

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

November 13, 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 October 17, 2023
2. Bills
3. Financial Reports
4. Letter authorizing bank cda to give online account viewing privileges to City finance staff

CONTINUING BUSINESS

1. Solid Rock Property management contract (Action Item)

EXECUTIVE SESSION (Action Item)

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

NEW BUSINESS

1. Potential offer to purchase property (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

December 11, 2023 – Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: <https://youtube.com/live/gU4BmQbpEIA>

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for the HURA Administrator is (208) 664-6942.

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
Hayden, ID 83854
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City Hall
City Council Chambers
Regular Meeting
October 17, 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
Colin Meehan	Present
Randy McIntire	Present
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

Mr. Meehan led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

There is an amended agenda that will be addressed during the consent calendar.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitors or public comment

CONSENT CALENDAR

1. Amended agenda which adds the Solid Rock Property Management Agreement.
2. Minutes
3. Bills
4. Financial Reports

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

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
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. FY 23 Audit Anderson Bros. CPA engagement letter.

Ms. Cleveland contacted other companies that specialize in Urban Renewal Agency audits, Magnuson McHugh and Scott Hoover, for quotes. Magnuson is more expensive than Anderson and Hoover does not have the capacity.

Mr. Thayer moved to approve the FY 23 Audit Anderson Bros. CPA engagement letter. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
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.

NEW BUSINESS

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

Ronda Mitchell – Chair; Randy McIntire – Vice Chair; Colin Meehan – Secretary; Steve Meyer - Treasurer

Mr. Meyer moved to approve the election of officers. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
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.

EXECUTIVE SESSION

The Commission entered into Executive Session at 3:10 p.m. Executive Session ended at 3:41 p.m. and entered back into Regular Meeting.

Mr. Thayer moved to enter Executive Session. Mr. Meyer seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
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.

NEW BUSINESS, Continued

2. Solid Rock Property management contract.

Ms. Cleveland presented Solid Rock Property Management contract for the 58 E. Orchard property. Mr. Meyer, Mr. Thayer, and Mr. Roetter have questions/recommendations for the contract. Ms. Cleveland will work with Solid Rock and Mr. Bredeson to revise the contract for the next meeting.

3. Potential sale or redevelopment of URA property.

Ms. Cleveland reminded the Board that the District will closer in 2029 and recommends planning what to do with property they own. The Commission agreed to discuss at a future meeting.

REPORTS

1. Executive Director's Report

Ms. Cleveland stated they Hayden Pickleball OPA is still in process and in the developer's court. Marketplace at Miles has not submitted their costs for validation.

2. The URA Summitt Overview

Mr. Meyer, Mr. Meehan, and Ms. Cleveland attended a meeting at Post Falls URA and members from Post Falls URA, ignite cda, and Spirit Lake URA were present. The purpose of the meeting was about coordinating efforts and sharing knowledge about URAs in general and the benefits of URAs.

3. ULI Conference Overview – Mr. Meyer is planning on attending the conference and will give an update upon his return.

NEXT REGULAR MEETING

November 13, 2023

Mr. Thayer motioned to adjourn meeting. Mr. Meyer seconded the motion.

ADJOURNMENT

The meeting adjourned at 4:11 p.m.

PERIOD ENDING 09/30/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 09/30/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	5,000.00
300-103-11313	HURA BANKCDA SAVINGS #1109	128,112.48
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,355,523.75
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		6,244,393.30
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	72.04
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		5,218.04
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	215,583.33
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	19,500.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00
TOTAL REVENUES		1,055,253.78
Expenditures		
300-241-53101	AUDIT	4,500.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	9,050.00
300-241-53409	VIDEO RECORDING	0.00
300-241-54100	HURA UTILITIES	1,692.00
300-241-55201	ICRMP INSURANCE PREMIUM	3,799.00
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	142.82
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	42,448.11
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,562.00
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	84,740.95
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 09/30/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 09/30/2023 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		541,680.05
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		6,244,393.30
BEG. FUND BALANCE		5,725,601.53
+ NET OF REVENUES & EXPENDITURES		513,573.73
= ENDING FUND BALANCE		6,239,175.26
+ LIABILITIES		5,218.04
= TOTAL LIABILITIES AND FUND BALANCE		6,244,393.30

PERIOD ENDING 09/30/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2022-23 AMENDED BUDGET	AVAILABLE		% BDGT USED
		NORMAL	(ABNORMAL)		BALANCE	(ABNORMAL)	
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	215,583.33		15,000.00		(200,583.33)	1,437.22
Total Dept 361 - INTEREST REVENUES		215,583.33		15,000.00		(200,583.33)	1,437.22
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	19,500.00		20,000.00		500.00	97.50
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00		0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		19,600.00		760,100.00		740,500.00	2.58
TOTAL REVENUES		1,055,253.78		3,355,367.00		2,300,113.22	31.45
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	9,050.00		7,000.00		(2,050.00)	129.29
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	3,799.00		2,000.00		(1,799.00)	189.95
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	142.82		200.00		57.18	71.41
Total Dept 241 - OPERATING & ADMINISTRATIVE		25,334.62		27,515.00		2,180.38	92.08
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	42,448.11		80,000.00		37,551.89	53.06
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,562.00		1,700.00		138.00	91.88
Total Dept 248 - PROFESSIONAL SERVICES		52,044.30		95,700.00		43,655.70	54.38
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	84,740.95		69,000.00		(15,740.95)	122.81
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 09/30/2023

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							
Expenditures							
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		464,301.13		2,411,000.00		1,946,698.87	19.26
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		541,680.05		3,355,367.00		2,813,686.95	16.14
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:							
TOTAL REVENUES		1,055,253.78		3,355,367.00		2,300,113.22	31.45
TOTAL EXPENDITURES		541,680.05		3,355,367.00		2,813,686.95	16.14
NET OF REVENUES & EXPENDITURES		513,573.73		0.00		(513,573.73)	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-Per12-Sept2023	\$ 5,000.00	\$ 128,112.48	\$ 5,355,523.75	\$ -	\$ -	\$ 5,488,636.23	
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	

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

PROJECT	TOTAL	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
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	16,058.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,547.00	210.00
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	10,566.50
Ramsey Rd Sewer Phase 3- Construction	285,791.00											263,435.95
Croffoot Park Athletic Improvements	1,300,000.00											
TOTALS	6,721,571.58	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	464,548.13	274,212.45

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 11/13/2023 - 11/13/2023
 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	Jrnalized Post Date
Vendor 0006 - AVONDALE IRRIGATION DISTRICT:							
4611.0-11/23 44162	AVONDALE IRRIGATION DISTRICT FY2024 WATER ASSESSMENT 1ST HALF- 58 apowers 300-241-54100 HURA UTILITIES	11/01/2023	11/13/2023	698.09	698.09	Open	N 11/13/2023
2651.0-11/23 44164	AVONDALE IRRIGATION DISTRICT FY2024 WATER ASSESSMENT 1ST HALF- apowers 300-241-54100 HURA UTILITIES	11/01/2023	11/13/2023	67.00	67.00	Open	N 11/13/2023
1725.0-11/23 44165	AVONDALE IRRIGATION DISTRICT FY2024 WATER ASSESSMENT 1ST HALF- apowers 300-241-54100 HURA UTILITIES	11/01/2023	11/13/2023	303.34	303.34	Open	N 11/13/2023
	Total for vendor 0006 - AVONDALE IRRIGATION DISTRICT:			<u>303.34</u> 1,068.43	<u>303.34</u> 1,068.43		
Vendor 3868 - AWARDS ETC.:							
34809 44170	AWARDS ETC. HURA- NAMES PLATES FOR L.SPENCER, 300-241-56101 OFFICE SUPPLIES	10/16/2023 apowers	11/13/2023	52.00	52.00	Open	N 11/13/2023
	Total for vendor 3868 - AWARDS ETC.:			<u>52.00</u>	<u>52.00</u>		
Vendor 0375 - BORDER SHEET METAL & HEATING:							
92947 44166	BORDER SHEET METAL & HEATING HURA- REPLACED THERMOSTAT AT 58 E 300-899-59909 HURA PROP IMPR 58 E ORCHARD AVE	11/01/2023 apowers	11/13/2023	210.00	210.00	Open	N 11/13/2023
	Total for vendor 0375 - BORDER SHEET METAL & HEATING:			<u>210.00</u>	<u>210.00</u>		
Vendor 0185 - BREDESON LAW GROUP:							
1128 44167	BREDESON LAW GROUP HURA- EMAIL CORRESPONDENCE WITH 300-241-53102 LEGAL/PROFESSIONAL SERVICES	11/08/2023 apowers	11/13/2023	750.00	750.00	Open	N 11/13/2023
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>750.00</u>	<u>750.00</u>		
Vendor 0028 - CITY OF HAYDEN:							
POSTAGE OCT 2023 44171	CITY OF HAYDEN HURA POSTAGE OCTOBER 2023 300-200-21402 HURA PAYABLE TO CITY OF HAYDEN	10/31/2023 apowers	11/13/2023	0.63	0.63	Open	N 11/13/2023
				0.63			

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 11/13/2023 - 11/13/2023
 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
STAFF SUPPORT 44172	10/23 CITY OF HAYDEN HURA CITY STAFF SUPPORT OCTOBER 2023 apowers 300-200-21402	10/31/2023	11/13/2023	100.45	100.45	Open	N 11/13/2023
				<u>100.45</u>			
	Total for vendor 0028 - CITY OF HAYDEN:			101.08	101.08		

Vendor 0210 - PURA VIDA LLC:

12028 44173	PURA VIDA LLC HURA- AC REPAIR AT 58 E ORCHARD 300-899-59909	07/20/2023 apowers	11/13/2023	247.00	247.00	Open	N 09/30/2023
				<u>247.00</u>			
	Total for vendor 0210 - PURA VIDA LLC:			247.00	247.00		

Vendor 4048 - REDEVELOPMENT ASSN OF IDAHO:

M16002 FY2024 44169	REDEVELOPMENT ASSN OF IDAHO MEMBERSHIP DUES AND LEGISLATIVE 300-241-55701	10/01/2023 apowers	11/13/2023	1,250.00	1,250.00	Open	N 11/13/2023
				<u>1,250.00</u>			
	Total for vendor 4048 - REDEVELOPMENT ASSN OF IDAHO:			1,250.00	1,250.00		

Vendor 0230 - WELCH COMER & ASSOCIATES INC.:

41388000-008 44161	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES 300-248-53205	09/13/2023 apowers	11/13/2023	2,758.94	2,758.94	Open	N 09/30/2023
				<u>2,758.94</u>			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			2,758.94	2,758.94		

# of Invoices:	11	# Due:	11	Totals:	6,437.45	6,437.45
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:					<u>6,437.45</u>	<u>6,437.45</u>

--- TOTALS BY FUND ---

300 - HAYDEN URBAN RENEWAL AGENCY	6,437.45	6,437.45
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--- TOTALS BY DEPT/ACTIVITY ---

200 - OTHER LIABILITIES	101.08	101.08
241 - OPERATING & ADMINISTRATIVE	3,120.43	3,120.43
248 - PROFESSIONAL SERVICES	2,758.94	2,758.94
899 - CAPITAL PURCHASES/PROJECTS	457.00	457.00

Hayden Urban Renewal Agency

November 13, 2023

bank cda
162 W. Hayden Avenue
Hayden, Idaho 83835

RE: Online Account Access for Hayden URA finance staff

To Whom it May Concern:

The City of Hayden's finance department also handles the finances for the Hayden Urban Renewal Agency (HURA). HURA would like to add Natasha Lang, City of Hayden Finance Director, and Amanda Powers, City of Hayden Assistant Treasurer, to the accounts in the capacity to view the balances and account detail online.

This impacts HURA savings account with number ending in 0934 and checking account with number ending in 1109.

Natasha Lang's email address is nlang@cityofhaydenid.us and Amanda Power's email address is apowers@cityofhaydenid.us.

Please provide Natasha and Amanda online access usernames and passwords.

Respectfully,
41388

Randy McIntire, Vice-Chairman
Hayden Urban Renewal Agency

Solid Rock Property Management
3931 N Schreiber Way, Coeur d'Alene ID 83815
208-665-2299

Property Management Contract:

This contract is made and entered into this 13th day of November 2023 between Solid Rock Property Management and Hayden Urban Renewal District, hereafter referred to as OWNER.

I

Owner's Name:

Hereby employs Solid Rock Property Management as Exclusive Agent to rent, lease, operate, and manage the property located at 58 East Orchard Ave, Hayden, ID 83835 under the terms and conditions as set forth in this property management contract. Said term will begin the November 13th, 2023, and will expire November 30th, 2024.

II

At the expiration of this property management contract, it shall be automatically renewed and extended for the same period of time as originally agreed to in section (I) of this contract, unless either the herein named property OWNER, or Solid Rock Property Management provide, in writing and at least 30 days prior to the expiration of this contract, their desire to cease and desist any and all future contractual obligations.

III

The OWNER hereby authorizes Solid Rock Property Management to enter into rental contract for tenant occupancy of the above-named property as indicated below.

Airbnb Days or Months

6-Month Lease

1-Year Lease

Named Property will rent/lease for no less than \$1625.00 per month unless permission is granted by OWNER.

OWNER agrees to pay Solid Rock Property Management

1. 8% of all collected rent.

Solid Rock Property Management shall submit monthly statement to OWNER of all receipts and disbursements no later than 14 days after receipt of rent for the month.

OWNER fees to Solid Rock Property Management will be deducted from the OWNER draw each month and reflected on the monthly statement.

During the duration of any rental contract with a lessee, the OWNER agrees that he/she will not demand that either property management contract or the rental contract be broken unless satisfactory

arrangements, in writing, have been made with Solid Rock Property Management.

IV

The OWNER hereby authorizes Solid Rock Property Management to act as lawful agent and attorney in fact with power of appointment to do and perform any and all lawful actions necessary to fully satisfy the requirements of this property management contract. OWNER furthermore agrees to assume all expenses incurred by Solid Rock Property Management as it relates to the following:

- 1) Any and all efforts to collect rents due or become due, and to provide receipts, raise or lower rents if required and previously agreed to by OWNER, and to require and collect security and damage deposits.
- 2) To make or be made all maintenance, repairs, or cleaning to be performed on or in the premises to protect the property from damage or to maintain service to the tenants as stipulated in their rental contract. To include the purchase or rental of supplies necessary for such maintenance, repairs or cleaning.

V

- 1) Solid Rock Property Management shall advise OWNER of all necessary repairs or alterations in excess of \$200.00 and shall not proceed with the same until given approval from the OWNER.
- 2) Solid Rock Property Management will conduct annual and move out inspections on your property.
- 3) Solid Rock Property Management shall maintain accurate records of all monies received and disbursed in connection with the management of the property, said records to be open for inspection by OWNER during regular business hours and upon reasonable notice at no cost to OWNER.
- 4) In the event that monies spent are in excess of rents collected by Solid Rock Property Management, the OWNER agrees to pay all such excess to Solid Rock Property Management immediately upon receipt of their monthly statement.
- 5) Any balance of the OWNERS account due and owing to Solid Rock Property Management must be paid in full.
- 6) The OWNER shall not hold Solid Rock Property Management liable for any neglect, abuse or damage to the property by tenants, vandals, or any others.
- 7) The OWNER shall not hold Solid Rock Property Management liable for loss of personal property left on the premises by tenants, or the OWNER, by theft of the tenants or any third party.
- 8) Solid Rock Property Management may accept checks from tenants for rental payments at the OWNERS risk. In case of where such checks should not be good the OWNER agrees to reimburse Solid Rock Management for such funds as have been disbursed on the faith of such checks.

- 9) SOLID ROCK, for itself and its successors and assigns, agrees that in the performance of this Agreement, SOLID ROCK will not unlawfully discriminate against any employee or applicant for employment because of age, race, handicap, color, creed, religion, sex, marital status, ancestry, or national origin. Also, by signing this Agreement, SOLID ROCK certifies that it is not currently engaged in, and will not for the duration of the Agreement engage in, a boycott of goods or services from Israel or territories under its control. Finally, by signing this Agreement SOLID ROCK certifies that it is not owned or operated by the government of China and during the duration of this Agreement will not be owned or operated by the government of China.

VI

The OWNER will provide a current copy of his/her Owner Lessee Tenant Insurance Policy.

VII

This property management contract is entered into by and between the OWNER and Solid Rock Property Management, subject to any and all provisions, and when properly signed shall be binding upon the successors and assigns of Solid Rock Property Management and upon their heirs, executors, administrators, successors, and assigns of the OWNER. In the event that any legal action or proceeding is commenced by one of the parties as a result of a breach of this contract by the other party, the prevailing party shall be entitled to reasonable costs and attorney fees.

1) Entire Agreement

This contract being the entire agreement between the parties concerning this matter shall supersede any and all other agreements written or oral.

2) Modifications

No modifications of this contract shall be valid unless in writing and executed by all parties.

3) Early Termination

OWNER may cancel this contract by submitting a 30-day written notice to Solid Rock Property Management. OWNER is aware that lease agreement supersedes sale of property unless agreed upon by OWNER and tenant.

4) Execution of Agreement

By executing this contract, as shown by their respective signatures, the parties hereby acknowledge receipt of a copy of this entire contract, state that the provisions contained have been read by them in their entirety, acknowledge that they understand it's content and that said contract and each of its provisions have been fully and entirely accepted.

VIII

By signing this property management contract (I) (We) read and write the English language, have read and understand and agree to every term of this contract, and that (I) (We) have been offered the opportunity to seek advice and counsel, legal or otherwise, to better understand this contract.

THIS IS A LEGALLY BINDING CONTRACT. PLEASE READ CAREFULLY BEFORE SIGNING.

OWNERS NAME Hayden Urban Renewal District

OWNERS SIGNATURE _____ DATE: ____/____/____

OWNERS SIGNATURE _____ DATE: ____/____/____

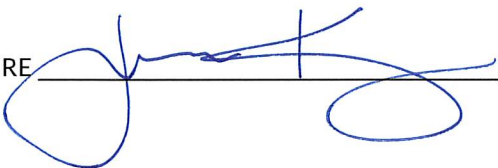
OWNERS ADDRESS:

EMAIL: _____

PHONE: _____

SOLID ROCK PROPERTY MANAGEMENT DESIGNEE

NAME: Laurel Kerr or Jordan Kinzie

SIGNATURE  _____ DATE: 11 / 8 / 2023