

Hayden Urban Renewal Agency

2015 Annual Report

Agency Activities

In 2015, the Hayden Urban Renewal Agency conducted the following activities:

- ◆ Adopted the annual budget and managed funds
- ◆ Participated in regional and State legislative discussions through the Redevelopment Association of Idaho
- ◆ Partnered with the City of Hayden Arts Commission on two significant public art projects, Epiphany and Dusk to Dawn.
- ◆ Developed key property next door to Hayden City Hall as a centralized parking lot that will facilitate downtown development and assist in providing for parking reductions for commercial properties located in the downtown. This parking lot will enhance a future restaurant/core district between Hayden and Honeysuckle Avenues. Highlights of the project are innovative stormwater design, educational public art, boat and trailer parking, and most importantly, provision of public parking to facilitate the ongoing growth and development of our downtown business district. Under City Code, downtown businesses are allowed to provide a reduced number of parking spaces if public parking is located nearby. This allows for affordability in redevelopment, more compact urban form, and safe and attractive public spaces.



- ◆ Completed an update to the City's downtown plan, entitled the Urban Design and Economic Opportunity Plan. This plan will be provided to the City for consideration in upcoming code and comprehensive plan update projects.
- ◆ Approved an Owner Participation Agreement to reimburse a property owner using tax increment monies for up to \$430,000 for the construction of a 24" sewer line which provides sewer service to large, industrially zoned properties located north of Hayden. This is an important project for economic development as the area is currently without sewer service and the City has been working on strategic ways for development to move forward without the \$10 million plus cost of full service for the area. This project, partnered with the recent capacity improvements on Honeysuckle Avenue and Reed Road, will allow for a temporary basin transfer of sewer into a developed basin that will kickstart development in the industrially zoned lands to the north. The cost of the combined projects is around \$1.2 million.
- ◆ Purchased three properties located at the corner of Government Way and Hayden Avenue for the express purpose of removing blighted structures and rehabilitation of brownfield property. The structures on the properties were demolished and the soils are currently in the process of being remediated. Applications have been submitted for IDEQ's Voluntary Remediation Program and Brownfield Assessment Program. The Board plans to resell this property as a clean site with requirements related to development and design standards.



Revenues & Expenditures

In 2015, the District received \$540,224.00 in property taxes and made \$4593.00 in investment earnings. The Agency assets, comprised of interest bearing investments and land, were valued at approximately \$2.4 million in 2015 compared to approximately \$2 million in 2014. 2015 routine expenditures were similar to 2014 expenditures and were primarily related to the annual audit, insurance, utility costs for land owned by the Agency, dues/memberships, and staff/legal support services.

HURA BOARD

Chair

Nancy Sue

Wallace

Members

Steve Meyer

John Young

Ronda Mitchell



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Attachments:

Exhibit A: Balance sheet delineating Agency assets, liability and equity

Exhibit B: Statements of Revenues and Expenditures delineating detailed revenues collected and expenditures