : 5
 Page : 3

IMAGE STATEMENT



BANKCDA
 COEUR D'ALENE, ID 83814

CHECKING DEPOSIT

DATE: 8-25-2023
 CUSTOMER NAME: HURA
 CUSTOMER SIGNATURE: *Christen Jung*

ACCOUNT NUMBER: 27000934

CURRENCY: \$
 AMOUNT: 6,277.00

LESS CASH RECEIVED: \$ 6,277.00

NET DEPOSIT: \$ 0.00

001723 92-3821231

AMT: 6,277.00 STS: Deposit
 CHK: DATE: 08/25/2023 SEQ: 22300430

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

bankcda

08/07/2023

001723 92-3821231

PAY: ***THREE HUNDRED SEVENTY-FOUR THOUSAND SIX HUNDRED SEVENTY-TWO AND 00/100 DOLLARS***

\$374,672.13

CITY OF HAYDEN
 8930 N GOVERNMENT WAY
 HAYDEN, ID 83835

Mitchell
S. Meyer

001723 92-3821231 27000934

AMT: 374,672.13 STS: Paid
 CHK: 1723 DATE: 08/15/2023 SEQ: 80201410

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

bankcda

08/07/2023

001724 92-3821231

PAY: ***EIGHT HUNDRED AND NO/100 DOLLARS***

\$800.00

ANDERSON BROTHERS CPA'S
 1810 E SCHNEIDMILLER AVE STE 310
 POST FALLS, ID 83854

Mitchell
S. Meyer

001724 92-3821231 27000934

AMT: 800.00 STS: Paid
 CHK: 1724 DATE: 08/15/2023 SEQ: 80301540

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

bankcda

08/07/2023

001725 92-3821231

PAY: ***EIGHT HUNDRED AND NO/100 DOLLARS***

\$800.00

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

Mitchell
S. Meyer

001725 92-3821231 27000934

AMT: 800.00 STS: Paid
 CHK: 1725 DATE: 08/15/2023 SEQ: 80001710

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

bankcda

08/07/2023

001726 92-3821231

PAY: ***FOUR THOUSAND SEVEN HUNDRED NINETY-NINE AND 99/100 DOLLARS***

\$4,799.99

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

Mitchell
S. Meyer

001726 92-3821231 27000934

AMT: 4,799.99 STS: Paid
 CHK: 1726 DATE: 08/15/2023 SEQ: 80301600



10/12/2023 03:44 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 301 (HURA CHECKING)
FROM 08/01/2023 TO 08/31/2023
Reconciliation Record ID: 1034

Beginning GL Balance:	6,396.43
Less: Cash Disbursements	(381,072.12)
Add: Journal Entries/Other	379,810.18
	<hr/>

Ending GL Balance:	5,134.49
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	134.49
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	5,134.49
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
08/01/2023			300-102-11312 HURA BANKCDA CHECKING #0934		BEG. BALANCE		6,396.43
08/07/2023	CD	CHK	SUMMARY CD 08/07/2023			381,072.12	(374,675.69)
08/08/2023	GJ	JE	HURA MOVE CASH LGIP-BANKCDA	2204	195,000.00		(179,675.69)
08/25/2023	GJ	JE	HURA CASH DEPOSIT FOR RENTAL	2220	6,277.00		(173,398.69)
08/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2279		202,673.43	(376,072.12)
08/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2279	381,072.12		5,000.00
08/31/2023	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT AUG	2281	134.49		5,134.49
08/31/2023			300-102-11312	END BALANCE	582,483.61	583,745.55	5,134.49
GRAND TOTALS:					582,483.61	583,745.55	5,134.49



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



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **08/31/2023**

Account No.: **24001109** Page: **1**

FIRST RATE BUSINESS MMDA SUMMARY

Type : **REG** Status : **Active**

Category	Number	Amount
Balance Forward From 07/31/23		339,718.61
Debits		0.00
Automatic Withdrawals	1	381,072.12
Automatic Deposits	3	202,673.43+
Interest Added This Statement		239.26+
Ending Balance On 08/31/23		161,559.18
Annual Percentage Yield Earned	1.04%	
Interest Paid This Year	3,173.12	
Interest Paid Last Year	487.75	
Average Balance (Collected)	271,358.89+	

ALL CREDIT ACTIVITY

Date	Description	Amount
08/10/23	MCMG TFR FROM 000027000934	195,000.00
08/14/23	MCMG TFR FROM 000027000934	1,396.43
08/25/23	MCMG TFR FROM 000027000934	6,277.00
08/31/23	INTEREST PAID	239.26

ELECTRONIC DEBITS

Date	Description	Amount
08/15/23	MCMG TFR TO 000027000934	381,072.12

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 07/31/23 was 339,718.61

Date	Balance	Date	Balance	Date	Balance
08/10/23	534,718.61	08/15/23	155,042.92	08/31/23	161,559.18
08/14/23	536,115.04	08/25/23	161,319.92		

This Statement Cycle Reflects 31 Days

**The Interest Earned And The Annual Percentage Yield Earned
 Are Based On The Period 08/01/2023 Through 08/31/2023**

Continued

2/133/1



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Fax: 208.665.5990
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FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **08/31/2023**

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

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



End Statement 2/133/2E

10/12/2023 03:50 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 302 (HURA SAVINGS)
FROM 08/01/2023 TO 08/31/2023
Reconciliation Record ID: 1035

Beginning GL Balance:	339,718.61
Less: Journal Entries/Other	<u>(178,159.43)</u>
Ending GL Balance:	161,559.18
Ending Bank Balance:	161,559.18
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	161,559.18
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
08/01/2023			300-103-11313 HURA BANKCDA SAVINGS #1109		BEG. BALANCE		339,718.61
08/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2279	202,673.43		542,392.04
08/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2279		381,072.12	161,319.92
08/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2279	239.26		161,559.18
08/31/2023			300-103-11313	END BALANCE	202,912.69	381,072.12	161,559.18
GRAND TOTALS:					202,912.69	381,072.12	161,559.18



OFFICE OF THE IDAHO STATE TREASURER

Julie A. Ellsworth, State Treasurer

LGIP Monthly Statement

Hayden Urban Renewal Agency

N/A

8930 N. Government Way

Hayden, Idaho 83835

Statement Period

8/1/2023 through 8/31/2023

Summary

Beginning Balance	\$5,480,770.64	Fund Number	3354
Contributions	\$22,923.42	Distribution Yield	5.1686 %
Withdrawals	(\$195,000.00)	August Accrued Interest	\$23,552.55
Ending Balance	\$5,308,694.06	Average Daily Balance	\$5,365,306.96

Detail

Date	Activity	Status	Type	Amount	Balance
08/01/2023	Beginning Balance				\$5,480,770.64
08/01/2023	Contribution	Processed	July Reinvestment	\$22,923.42	\$5,503,694.06
08/10/2023	Withdrawal	Processed	ACH	(\$195,000.00)	\$5,308,694.06
08/31/2023	Ending Balance				\$5,308,694.06

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.

10/12/2023 04:10 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 303 (HURA LGIP)
FROM 08/01/2023 TO 08/31/2023
Reconciliation Record ID: 1036

Beginning GL Balance:	5,503,694.06
Less: Journal Entries/Other	<u>(171,447.45)</u>
Ending GL Balance:	5,332,246.61
Ending Bank Balance:	5,308,694.06
Add: Miscellaneous Transactions	23,552.55
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	5,332,246.61
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
08/01/2023			300-103-11328 HURA LGIP #3354		BEG. BALANCE		5,503,694.06
08/08/2023	GJ	JE	HURA MOVE CASH LGIP-BANKCDA	2204		195,000.00	5,308,694.06
08/31/2023	GJ	JE	HURA RECORD LGIP INTEREST	2280	23,552.55		5,332,246.61
08/31/2023			300-103-11328	END BALANCE	23,552.55	195,000.00	5,332,246.61
GRAND TOTALS:					23,552.55	195,000.00	5,332,246.61

FY23 Audit Engagement

AUDIT ENGAGEMENT LETTER

August 31, 2023

Hayden Urban Renewal Agency
Board Commissioners
8930 North Government Way
Hayden, ID 83835

Dear Board of Commissioners:

We are pleased to confirm our understanding of the services we are to provide the Hayden Urban Renewal Agency for the year ended September 30, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Hayden Urban Renewal Agency as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Hayden Urban Renewal Agency's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Hayden Urban Renewal Agency's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with the *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the Hayden Urban Renewal Agency and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to Government Auditing Standards. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Hayden Urban Renewal Agency's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the following:

- 1) GASB 34 adjustments, as needed, based on information provided by you.
- 2) Adjustment of investments to fair market value, as needed, based on information and schedules provided by you.
- 3) Adjustment of property tax receivable and deferred revenues, as needed, based on information and schedules provided by you.
- 4) Adjustment of prepaid expenses.
- 5) Adjustment of year end accruals relating to expenses.
- 6) Preparation of financial statements and the related notes.

These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the items described above. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to Hayden Urban Renewal Agency; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Anderson Bros. CPA's and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Federal or State officials or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Anderson Bros. CPA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by Federal or State officials. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Toni Hackwith is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit in approximately early November and to issue our reports in approximately late January.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$8,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Hayden Urban Renewal Agency’s financial statements. Our report will be addressed to the Board of Commissioners of Hayden Urban Renewal Agency. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that Hayden Urban Renewal Agency is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the Hayden Urban Renewal Agency and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,


Anderson Bros. CPA’s

RESPONSE:

This letter correctly sets forth the understanding of the Hayden Urban Renewal Agency

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____