

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

Workshop & Regular Meeting
City Hall
City Council Chambers

April 8, 2024
2:00 p.m.

WORKSHOP AGENDA (2:00 PM to 3:00 PM)

CALL TO ORDER
ROLL CALL OF BOARD MEMBERS

1. 5-year plan Discussion
2. Owl Café and 58 E Orchard Discussion

ADJOURNMENT (Action Item)

REGULAR MEETING AGENDA (3:00 PM)

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 March 11
2. Bills
3. Financial Reports

NEW BUSINESS

1. 58 E. Orchard lease (Action Item)
2. City of Hayden Request for Ramsey Road funding (Action Item)
3. Agreement with City of Hayden for Come Together bench program (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

May 13, 2024 – Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: <https://www.youtube.com/watch?v=eZD-TeNoQr8>

(The workshop will not be live streamed or recorded.)

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.

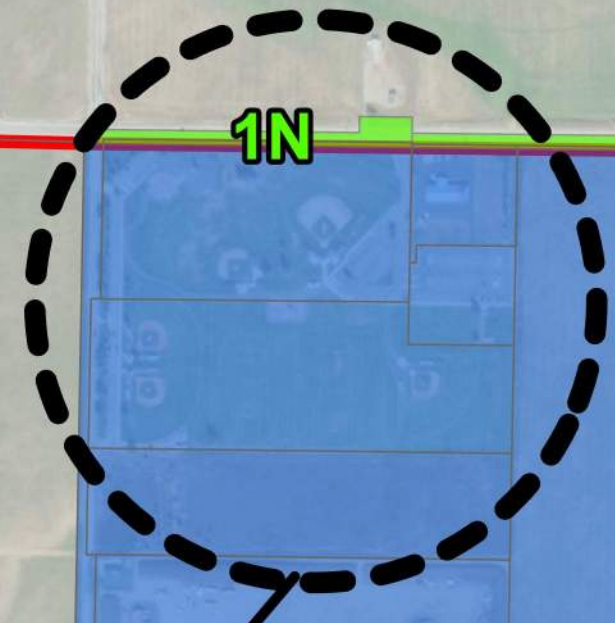
Workshop

CITY OF HAYDEN

HURA BOUNDARY AND EXPANSION REVIEW



- Legend**
- ▬ City Limits (Hayden)
 - ▬ HURA Boundary
 - ▬ Expansion Area
 - CIP Type**
 - ▬ Transportation
 - ▬ Parks
 - ▬ Sewer Master Plan



Croffoot Park Frontage Improvements
\$300,000

Gov't Way & Wyoming Signal \$1.66 million

Gov't Way Widening (Miles - Wyoming) \$2.80 million

Gov't Way & Miles Signal \$1.20 million

Gov't Way & Dakota Turn Lanes \$472,000

Neighborhood Park Acquisition \$1.8 million

Sewer Upsize \$380,000

Orchard Sidewalk Gap \$60,000

Gov't Way/Honeysuckle \$860,000

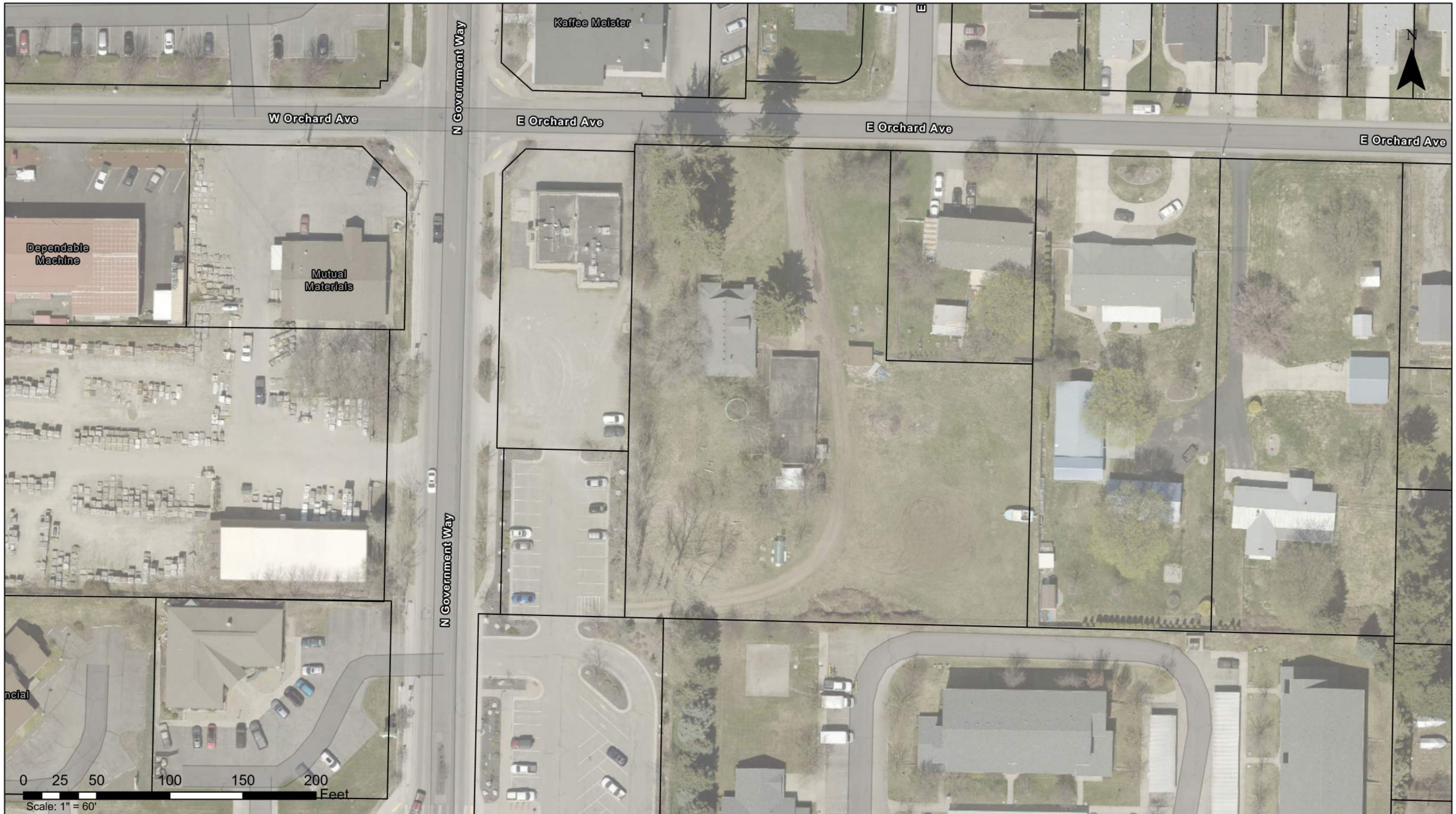
McIntire Family Park Design \$1.10 million

TRANSPORTATION PROJECTS		
CIP Project No.	Description	Cost
209	Orchard Sidewalk Gap	\$60,000
206	Gov't Way & Dakota Turn Lanes	\$472,000
107	Gov't Way/Honeysuckle	\$860,000
113	Gov't Way & Miles Signal	\$1.20 million
112	Gov't Way & Wyoming Signal	\$1.66 million
211	Gov't Way Widening (Miles - Wyoming)	\$2.80 million
	Croffoot Park Frontage improvement	\$300,000
	Total	\$7.35 million

*City Capital Improvement Plan projects within/near the HURA District.

PARKS PROJECTS	
Description	Cost
McIntire Family Park Design	\$1.10 million
Neighborhood Park Acquisition	\$1.80 million
Total	\$2.9 million (not including Community Center)

SEWER PROJECTS	
Description	Cost
Sewer	\$380,000



41388.00 - HURA Project

Vicinity Map

City Zone Map



Legend

- City Limits
- - - Area of City Impact
- Airport Critical Zone
- Overlay District**
 - Central Business District
 - Planned Unit Development
 - Zoning Development Agreement
- Zoning Districts**
 - Agriculture
 - Commercial
 - Light Industrial
 - Mixed Residential
 - Mixed Use
 - Single Family Residential
 - Residential Suburban

11-2-3: SITE AREA AND BUILDING SETBACK REQUIREMENTS - TABLE:

To facilitate the vision of the comprehensive plan, each zone district has minimum site standards related to the area of the site as seen in the table below. When looking at the cell, the first number is for the principal structure and the second number is for the accessory structure (i.e. In the R1 zone, the house has a side yard setback of 10'; whereas the accessory structure has a side yard setback of 5').

	A	C	CBD	LI	MU			MR				R1	RS
					MF	C	MF & C	SFD	Duplex	Town home	Cottage		
Front Setback	25'; 35'	20'	10'	20'	20'	20'	20'	25'; 35'	25'; 35'	25'(2)	25'(2)	25'; 35'	25'; 35'
Side Setback	10'	10'	0'	10'	10'	10'	10'	10'; 5'	7.5'(3); 5'	7.5'(3)	7.5'	10'; 5'	10'
Rear Setback	25'; 10'	10'	0'	10'	20'	20'	20'	25'; 5'	25'; 5'	25'(2)	25'(2)	25'; 5'	25'; 10'
Flanking Side Setback	15'	15'	10'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
Max Height	35'; 20*	45'	55'	60 ⁽⁴⁾	45'	45'	45'	35'; 20 ⁽¹⁾	35'; 20	35'	35'	35'; 20 ⁽¹⁾	35'; 20 ⁽¹⁾
Max Lot Coverage	35%				70%			40%	60%	70%		45%	35%
Min Lot Size	5 acres							5500 sf	7000 sf			8,250 sf	21,780 sf
Min Public or Private Street Frontage	20'	30'	30'	30'	30'	30'	30'	20'	20'	20'		20'	20'
ADU Allowed	Yes	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes

Notes:

- (1) Accessory structure height may be increased if an ADU is within the structure. A setback of 1' vertically for every 2' horizontally must be applied to the structure over 20' up to the setback required of the principal use when adjacent to a Residential Use, and in no case may the height be more than that allowed by the principal use.
- (2) Front and Rear Yard setbacks may be adjusted for each dwelling unit so that that minimum combined setback is 40'; but at a minimum where the garage is located the setback shall be 25'. In no case shall the minimum setback be less than 10'.
- (3) A minimum of 15' building setback between buildings, with no less than a minimum of 5' setback from the property line (i.e. 5' and 10', 7.5' for both lots, or something in the middle).
- (4) When the building is located within 300' of a residential zoning district or is within the Airport Runway Protection Zone established in the Coeur d'Alene Airport Master Plan, the maximum building height shall be 45'.

A. Side and rear yard setbacks of non-residential buildings may be reduced from those identified in the table above if both the National Building Fire Code and the International Building Codes are met.

B. During the planning process of the updates to the Comprehensive Plan, Sewer Master Plan, Transportation Master Plan, and Park Master Plan maximum residential density was assumed as follows:

1. Mixed Residential may not be greater than eight dwelling units per acre.
2. Mixed Use and Central Business District may not be greater than twenty 12-dwelling units per acre or 12-15 dwelling units per acre with design standards; however, should the combination of uses exceed the assumptions in the currently adopted Sewer Master Plan, a sewer tech memo and/or transportation analysis may be required.

(Ord. 619, 4-13-2021; amd. Ord. 624, 10-12-2021; Ord. 645, 3-23-2023)

11-2-4: USES PERMITTED, CONDITIONAL USE PERMIT, DEVELOPMENT STANDARDS CROSS REFERENCE:

Table Organization: In Table: Allowed Uses, land uses and activities are classified into general “use categories” and specific “use types” based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories.

A. Explanation Of Table Abbreviations:

1. Allowed Uses: “A” in a cell indicates that the use is allowed without a conditional use permit; however, allowed uses are subject to all applicable regulations of this code. Use-specific standards are noted through a cross reference in the last column of the table. Cross references refer to use standards in this chapter and these standards apply in all districts unless otherwise specified.

2. Conditional Uses: “C” in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Hayden City Code 11-7: Conditional Use Permit. Conditional Use Permits are subject to all other applicable regulations of this Code, including the use-specific standards in this chapter and the requirements of Hayden City Code 11-4, General Standards of Development. A “C” in a given zone does not constitute an authorization or an assurance that such use will be permitted. Rather, each Conditional Use Permit application shall be evaluated by the Planning and Zoning Commission at a public hearing as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied as the findings indicate appropriate.

3. An “A/C” in a cell indicates that in the respective zoning district the use is allowed based on a certain criteria and/or when that criteria is exceeded requires a conditional use permit. For example in the Residential (R-1) zone an accessory structure less than 3000 square feet is allowed outright; however, a building equal to or in excess of 3000 square feet requires a conditional use permit.

4. Prohibited Uses: A blank cell indicates that the use is prohibited in the respectable zoning district. When a category is split between two uses, a prohibited use is indicated with a dash. (i.e. “Animal Daycare (Small/Large)” under MU.

Table: Allowed Uses										
Use Category/Type	A	C	CBD	L-I	MU	MR	R-1	R-S	NCN	Additional Regulations
Table: Allowed Uses										
Use Category/Type	A	C	CBD	L-I	MU	MR	R-1	R-S	NCN	Additional Regulations
Accessory dwelling unit	A					A	A	A		11-2-5(A)
Caretaker residence		C		C	C					
Dwelling, single-family	A		A			A	A	A		
Manufactured home	A					A	A	A		11-2-5(G)
Manufactured home community (see pud)		C				C	C			11-3-5
Zero lot line (single family courtyard home - lot with land): townhome, condo, cottage						A				
Multi-Family Living										
Dwelling, two & three-family			A			A				
Dwelling, four or more family			A		A					
Condominium			A		A					
Apartment			A		A					
Group Living										
Boarding or rooming house/bed and breakfast	C	C			A	C	C	C		11-2-5(C)
Convalescent home, nursing home		A			A	A	C	C		
Community residential facility					A	C	C	C		
Community treatment facility		A			A	C	C	C		
Foster homes, group homes, etc.	A				C	A	C	C		

Public/Institutional Uses											
Child And Adult Care											
Adult day care (< or =/ > 8 beds)		A				A/C	A/C	A/C	A/C	C	
Child care home (1-6 children)	A					A	A	A	A	C	
Group child care home (7-12 children)	C		A			C	C	C	C	C	
Group child care center (7 or more children)		A	A			A/C	A/C	A/C	A/C	C	
After-school child care in school building		A	A			A	A	A	A	A	
Communication Facility											
Microcell wireless communication facility (wcf)	A	A	A	A	A	A	A	A	A		8-4 or 8-5
Community Service											
Cemetery	C								C		
Club, lodge, social hall		A	C	C	C	C	C	C	C	C	
Correctional facility		C		C							11-2-5(D)
Mortuary, crematory, funeral homes		C		A	C						
Public buildings and/or complex	C	A	A	A	A	C	C	C	C	C	11-2-5(J)
Recreation center (public/private)		A/A	A/A	A/A	A/A	A/C	A/C	A/C	A/C	C	
Religious institution	C	A	C	C	A	C	C	C	C	C	
Uses related to and operated by a religious institution		C	C	C	C	C	C	C	C	C	
Education											
Library and cultural facilities	C	A	A	A	A	C	C	C	C		11-7-4
School	C	A	C		A	A	C	C	C		11-7-4
Private commercial school	C	A	C		A	A	C	C	C		
Trade or vocational school	C	A	C	A	C	C	C	C	C		
University	C	A	C		A	C	C	C	C		11-7-4
Health Care											
Hospital		C									
Laboratory, medical/dental		A	A	A	A					C	
Medical office		A	A	A	A					C	
Parks, Recreation And Open Space											
Golf course	C							C	C		
Golf driving range	C	C		C	C	C	C	C	C		
Park or playground	A	A	A		A	A	A	A	A		
Public plaza or open space		A	A		A	A	A	A	A	C	

Transportation										
Bus station, terminal - transit		A		A	A					
Utility										
Railroad transportation lines or spurs; railroad classification yards	C			C						
Sewage treatment plant				C						
Utility infrastructure, minor	A	A		A	A	A	A	A		8-4 OR 8-5
Utility infrastructure, major	A	A		A	A	A	A	A		8-4 OR 8-5
Utility shop or storage facility				A						
Commercial										
Agricultural Uses										
Agricultural uses, beekeeping (commercial), farming, stables, tree farming	A									
Animal raising and/or keeping	A						C	A		4-3
Bakery, wholesale	C	A		A						
Community garden	A	A		C	A	A	A	A	C	
Greenhouse/nursery	A	A		A	C			C		
Roadside stands less than 300 sf	A	A			A			A		
Urban farm	A	A		A	A					
Animal-Related Business										
Animal daycare (small/large)	A/A	A/C		A/C	C/-					4-3
Animal hospital/clinic	A	A/C		A/C	A					4-3
Animal shelter				A						4-3
Kennel, residential	C						C	C	C	4-3
Boarding kennel	C			C						4-3
Small animal grooming		A		A	A				C	
Financial Service										
Bank, financial institution		A	A		A				C	
Food And Beverage Service										
Restaurants with no drive-up window		A	A	A	A				C	
Restaurant, with drive-up window		A	C	A	A				C	11-4-6
Tavern/lounge/brew pub		A	A	A	A				C	3-2
Office										
Call centers		C			C					
Office, business or professional		A	A	A	A				C	
Personal Services										

Personal service		A	A		A				C	
Laundry and dry cleaning service		A		A	A					
Massage establishment		A			A				C	
Printing, publishing & reproductions		A	A	A	A					
Tattoo parlors & body piercing		A		A	A					
Recreation And Entertainment										
Concert or dance hall/within 300' of residential use or zone		A/C	C	C	C					
Firing range, indoor		A	C							
Recreation, commercial - indoor or outdoor, i.e. health club, amusement park, bowling alley, swimming pool, etc.		A	C	C	A	C	C	C	C	
Racecourse/racetrack		A		C						
Sexually oriented businesses, non-retail				A						3-5
Social event center		C	C	C	C					
Theater		A	A		A					
Retail (Sales)										
Auction establishment (without/with onsite sales)	A/C	A	A/C	A						
Building materials, hay, grain, bulk garden supply, heavy materials		A		A						
Convenience store/with gasoline service		A	A		A				C	
Drive-up establishment		A	C							11-4-6
Farmer's market, flea market, swap meet		C	C	C	C				C	11-2-5(E)
Grocery		A	A		A				C	
Pharmacy		A	A		A				C	
Retail store (< or = / > 60,000 sf gfa)		A/C	A/C						C	
Retail sales directly related to the onsite light manufacturing				A						
Sexually oriented business, retail		A								3-5
Shopping center		A								
Vehicles And Equipment										
Auto emission van test site				A						
Automotive, heavy machinery, trailer, and equipment sales or rental lot		A		A						

Automobile parts, accessories and tires		A		A					
Fueling station, commercial			A		A				
Motor vehicle repair		A		C	C				
Parking lot or garage		A	C	A					
Service station - gas station/repair/car wash		A		A	C				
Vehicle customization		C		A					
Visitor Accommodations									
Hotel/motel		A	C		A				
Recreation vehicle park/campground									
Industrial									
Industrial Service									
Contractor shop, solid fuel and lumber		A	C	A					
Industrial services, i.e. battery rebuilding, blacksmith, welding and fabrication, newspaper and printing, etc.				A					
Manufacturing And Production									
Assemblage		A		A					
Asphalt and concrete ready mix plant				A					
Brewery, distillery, winery		A	A	A				C	
Bottling and distribution plant				A					
Fabrication/machine shop				A					
Lumber-, saw-, or pulp mill				A					
Manufacturing, light - i.e. fertilizer, bricks, windows, concrete blocks, ceramics, etc.		C		A					
Processing plants, feed mills, packing plants for the purpose of processing packing and storage of agricultural products	C			C					
Tannery, sandblasting & cutting, metal workings, welding, sheet metal, woodworking, cabinet manufacturing, etc.				A					
Mining And Extraction									
Mining, dredging, loading and hauling of sand, dirt, gravel or other aggregate				C					
Storage									
Bulk storage of corrosive, acid, alkali, explosive or				C					

flammable materials or products										
Explosives - storage and manufacturing				C						
Storage - accessory to the processes on the premises, indoor, outdoor, self-storage				A						11-2-5(I)
Wholesale business				A						
Warehouse And Freight Movement										
Cold storage/food locker		A		A						
Freight forwarding				A						
Truck stop		C		A						
Truck transport facility (< or = 5 acres / > 5 acres)		A/-		A/C						11-2-5(L)
Towing company		C		C						
Warehouse, wholesale/distribution business				A						
Waste And Salvage										
Auto wrecking yard, junkyard				C						11-2-5(B)
Composting facility				C						
Recycling drop-off center				A						
Sanitary landfill, incineration				C						
Accessory Uses										
Accessory structure (< or = 3,000 sf / > 3,000 sf)	A/A	A/A		A/A		A/C	A/C	A/C		
Accessory indoor storage of corrosive, acid, alkali, explosive or flammable materials or products				C						
Accessory outdoor storage	A	A		A						11-2-5(I)
Accessory retail sales & service related to the primary use		A		A						
Beekeeping, hobby	C							C		
Home occupation (class a/ class b)	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C		11-2-5(F)
Storage, accessory to a principal use	A	A		A	A	A	A	A	C	
Temporary Uses										
Construction office, temporary	A	A	A	A	A	A	A	A		
Seasonal uses	C	A	C						C	
Temporary hardship use for dependent relative	C		C		C	C	C	C		11-2-5(K)
Temporary parking lots		A		A	A	A				
Temporary voting place		A		A	A	A				

A. Multi-family in CBD is allowed in the second or higher stories of a Commercial Mixed Use Building or to the rear of the property as a secondary use to a primary use of Commercial. Design Standards for CBD are in 11-2-6 and for NCN are in 11-2-7.

B. The Mixed Use zone designation shall be categorized into two separate sub-categories, such that all land assigned a Mixed Use zone designation is contained in one of the two sub-categories. Such sub-categories are based on geographic location within the Future Land Use Map identified in the City's adopted Comprehensive Plan and more particularly defined below:

1. Mixed Use Type I (MU-1): This sub-category includes all parcels within the Mixed Use land use designation along Government Way, Highway 95, Hayden Avenue, and Prairie Avenue, excluding any parcels which meet the criteria for inclusion in the MU-2 designation as defined in 11-2-4(B)(2)(b)); and

2. Mixed Use Type II (MU-2): This sub-category includes all parcels within the Mixed Use land use designation and are depicted as being contiguous with the proposed Huetter Corridor. Contiguity is determined by the Mixed Use land use designation of the Future Land Use Map and not by current zone designation boundaries, parcel boundaries, or distance from the proposed Huetter Corridor. If a parcel is designated as Mixed Use on the Future Land Use Map, but is separated from the proposed Huetter Corridor by another intervening Future Land Use Map designation, it is within the MU-1 zone designation.

a. Residential uses shall not be allowed within the MU-2 zone designation until such time as the Huetter Corridor has received Notice to Proceed with Construction Approval or other similar approval which guarantees the construction of the Huetter Corridor, except:

- (1) As expressly allowed in a Zoning Development Agreement, or
- (2) As part of an approved Planned Unit Development.

b. Once the Huetter Corridor has received Notice to Proceed with Construction Approval or other similar approval, which guarantees the construction of the Huetter Corridor, any use containing multi-family dwelling units proposed in the MU-2 zone designation, shall require a conditional use permit.

c. Should the location of the proposed Huetter Corridor change from its location as depicted on the Future Land Use Map, the boundaries of the MU-2 zone designation may shift accordingly such that it is always defined by areas designated as Mixed Use on the Future Land Use Map that are contiguous with the actual proposed location of the Huetter Corridor. (Ord. 619, 4-13-2021; amd. Ord. 633, 6-14-2022; Ord. 645, 3-23-2023)

11-2-6: CENTRAL BUSINESS DISTRICT:

A. District Boundary And Applicability:

1. These regulations shall apply to all property located within the following area:

All parcels of property that have any frontage on either side of Government Way from the north side of Nita Avenue, with the line extended from Nita Avenue on the east to the north boundary line of the property directly to the west, to the south side of Dakota Avenue.

B. In the Central Business District (CBD), no building or premises shall hereafter be used, nor shall any building or structure hereafter be erected or altered (unless provided for in this title), except for one or more of the uses as defined in Hayden City Code 11-2-4 "Uses Permitted, Conditional Uses Permit, Development Standards Cross Reference" in accordance with the following restrictions and standards.

C. Restrictions:

1. Any use not explicitly permitted, unless determined by the City to be similar to other allowed uses, in this zoning district is prohibited.

2. Exterior Displays and Outdoor Storage Prohibited: Exterior display and storage of merchandise and materials is prohibited, excepting the following outdoor activities:

- a. Outdoor eating areas.
- b. Outdoor produce stands, flower markets and flower stands that are an extension of the interior use.
- c. Plant nurseries, including outdoor activities associated therewith.
- d. Temporary displays of merchandise or wares (limited in duration to 1 week per month, and not to exceed a total of 4 weeks per year).

D. Development Standards:

1. Frontage Requirements: All lots defined by this chapter shall have a minimum frontage of 30' on a public or private street, or shared driveway, where an access easement has been duly recorded.

2. Building Setback Requirements: The following building setback shall apply in the Central Business District Zone to all buildings constructed after the effective date hereof:

a. Setback Requirements:

(1) A minimum building setback of 10' shall be required along all street frontages, with the setback measured from the edge of the right of way/property line to the front of the building.

(2) For the portions of the property between the face of the building and from the right of way/property line that are not used for parking, circulation, or similar uses, the additional area must be utilized for landscape and/or hardscape improvements.

(3) A minimum setback of five feet shall be required for rear or side yards directly adjacent to an alley or shared private driveway.

(4) No minimum setback shall be required for rear or side yard, where no alley exists, provided the construction meets minimum separations as established in the applicable building and fire codes.

3. General Building Development Standards: The following development standards shall apply in the central business district zone to all buildings constructed after the effective date hereof:

a. Building Height: The maximum height of all buildings within the district shall not exceed 55'. For the purpose of this section, building height shall be measured from the finished grade of the street facing facade. Rooftop mechanical equipment shall not be considered part of the building for height calculation purposes.

b. Rooftop Mechanical Equipment:

(1) Shall be set back a minimum of 15' from the street facing building edge; and

(2) Shall be screened from view of the adjacent street or sidewalk. Screening may be accomplished utilizing one of the following techniques:

(a) Provide parapets that are at least as tall as the tallest equipment;

(b) Incorporate an architectural screen around the equipment; or

(c) Set the equipment back from the building edge a minimum of three feet for every one foot of building height, but in no case by less than 15' as required above.

4. Landscaping and Screening:

a. Landscaping And Hardscape Requirements: Landscaping, which shall include hardscape and plantings of trees, ornamental bushes and shrubs, flowers and vegetative ground coverings, must be installed and maintained on a minimum of 15% of each lot or development site within the central business district, with said landscaping to be installed as a required site development improvement. Hardscape, for this purpose, shall apply to such "fixtures" as masonry patios, walkways, planters, benches, bike racks, water features, and public art displays. In no case shall the area of hardscape elements applied to this landscaping requirement constitute more than one-third of the total required landscaping area.

b. Design Standards: All plantings shall meet the quality, condition, and species requirements as detailed in this title, the city's adopted "Tree Standards Manual", and other landscape design standards as may be adopted by the City Council.

c. Street Trees: Trees planted near public sidewalks or curbs shall be of a species selected from the city's approved street tree list, and installed in a manner which prevents physical damage to sidewalks, curbs, gutters, and other public improvements. Commercial root barriers may be used to reduce the potential for root damage.

d. Ground Cover: Ground cover may be of live plant material, or washed rock mulch, walk on bark, and similar materials in combination with living plants, in all non-turf areas as a mulch to control weeds and conserve or retain water until the living plants have achieved desired coverage. Non-plant materials may be approved for use in limited areas through the site design review process.

e. Plant Materials: Plant material selection shall emphasize moderate to low water use plants.

f. Screening Required: All exterior garbage collection areas, recycling collection areas, and mechanical equipment shall be screened from view with a site obscuring fence, wall, or landscaping sufficient to completely screen the subject area from public view and the view of surrounding properties.

g. All landscaped areas shall be irrigated.

5. Parking Requirements and Standards within the CBD: All parking areas within the CBD shall conform to the parking requirements and design standards detailed in chapter 4 of this title.

6. Exterior Lighting Standards:

a. Display windows shall be constructed with internal lighting.

b. All exterior and outdoor lighting, including parking lot, street, pedestrian, and exterior building lighting, shall be fully shielded. "Fully shielded" lighting shall be defined as lighting that is constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below horizontal.

c. Parking lot lighting shall not exceed a maximum height of 28', and shall meet design standards as detailed in this title.

d. Pedestrian lighting shall not exceed a maximum height of 15'.

e. All street and pedestrian lighting proposed to be located within the public right of way shall require approval by city staff as consistent with the design of existing street and pedestrian lighting fixtures located on Government Way within the central business district.

f. The following types of exterior lighting shall be prohibited:

- (1) Colored light bulbs, excepting seasonal lighting displays;
- (2) Internally lit awnings or canopies, unless the awning/canopy is made of opaque material; and
- (3) Metal halide, mercury vapor, neon or fluorescent tube lighting.

E. Architectural Design Standards:

1. Applicability:

a. Architectural design standards shall apply to all new construction and renovations which shall be defined as an activity or series of activities within a three year time period which are equal to or exceed 50% of the assessed value (per the latest structural value as determined by the Kootenai County assessor) of the existing structures excepting those project types specifically exempted.

b. The following project types shall be exempt from design standards detailed in this section:

- (1) Interior remodels;
- (2) Normal or routine maintenance and repair of buildings, ancillary structures, parking lots, and pedestrian areas;
- (3) Any type of construction that does not require a building permit;
- (4) Temporary structures as allowed per zoning code, and emergency structures; and
- (5) Wholly residential buildings.

2. Architectural Design Requirements: The following architectural design features shall be required in all new construction and renovations that are subject to the requirements of this section.

a. Prohibited Materials: The following materials shall be prohibited for use on the building facade:

- (1) T-111 or similar sheet materials;
- (2) Stucco clad foam (EIFS);
- (3) Vinyl siding;
- (4) Asphalt shingles;
- (5) Log siding and construction; and
- (6) Mirrored, translucent, or otherwise nontransparent windows.

b. Color Palette: The following limitations and restrictions in the color palette shall be required:

- (1) Each building shall be limited to no more than three principal facade colors.
- (2) Bright colors that have intense and bright hues (such as primary or neon colors) shall be prohibited as principal facade colors.
- (3) For the purpose of these requirements, "principal facade color" shall be defined as any color encompassing greater than 30% of the building facade (excluding the area of windows for the purpose of this calculation).

c. Design Goals: The design proposed by the developer must be demonstrated to incorporate design elements which meet the objectives of each of the following design goals:

- (1) Pedestrian Oriented Ground Floors: To design street and sidewalk facing storefronts to be inviting and easily accessible to passersby; to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (2) Reinforced Corner: To create dynamic public gathering spaces and building entries where streets intersect; to enhance way finding and the comprehension of the downtown (applicable only to projects located on a corner at the intersection of 2 streets).
- (3) Human Scale Building Facade: To design building facades to a "human scale" by including details, materials, and workmanship that is aesthetically appealing as well as comfortable for, and at, the scale of pedestrians.
- (4) Facade Articulation: To have street facing and front building facades that create a clear and distinct breakup of the mass, utilizing bands, changes in colors, and/or changes in materials. This goal applies to buildings of all heights and numbers of stories.
- (5) Cohesive Architectural Elements: To enhance the experience of passing motorists, pedestrians, and bicyclists by incorporating architectural design elements into the ground floor street facing and front building facades (and alley facing facades where feasible).
- (6) Semipublic Spaces: To create safe, friendly and more intimate gathering zones (that relate to the functions inside the building) while allowing people to stop, sit, people watch and dine (applicable only to buildings located on lots with public street frontage).
- (7) Weather Protection: To protect pedestrians from sun, wind, and rain.

(8) Materials: To use building materials and construction to evoke a sense of permanence; incorporate materials that are compatible with the surrounding built and natural environment, utilizing indigenous materials, when possible.

(9) Color Palette: To enliven and enhance the built environment, accentuate and harmonize with the building's architecture, as well as to complement surrounding structures.

3. Permit Review Process:

a. Application Requirements: A completed administrative architectural design review checklist, submitted concurrently with the building permit and site plan application shall be required. Said application shall list all design elements which are incorporated into the project design to address each of the applicable design criteria, as detailed above.

b. Process: Administrative design review is completed by city staff concurrently with the site plan and building plan reviews.

c. Standards for Approval:

(1) The proposal incorporates all architectural design requirements; and

(2) The applicant has demonstrated that the proposal addresses each of the applicable architectural design criteria, utilizing elements or approaches identified for each criteria.

d. Decision:

(1) Upon granting or denying an application, the city staff shall specify in writing the basis of decision, the reasons for approval or denial, and the actions, if any, that the applicant could take to obtain approval.

(2) An affected party may appeal the decision to the City Council. (Ord. 619, 4-13-2021)

11-2-8: MIXED USE DESIGN STANDARDS:

A. Applicability:

1. Mixed Use zone designation design standards shall apply to all properties with a Mixed Use Type I (MU-1) or Type II (MU-2) zone designation. These standards shall apply to all new construction and renovations of the existing structures which shall include either a residential, a non-residential or combination of uses excepting those project types specifically exempted.

2. The following project types shall be exempted from design standards detailed in this section:

a. Interior remodels of the same use;

b. Normal or routine maintenance and repair of buildings, ancillary structures, parking lots, and pedestrian areas;

c. Any type of construction that does not require a building permit;

d. Temporary structures as allowed per zoning code, and emergency structures; and

e. Wholly residential structures of five dwelling units or less within one residential building on one lot.

B. Design Goals:

1. The design proposed by the developer must be demonstrated to incorporate design elements which meet all of the following objectives:

a. The ground floor promotes a sense of interaction between activities in the building and activities in the near community.

b. To have street facing and front building facades that create a clear and distinct breakup of the mass. This goal applies to all buildings of all heights and number of stories.

c. On sites where two or more buildings are located on the same project site, the buildings shall be designed with variation between building setbacks and/or placement to create variation and reduce repetitive streetscapes.

d. To have cohesive architectural elements into the ground floor street facing, front building facades, secondary streets, etc.

e. To create safe, friendly, and more intimate gathering zones in common open spaces.

f. To include landscaping and lighting throughout the building site to build architectural cohesiveness to the surrounding community.

g. To provide for compatible building and site design at an appropriate neighborhood scale.

h. To provide direct and convenient access to schools, parks, and neighborhood services.

i. To provide both formal and informal community gathering places and connections to neighborhoods and other employment areas. The Mixed Use zone should encourage walking as an alternative to driving, and provide more employment and housing options.

C. Design Requirements:

1. Landscaping, lighting, off-street parking and loading, and site plan shall be provided in accordance with Hayden City Code § 11-4. Signs shall comply with the provisions of Hayden City Code § 11-5.

2. For those properties within 300' of an existing signalized intersection or future intersection which is identified as a controlled intersection (i.e. interchange, signalized, or roundabout) in the Capital Improvement Plan of the adopted Transportation Strategic Plan, a minimum of 10% of the project's ground floor area must be developed and maintained as a commercial use.

a. That commercial building space may be separate from or included as part of a residential structure within a portion of the ground floor.

b. For those project sites which have more than one zone designation, the commercial use calculation shall be from those structures within the Mixed Use Zone Designation.

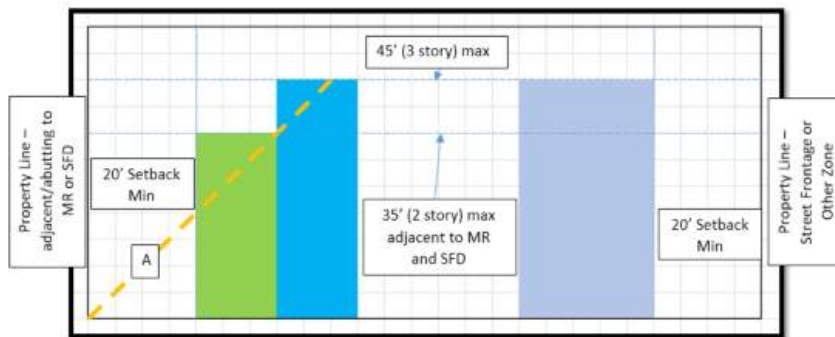
3. The following requirements apply to structures with both residential and commercial uses:

a. Mixed use buildings may have commercial uses on all stories, but in the case where a Commercial use is required by 11-2-8(C)(2) this commercial use must be on the ground floor and is not replaced by commercial use in another location of the building unless approved by the Planning and Zoning Commission at a regularly scheduled public meeting. The Commission shall determine if the request meets the design goals of the mixed use zone.

b. For those structures where the primary use is a commercial use, the structure could have less than four apartments within the mixed use structure.

4. For those structures located where the site is either a secondary lot (one with less than 50' of street frontage or the residential component of the site is set back 150 feet or more from the frontage road), no ground floor commercial use shall be required. Parking and associated residential accessory uses for the residential component of the site must be setback 150' within the secondary use and/or lot area to meet this requirement.

5. Those structures with multi-family dwelling units shall be a maximum of two stories when the adjacent zone designation is mixed residential or single-family residential. Setbacks to the structure taller than two stories shall be determined by a 1' horizontal to 1' vertical ratio (45° to the vertical) as shown by line A. No portion of the third story may be within this area abutting the adjacent zone designation of mixed residential or single-family residential.



6. A minimum of 90 cubic feet of private storage space shall be provided for each dwelling unit outside of such unit, unless a private attached garage serving only the unit is provided; such storage space shall be fully enclosed and lockable.

7. All roof-mounted equipment shall not be visible from any abutting lot or any street, except solar energy equipment. This shall be accomplished in a manner that is architecturally integrated with the main building.

8. A joint commercial/office/residential owner's association (POA) recorded declaration of conditions, covenants, and restrictions (CC&Rs) and/or recorded common area maintenance (CAM) agreement is required for all mixed use developments. The required CC&Rs or CAM shall address the assignment of required parking spaces and the identification of maintenance responsibilities.

9. New developments require the construction of usable private and/or common open space which shall be subject to site plan review. Examples of these spaces may include, but are not limited to the following:

a. Common open space: Playgrounds, clubhouse, recreation rooms, pools/spas, community gardens, picnic areas, gazebos, landscaped areas with paths, water features, sports courts, dog park, natural open space area, etc.

b. Private open space: Fenced yards, patios, decks, balconies, etc.

10. Density Allowances: In all cases, all other design standards shall be required. The transportation impact analysis and the sewer master plan analysis shall address the increased number of units as proposed in accordance with the model analysis for this zone.

a. The base allowance of 12 dwelling units per acre, may be increased by one dwelling unit per acre for each additional common open space amenity provided in the complex up to a maximum number of 15 dwelling units per acre.

b. Alternatively, the base allowance of 12 dwelling units per acre, may be increased by 2 dwelling units per acre if the site is completely screened with a Type I landscaping buffer along the perimeter of the site and the site is either a secondary lot (one with less than 50' of street frontage) or the residential component of the site is set back 150 feet or more from the frontage road.

c. Total density may be calculated by either A or B above, or a combination of both but may not exceed a total density of more than 15 dwelling units per acre.

Examples of Density Increases for 10. (A-C)		
	Dwelling Units/Acre	Number of Dwelling Units
Examples of Density Increases for 10. (A-C)		
	Dwelling Units/Acre	Number of Dwelling Units
A) Example: 5 acre site		
Patio, deck, and/or balcony	12	Less than or equal to 60
Add a playground	13	Less than or equal to 65
Add a playground and gazebo	14	Less than or equal to 70
Add a playground, gazebo and garden	15	Less than or equal to 75
B) Example: 3 acre site; secondary lot		
Patio, deck, and/or balcony	12	Less than or equal to 36
Add a Type I landscaping buffer	14	Less than or equal to 42
C) Example: 4 acre site; multi-family is located 175' from frontage road		
Patio, deck, and/or balcony	12	Less than or equal to 48
Add a Type I landscape buffer	14	Less than or equal to 56
Add a Type I landscape buffer and a playground	15	Less than or equal to 60
Add a Type I landscape buffer and a playground, gazebo, & sport court	15	Less than or equal to 60

11. For those properties within the Mixed Use zone, and also within the Central Business District or the Neighborhood Commercial Node Overlay Districts, these standards must be met in conjunction with the those found in Hayden City Code §11-2-6 and 11-2-7 respectively.

D. Permit Review Process:

1. Application Requirements: A complete building permit, site plan, and narrative to address the requirements of this section and the City Code. Said application shall list all design elements which are incorporated into the project design to address each of the applicable design criteria, as detailed above.

2. Process: Administrative design review is completed by City staff concurrently with the site plan and building plan reviews.

3. Standards of Approval:

a. The proposal incorporates all design requirements according to Hayden City Code 11-2-8(C); and

b. The applicant has demonstrated the proposal addresses each of the applicable design goals according to Hayden City Code 11-2-8(B).

4. Decision:

a. Upon granting or denying an application, the City staff shall specify in writing the basis of decision, the reasons for approval or denial, and the actions, if any, the applicant could take to obtain approval.

b. An affected party may appeal the decision to the City Council following the guidance in Hayden City Code. (Ord. 624, 10-12-2021; amd. Ord. 633, 6-14-2022)

Consent

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

City Hall
City Council Chambers
Regular Meeting
March 11, 2024
3:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 3:10 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present (via GoToMeeting)
Steve Meyer	Absent
Colin Meehan	Absent
Randy McIntire	Absent
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney (via GoToMeeting)
Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. Thayer 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

Lisa Ailport, City of Hayden Administrator presented a collaborative project between HURA and the City of Hayden. The Ramsey Road Connector Project from Wyoming to Lancaster budget is short by \$2.7-2.9 million due to inflation and project costs and changes. Without assistance from HURA the project will not happen. The City must be under contract with LHTAC by June and will come back before the Board in April.

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

Mr. Thayer moved to approve the Consent Calendar with the correction to change the date from 2023 to 2024. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

NEW BUSINESS

1. 58 E. Orchard inspection and lease discussion (Action Item)

Inspection was completed by a retired city building inspector. The lease agreement should be amended to not include a damage deposit. Ms. Mitchell mentioned the mold issue and would like to see costs to mitigate the issues. Ms. Mitchell suggests a month-to-month lease instead of an annual lease. Ms. Cleveland suggests fixing the leaking faucets, smoke detectors, and to let Solid Rock know of the issues and the lease changes.

No action taken.

2. Annual Report

Ms. Cleveland presented the annual report with achievements, objectives, create/end dates, before/after photos, and the impact from 2006-2023. Report will be filed with the state and City by March 31, 2024.

Ms. Richards moved to approve the Annual Report. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

3. City of Hayden Arts Commission Request for Artistic Public Bench Program (Action Item)

Abbi Sanchez and Stephanie Saterfiel with the City Arts Commission requested up to \$25,000 for artistic public benches along Government Way between Hayden Ave and Centa Ave. Nine (9) benches must be purchased to utilize the cost match program. Ms. Cleveland and Ms. Sanchez will work on an Agreement for the April meeting.

Mr. Thayer moved to approve the City of Hayden Arts Commission Request. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

REPORTS

1. Executive Director's Report

Ms. Cleveland will attend the Tax Commission Conference on March 27 and 28, 2024, if anyone else would like to attend to let her know. We are moving forward with the property purchase

with closing tentatively scheduled for March 15, 2024. It sounds like the City is likely to move forward with the HURA district expansion soon.

NEXT REGULAR MEETING
April 8, 2024

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

ADJOURNMENT (Action Item)
The meeting adjourned at 4:15 p.m.



bankcda
 912 Northwest Blvd.
 Coeur d' Alene, ID 83814
 208.665.5999
 Fax: 208.665.5990
<http://www.bankcda.com>



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



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **02/29/2024** Account No.: **27000934** Page: **1**

REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 01/31/24		5,000.00
Debits	5	7,292.65
Automatic Withdrawals	1	154,998.49
Automatic Deposits	5	162,291.14+
Ending Balance On 02/29/24		5,000.00
Average Balance (Ledger)	5,000.00+	

ALL CREDIT ACTIVITY

Date	Description	Amount
02/12/24	KOOTENAI COUNTY PAY INV	154,998.49
02/14/24	MCMG TFR FROM 000024001109	116.26
02/20/24	MCMG TFR FROM 000024001109	50.00
02/21/24	MCMG TFR FROM 000024001109	2,250.00
02/22/24	MCMG TFR FROM 000024001109	4,876.39

ELECTRONIC DEBITS

Date	Description	Amount
02/12/24	MCMG TFR TO 000024001109	154,998.49

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
02/14/24	1752	116.26	02/20/24	1754	50.00	02/22/24	1756	400.00
02/21/24	1753	2,250.00	02/22/24	1755	4,476.39			

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 01/31/24 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
02/12/24	5,000.00	02/20/24	5,000.00	02/22/24	5,000.00
02/14/24	5,000.00	02/21/24	5,000.00		

Continued

2/132/1



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208.665.5999
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Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **02/29/2024**

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

This Statement Cycle Reflects 29 Days

EFFECTIVE APRIL 1, 2024, THE REPLACEMENT DEBIT CARD FEE WILL INCREASE TO \$10.00 PER CARD.

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



Continued

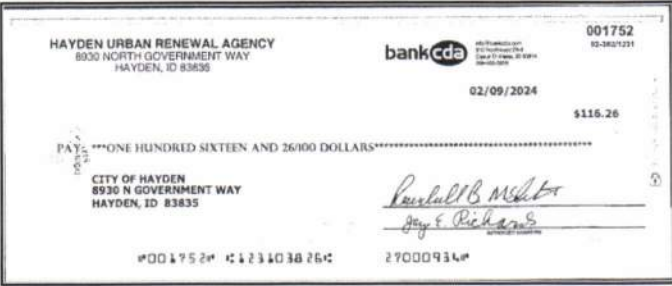
2/132/2



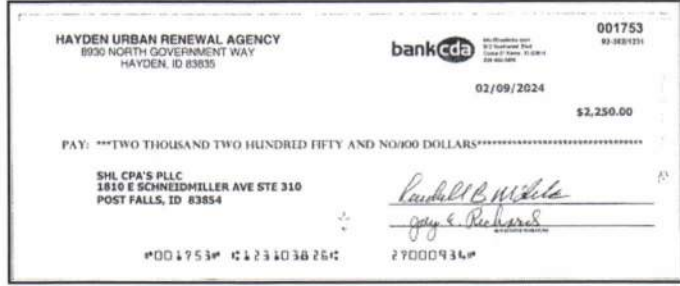
HAYDEN URBAN REN AGENCY HURA
 Account No. : 27000934
 Stmt. Date : 02/29/2024

Bank : 017
 Images : 5
 Page : 3

IMAGE STATEMENT



AMT: 116.26 STS: Paid
 CHK: 1752 DATE: 02/14/2024 SEQ: 80200920



AMT: 2,250.00 STS: Paid
 CHK: 1753 DATE: 02/21/2024 SEQ: 80301490



AMT: 50.00 STS: Paid
 CHK: 1754 DATE: 02/20/2024 SEQ: 80001340



AMT: 4,476.39 STS: Paid
 CHK: 1755 DATE: 02/22/2024 SEQ: 80102770



AMT: 400.00 STS: Paid
 CHK: 1756 DATE: 02/22/2024 SEQ: 21500040

04/03/2024 06:14 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 301 (HURA CHECKING)
FROM 02/01/2024 TO 02/29/2024
Reconciliation Record ID: 1148

Beginning GL Balance:	159,998.49
Less: Cash Disbursements	(7,292.65)
Less: Journal Entries/Other	(142,748.69)
	<hr/>

Ending GL Balance:	9,957.15
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	4,957.15
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	9,957.15
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
02/01/2024			300-102-11312 HURA BANKCDA CHECKING #0934		BEG. BALANCE		159,998.49
02/09/2024	CD	CHK	SUMMARY CD 02/09/2024			7,292.65	152,705.84
02/29/2024	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT FEB	2560	4,957.15		157,662.99
02/29/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2561		154,998.49	2,664.50
02/29/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2561	7,292.65		9,957.15
02/29/2024			300-102-11312	END BALANCE	12,249.80	162,291.14	9,957.15
GRAND TOTALS:					12,249.80	162,291.14	9,957.15



bankcda
 912 Northwest Blvd.
 Coeur d' Alene, ID 83814
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HAYDEN URBAN REN AGENCY HURA
 8930 N GOVERNMENT WAY
 HAYDEN ID 83835-9214



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **02/29/2024**

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

FIRST RATE BUSINESS MMDA SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 01/31/24		727,240.46
Debits		0.00
Automatic Withdrawals	4	7,292.65
Automatic Deposits	1	154,998.49+
Interest Added This Statement		757.29+
Ending Balance On 02/29/24		875,703.59
Annual Percentage Yield Earned	1.17%	
Interest Paid This Year	1,048.54	
Interest Paid Last Year	3,719.85	
Average Balance (Collected)	821,321.54+	

ALL CREDIT ACTIVITY

Date	Description	Amount
02/12/24	MCMG TFR FROM 000027000934	154,998.49
02/29/24	INTEREST PAID	757.29

ELECTRONIC DEBITS

Date	Description	Amount
02/14/24	MCMG TFR TO 000027000934	116.26
02/20/24	MCMG TFR TO 000027000934	50.00
02/21/24	MCMG TFR TO 000027000934	2,250.00
02/22/24	MCMG TFR TO 000027000934	4,876.39

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 01/31/24 was 727,240.46

Date	Balance	Date	Balance	Date	Balance
02/12/24	882,238.95	02/20/24	882,072.69	02/22/24	874,946.30
02/14/24	882,122.69	02/21/24	879,822.69	02/29/24	875,703.59

Continued

2/117/1



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912 Northwest Blvd.
Coeur d' Alene, ID 83814
208.665.5999
Fax: 208.665.5990
<http://www.bankcda.com>



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **02/29/2024**

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

This Statement Cycle Reflects 29 Days

**The Interest Earned And The Annual Percentage Yield Earned
Are Based On The Period 02/01/2024 Through 02/29/2024**

**EFFECTIVE APRIL 1, 2024, THE REPLACEMENT DEBIT CARD FEE WILL
INCREASE TO \$10.00 PER CARD.**

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



End Statement 2/117/2E

04/03/2024 06:17 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 302 (HURA SAVINGS)
FROM 02/01/2024 TO 02/29/2024
Reconciliation Record ID: 1149

Beginning GL Balance:	727,240.46
Add: Journal Entries/Other	148,463.13
	<hr/>
Ending GL Balance:	875,703.59
Ending Bank Balance:	875,703.59
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	875,703.59
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
02/01/2024			300-103-11313 HURA BANKCDA SAVINGS #1109		BEG. BALANCE		727,240.46
02/29/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2561	154,998.49		882,238.95
02/29/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2561		7,292.65	874,946.30
02/29/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2561	757.29		875,703.59
02/29/2024			300-103-11313	END BALANCE	155,755.78	7,292.65	875,703.59
GRAND TOTALS:					155,755.78	7,292.65	875,703.59



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

2/1/2024 through 2/29/2024

Summary

Beginning Balance	\$5,034,644.85	Fund Number	3354
Contributions	\$23,112.04	Distribution Yield	5.4363 %
Withdrawals	\$0.00	February Accrued Interest	\$21,845.78
Ending Balance	\$5,057,756.89	Average Daily Balance	\$5,057,756.89

Detail

Date	Activity	Status	Type	Amount	Balance
02/01/2024	Beginning Balance				\$5,034,644.85
02/01/2024	Contribution	Processed	January Reinvestment	\$23,112.04	\$5,057,756.89
02/29/2024	Ending Balance				\$5,057,756.89

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.

04/03/2024 06:20 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 303 (HURA LGIP)
FROM 02/01/2024 TO 02/29/2024
Reconciliation Record ID: 1150

Beginning GL Balance:	5,057,756.89
Add: Journal Entries/Other	21,845.78
	<hr/>
Ending GL Balance:	5,079,602.67
Ending Bank Balance:	5,057,756.89
Add: Miscellaneous Transactions	21,845.78
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	5,079,602.67
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

04/03/2024 06:06 PM
User: apowers
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN
FROM 300-103-11328 TO 300-103-11328
TRANSACTIONS FROM 02/01/2024 TO 02/29/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
02/01/2024			300-103-11328 HURA LGIP #3354		BEG. BALANCE		5,057,756.89
02/29/2024	GJ	JE	HURA RECORD LGIP INTEREST	2562	21,845.78		5,079,602.67
02/29/2024			300-103-11328	END BALANCE	21,845.78	0.00	5,079,602.67
GRAND TOTALS:					21,845.78		5,079,602.67

PERIOD ENDING 02/29/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 02/29/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	9,957.15
300-103-11313	HURA BANKCDA SAVINGS #1109	875,703.59
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,079,602.67
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		6,721,020.48
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	1,283.25
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	592.14
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
TOTAL LIABILITIES		7,021.39
Fund Equity		
300-250-24100	FUND BALANCE RESTRICTED	5,453,166.98
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		6,237,090.98
Revenues		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	677,293.15
300-311-41111	PROPERTY TAXES DELINQUENT	2,071.76
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98
300-361-46111	INTEREST REVENUES	115,568.47
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	6,575.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
TOTAL REVENUES		811,076.36
Expenditures		
300-241-53101	AUDIT	2,250.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,150.00
300-241-53409	VIDEO RECORDING	1,400.00
300-241-54100	HURA UTILITIES	1,413.43
300-241-55201	ICRMP INSURANCE PREMIUM	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,250.00
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00
300-241-55901	HURA BANKING FEES & CHARGES	55.00
300-241-56101	OFFICE SUPPLIES	62.12
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	1,843.21
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	19,765.73
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	526.00
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	0.00
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	210.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00

PERIOD ENDING 02/29/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 02/29/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	22,203.28
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRU	277,301.00
300-899-59915	HURA CITY HALL REMODLE	0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		334,168.25
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		6,721,020.48
TOTAL ASSETS		6,721,020.48
BEG. FUND BALANCE		6,237,090.98
+ NET OF REVENUES & EXPENDITURES		476,908.11
= ENDING FUND BALANCE		6,713,999.09
+ LIABILITIES		7,021.39
= TOTAL LIABILITIES AND FUND BALANCE		6,721,020.48

PERIOD ENDING 02/29/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BGD USED
		NORMAL	(ABNORMAL)	2023-24 AMENDED BUDGET NORMAL	BALANCE (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Revenues						
Dept 212 - FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00	4,573,656.00	4,573,656.00	0.00	
Total Dept 212 - FUND BALANCE CARRYOVER		0.00	4,573,656.00	4,573,656.00	0.00	
Dept 311 - REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	677,293.15	939,000.00	261,706.85	72.13	
300-311-41111	PROPERTY TAXES DELINQUENT	2,071.76	0.00	(2,071.76)	100.00	
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00	0.00	0.00	0.00	
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98	0.00	(9,467.98)	100.00	
Total Dept 311 - REAL PROPERTY TAXES		688,832.89	939,000.00	250,167.11	73.36	
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	115,568.47	40,000.00	(75,568.47)	288.92	
Total Dept 361 - INTEREST REVENUES		115,568.47	40,000.00	(75,568.47)	288.92	
Dept 390 - OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00	0.00	0.00	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	6,575.00	17,940.00	11,365.00	36.65	
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00	0.00	0.00	0.00	
Total Dept 390 - OTHER FINANCING SOURCES		6,675.00	18,040.00	11,365.00	37.00	
TOTAL REVENUES		811,076.36	5,570,696.00	4,759,619.64	14.56	
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	2,250.00	5,000.00	2,750.00	45.00	
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,150.00	15,000.00	11,850.00	21.00	
300-241-53409	VIDEO RECORDING	1,400.00	3,600.00	2,200.00	38.89	
300-241-54100	HURA UTILITIES	1,413.43	2,500.00	1,086.57	56.54	
300-241-55201	ICRMP INSURANCE PREMIUM	0.00	2,032.00	2,032.00	0.00	
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48	4,000.00	2,406.52	39.84	
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00	400.00	400.00	0.00	
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,250.00	3,000.00	1,750.00	41.67	
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00	5,000.00	3,855.00	22.90	
300-241-55901	HURA BANKING FEES & CHARGES	55.00	0.00	(55.00)	100.00	
300-241-56101	OFFICE SUPPLIES	62.12	200.00	137.88	31.06	
Total Dept 241 - OPERATING & ADMINISTRATIVE		12,319.03	40,732.00	28,412.97	30.24	
Dept 248 - PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00	10,000.00	10,000.00	0.00	
300-248-53204	HURA CITY STAFF SUPPORT	1,843.21	9,600.00	7,756.79	19.20	
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	19,765.73	100,000.00	80,234.27	19.77	
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	526.00	1,900.00	1,374.00	27.68	
Total Dept 248 - PROFESSIONAL SERVICES		22,134.94	121,500.00	99,365.06	18.22	
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00	5,000.00	5,000.00	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	2,760,000.00	2,760,000.00	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	0.00	125,000.00	125,000.00	0.00	
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	210.00	5,000.00	4,790.00	4.20	
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00	30,000.00	30,000.00	0.00	
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00	0.00	0.00	0.00	
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00	15,000.00	15,000.00	0.00	
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	22,203.28	250,000.00	227,796.72	8.88	
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUC	277,301.00	0.00	(277,301.00)	100.00	
300-899-59915	HURA CITY HALL REMODLE	0.00	0.00	0.00	0.00	
300-899-59916	HURA CROFFOOT PARK EXPANSION	0.00	0.00	0.00	0.00	
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00	5,000.00	5,000.00	0.00	

PERIOD ENDING 02/29/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2023-24 AMENDED BUDGET NORMAL	AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)			
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		299,714.28		4,695,000.00	4,395,285.72	6.38
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		0.00	0.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		0.00	0.00	0.00
TOTAL EXPENDITURES		334,168.25		4,857,232.00	4,523,063.75	6.88
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		811,076.36		5,570,696.00	4,759,619.64	14.56
TOTAL EXPENDITURES		334,168.25		4,857,232.00	4,523,063.75	6.88
NET OF REVENUES & EXPENDITURES		476,908.11		713,464.00	236,555.89	66.84

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?			
2024-Per05-Feb2024	\$ 5,000.00	\$ 875,703.59	\$ 5,079,602.67	\$ -	\$ -	\$ 5,960,306.26	
2024-Per04-Jan2024	\$ 5,000.00	\$ 727,240.46	\$ 5,057,756.89	\$ -	\$ -	\$ 5,789,997.35	
2024-Per03-Dec2023	\$ 5,000.00	\$ 206,911.57	\$ 5,034,644.85	\$ -	\$ -	\$5,246,556.42	
2024-Per02-Nov2023	\$ 5,000.00	\$ 234,658.02	\$ 5,011,585.87	\$ -	\$ -	\$5,251,243.89	
2024-Per01-Oct2023	\$ 4,990.00	\$ 238,875.37	\$ 4,989,405.73	\$ -	\$ -	\$5,233,271.10	
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	

Hayden Urban Renewal Agency
Project Expenditures by Fiscal Year
Through April 8, 2024

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	460,509.81				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	84,740.95	41,940.14
Property improvements - 58 E Orchard	16,233.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,547.00	385.00
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	26,268.11
Ramsey Rd Sewer Phase 3- Construction	285,791.00											277,301.00
Croffoot Park Athletic Improvements	1,300,000.00											82,996.97
Property Purchase - 9178 N Government	881,755.78											881,755.78
Chubb's LLC Promissory Note	80,995.95											7,142.40
TOTALS	6,763,686.72	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	428,891.22

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 04/08/2024 - 04/08/2024
 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:							
1172 45381	BREDESON LAW GROUP HURA- EMAIL CORRESPONDENCE WITH 300-241-53102	04/03/2024 apowers	04/08/2024	1,375.00	1,375.00	Open	N 04/08/2024
	LEGAL/PROFESSIONAL SERVICES			1,375.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>1,375.00</u>	<u>1,375.00</u>		
Vendor 9361 - CHUBBS, LLC:							
PAYMENT #1 45390	CHUBBS, LLC #1 PAYMENT PROMISSORY NOTE 300-899-59912	03/31/2024 apowers	04/08/2024	7,142.40	7,142.40	Open	N 04/08/2024
	HURA CHUBBS LLC PROMISORY NOTE			7,142.40			
	Total for vendor 9361 - CHUBBS, LLC:			<u>7,142.40</u>	<u>7,142.40</u>		
Vendor 0028 - CITY OF HAYDEN:							
STAFF SUPPORT 03/24 45379	CITY OF HAYDEN HURA CITY STAFF SUPPORT MARCH 2024 300-200-21402	03/31/2024 apowers	04/08/2024	351.58	351.58	Open	N 04/08/2024
	HURA PAYABLE TO CITY OF HAYDEN			351.58			
POSTAGE MAR 2024 45380	CITY OF HAYDEN HURA POSTAGE MARCH 2024 300-200-21402	03/31/2024 apowers	04/08/2024	4.48	4.48	Open	N 04/08/2024
	HURA PAYABLE TO CITY OF HAYDEN			4.48			
000.101120.002 03/24 45382	CITY OF HAYDEN 58 E ORCHARD SEWER 300-241-54100	03/15/2024 apowers	04/08/2024	115.00	115.00	Open	N 04/08/2024
	HURA UTILITIES			115.00			
000.021200.005 03/24 45383	CITY OF HAYDEN 9178 N GOVERNMENT SEWER 300-241-54100	03/15/2024 apowers	04/08/2024	115.00	115.00	Open	N 04/08/2024
	HURA UTILITIES			115.00			
	Total for vendor 0028 - CITY OF HAYDEN:			<u>586.06</u>	<u>586.06</u>		
Vendor 9339 - KNOCK LLC:							
4452 45385	KNOCK LLC HURA: LIVE STREAM, VIDEOGRAPHY, SET 300-241-53409	04/02/2024 apowers	04/08/2024	400.00	400.00	Open	N 04/08/2024
	VIDEO RECORDING			400.00			
	Total for vendor 9339 - KNOCK LLC:			<u>400.00</u>	<u>400.00</u>		
Vendor 8551 - STAM TODD & ZETTA:							

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 04/08/2024 - 04/08/2024
 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
PAYMENT #15							
45389	STAM TODD & ZETTA #15 PAYMENT PROMISSORY NOTE 300-899-59908	03/31/2024 apowers	04/08/2024	41,940.14	41,940.14	Open	N 04/08/2024
		HURA H-6 BASIN PROMISSORY NOTE		41,940.14			
	Total for vendor 8551 - STAM TODD & ZETTA:			<u>41,940.14</u>	<u>41,940.14</u>		

Vendor 0230 - WELCH COMER & ASSOCIATES INC.:

41388000-014 45384	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES 300-248-53205	03/08/2024 apowers	04/08/2024	2,300.51	2,300.51	Open	N 04/08/2024
		HURA EXECUTIVE DIRECTOR CONTRACT		2,300.51			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			<u>2,300.51</u>	<u>2,300.51</u>		

# of Invoices:	9	# Due:	9	Totals:	53,744.11	53,744.11
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:					<u>53,744.11</u>	<u>53,744.11</u>

--- TOTALS BY FUND ---

300 - HAYDEN URBAN RENEWAL AGENCY	53,744.11	53,744.11
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--- TOTALS BY DEPT/ACTIVITY ---

200 - OTHER LIABILITIES	356.06	356.06
241 - OPERATING & ADMINISTRATIVE	2,005.00	2,005.00
248 - PROFESSIONAL SERVICES	2,300.51	2,300.51
899 - CAPITAL PURCHASES/PROJECTS	49,082.54	49,082.54

Ramsey Road Funding Request



Memo

OFFICE OF THE CITY ADMINISTRATOR

To: HURA Board Members and Executive Director
From: Lisa M. Ailport
Date: 4/1/2024
Re: Ramsey Road Project Request

Over the past month, the Local Highway Technical Assistance Council (LHTAC), our city finance director, Public Works Director and I have worked to put together a realistic picture of what our financial gap will be for the Ramsey Road Extension project and to what end the city could contribute towards completion of the entire project.

As a means for background, the City has been working on several projects in this area, that overall when completed will create a new north/south connector west of Highway 95. The next closest N/S corridor west of 95 is Huetter Road, 2.5 miles away.

Within this whole corridor improvement, once finished the city will have placed a new sewer main, upsized an existing sewer main, installed new sewer lift station, new force main and improved Ramsey to a seamless transportation system from Dakota to Lancaster. With all of these improvements collectively, the end result will most certainly be economic growth and development for the area and the city. Additionally, it will help offset traffic congestion on 95 wherein travelers can achieve other N/S movements without having to get on the Highway. This investment overall will be one of the single most dramatic changes to the city traffic and sewer infrastructure that has been done in the last 20 years, and may be longer.

Since 2012, LHTAC and our KMPO representative Glenn Miles have secured state and federal aid in the amount of \$7,298,309 for construction of the project and approximately 4-million in design and land acquisitions. The project has taken over 12 years to get to this point due to the large amounts of land acquisitions that are needed in order to make the transportation corridor possible. In that time, the cost of this project construction costs has escalated to nearly 11-million dollars. With the state and local funds contributing roughly 67%, the city contributing 7.34%, leaves the remainder 25.7% as currently unfunded (see table below).

Council, after hearing the proposals pluses and minuses, asked city staff to pursue securing the funds, if possible for the complete build out of the project. If those funds are not secured, the

8930 N Government Way · Hayden, ID 83835 · Phone: (208) 772-4411 · Fax: (208) 762-2282

city will forfeit some of the state and federal dollars and will only complete a portion of the road improvements known as 1B (see breakdown below). Furthermore, if the project isn't completed fully, the city will have to return the funds received for the land acquisition and design stage (roughly 4 million).

The breakdown of costs associated with properties currently within the HURA boundaries. Those cost breakdowns are also attached as excel spreadsheets.

Ramsey Road Connector- Dakota to Lancaster

Phased Costs		Description
Phase 1A Construction Cost Est.	\$ 4,678,041.15	
Phase 1B Construction Cost Est.	\$ 6,239,800.99	
Total Construction Costs	\$ 10,917,842.14	

Funding Sources		
State and, Federal obligated Funds	\$ 7,298,309.30	Static
City obligated Match	\$ 578,130.70	7.34% match of CC
Total Available Funds	\$ 7,876,440.00	

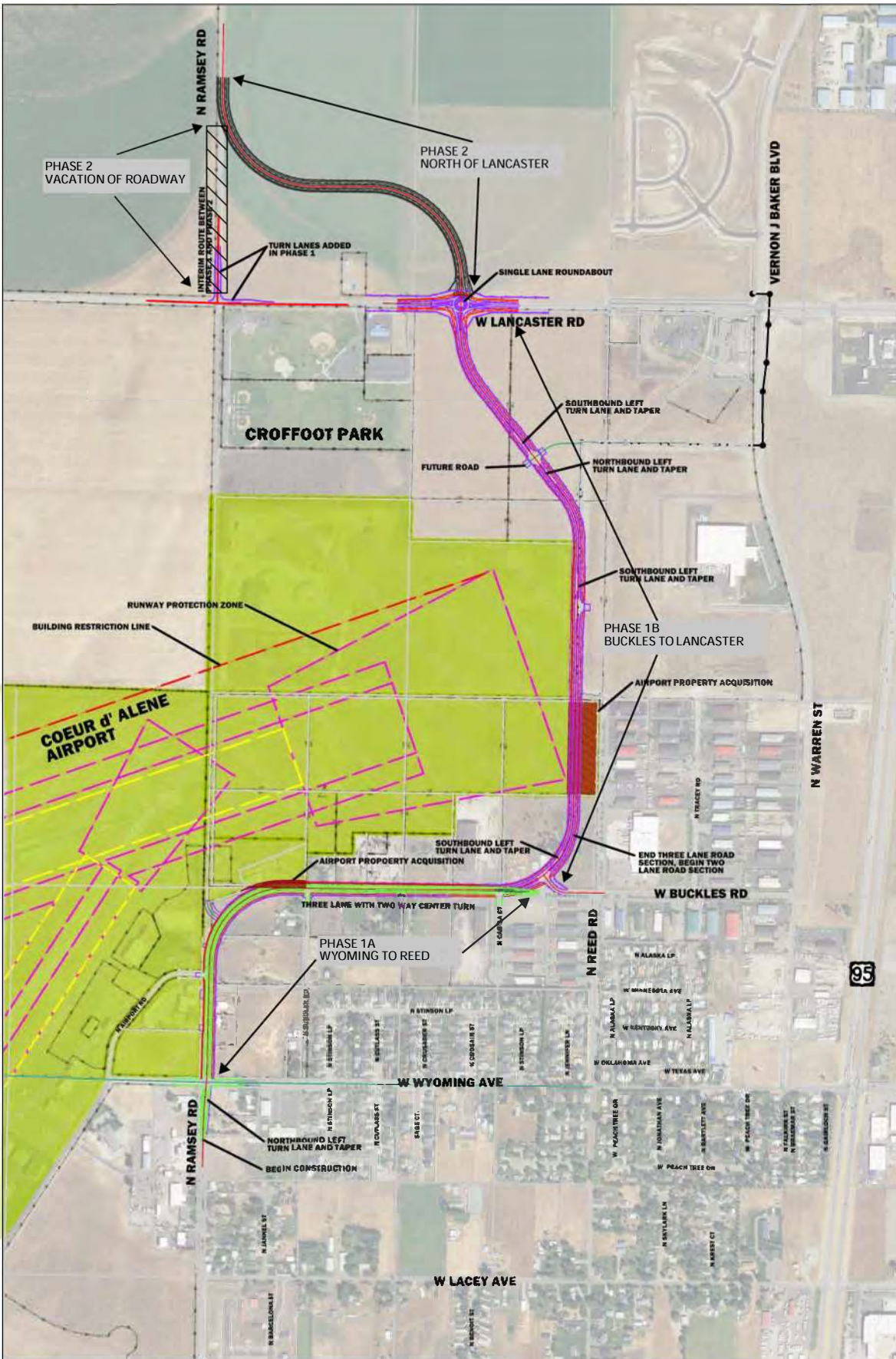
Difference between obligated funds vs. estimated construction costs **\$ (3,041,402.14)**

Eligible cost in HURA Dist.		
RAD Property Acquisition	\$ 963,086.00	
Construction Costs w/in District	\$ 2,243,416.20	
Total Eligible	\$ 3,206,502.20	

In discussions with staff members, the city has allocated ±1.28 million in ARPA funds towards construction of transportation improvements and miscellaneous projects. I am working with City leadership to determine if those funds can be reallocated to this project, but without clarity around this before the HURA meeting, staff is requesting that HURA authorize expenditures up to 3.2 million. Of the 3.2 million, the city would roll over the committed funds in other projects that will remain unspent (roughly \$450,000).

This action, along with the commitment that staff will work to secure additional funds to reduce the overall impact from HURA for this project, could result in the project being fully funded this year.

Please let me know if you have any questions.



0' 500' 1000'

SCALE: 1"=1000'

- LEGEND**
- SPOKANE COUNTY (AIRPORT) LOCAL CONTROLLED PROPERTY
 - POSSIBLE AIRPORT ACQUISITION AREA
 - EXISTING SANITARY SEWER WITH MANHOLES
 - PHASE 1A
 - PHASE 1B
 - PHASE 2

PRELIMINARY

MAY 28, 2020

Key Number 12310
 Project Number A012(310)
 Project Name Ramsey Rd; Wyoming Ave to Lancaster Rd
 Sponsor City of Hayden
 County Kootenai County
 Date 2/27/2024

Phase	Item	Description	Quant.	Unit	Engineers Estimate 10/31/2023		LHTAC Review 2/27/2024	
					Unit Price	Amount	Unit Price	Amount
Phase 1B	107-019A	Survey Monument Preservation	2,431.000	CA	\$1.00	\$ 2,431.00	\$1.00	\$ 2,431.00
Phase 1B	110-005A	Training	246.500	HR	\$0.80	\$ 197.20	\$0.80	\$ 197.20
Phase 1B	201-005A	Cleaning & Grubbing	5.820	ACRE	\$5,000.00	\$ 29,100.00	\$5,000.00	\$ 29,100.00
Phase 1B	203-005A	Removal of Obstructions	1.000	LS	\$3,650.00	\$ 3,650.00	\$7,500.00	\$ 7,500.00
Phase 1B	203-006A	Removal of Sign	0.000	EACH	\$500.00	\$ -	\$500.00	\$ -
Phase 1B	203-015A	Removal of Bituminous Surface	0.000	SY	\$8.13	\$ -	\$11.00	\$ -
Phase 1B	203-060A	Removal of Concrete Sidewalk	0.000	SY	\$13.00	\$ -	\$24.00	\$ -
Phase 1B	203-070A	Removal of Curb & Gutter	0.000	FT	\$12.00	\$ -	\$7.00	\$ -
Phase 1B	203-075A	Removal of Fence	0.000	FT	\$10.00	\$ -	\$6.00	\$ -
Phase 1B	203-090A	Removal of Inlet	0.000	EACH	\$1,000.00	\$ -	\$1,800.00	\$ -
Phase 1B	205-005A	Excavation	11,612.000	CY	\$20.00	\$ 232,240.00	\$26.00	\$ 301,912.00
Phase 1B	205-060A	Water for Dust Abatement	114.000	MG	\$35.00	\$ 3,990.00	\$15.00	\$ 1,710.00
Phase 1B	205-071A	Excavation and Repair of Soft Spots	145.000	CY	\$55.00	\$ 7,975.00	\$55.00	\$ 7,975.00
Phase 1B	212-011A	Fiber Wattle	966.000	FT	\$7.50	\$ 7,245.00	\$6.00	\$ 5,796.00
Phase 1B	212-060A	Stabilized Construction Entrance	1.000	EACH	\$4,000.00	\$ 4,000.00	\$4,000.00	\$ 4,000.00
Phase 1B	212-095A	Inlet Protection	6.000	EACH	\$200.00	\$ 1,200.00	\$130.00	\$ 780.00
Phase 1B	212-105A	Water and Pollution	2,431.000	CA	\$1.00	\$ 2,431.00	\$1.00	\$ 2,431.00
Phase 1B	212-110A	Water Pollution Control Manager	1.000	LS	\$12,155.00	\$ 12,155.00	\$6,100.00	\$ 6,100.00
Phase 1B	213-005A	Topsoil	1,133.000	CY	\$35.00	\$ 39,655.00	\$35.00	\$ 39,655.00
Phase 1B	301-005A	Granular Subbase (12" Minus Uncrushed Base Island Fill)	0.000	TON	\$40.00	\$ -	\$45.00	\$ -
Phase 1B	303-022A	3/4" Aggregate Type B for Base	7,900.000	TON	\$25.00	\$ 197,500.00	\$35.00	\$ 276,500.00
Phase 1B	401-020A	CSS-1 Diluted Emulsified Asphalt for Tack Coat	1,800.000	GAL	\$5.00	\$ 8,000.00	\$4.00	\$ 6,400.00
Phase 1B	405-240A	Miscellaneous Pavement	560.000	SY	\$75.00	\$ 42,000.00	\$50.00	\$ 28,000.00
Phase 1B	405-245A	Approach	3.000	EACH	\$2,750.00	\$ 8,250.00	\$3,500.00	\$ 10,500.00
Phase 1B	405-425A	Superpave HMA Pavement Including Asphalt & Additives Class SP-2 (PG 64-28)	935.000	TON	\$130.00	\$ 121,550.00	\$185.00	\$ 172,975.00
Phase 1B	405-435A	Superpave HMA Pavement Including Asphalt & Additives Class SP-3 (PG 64-28)	2,750.000	TON	\$130.00	\$ 357,500.00	\$140.00	\$ 385,000.00
Phase 1B	409-015A	Concrete Pavement	165.000	SY	\$200.00	\$ 33,000.00	\$200.00	\$ 33,000.00
Phase 1B	605-025A	12" Storm Sewer Pipe	0.000	FT	\$55.00	\$ -	\$130.00	\$ -
Phase 1B	605-500A	Catch Basin Type 1	0.000	EACH	\$3,500.00	\$ -	\$3,500.00	\$ -
Phase 1B	605-635A	Adjust Manhole Covers	3.000	EACH	\$900.00	\$ 2,700.00	\$1,200.00	\$ 3,600.00
Phase 1B	605-640A	Adjust Valve Covers	0.000	EACH	\$650.00	\$ -	\$1,100.00	\$ -
Phase 1B	610-010A	Fence Ty 1A	0.000	FT	\$10.00	\$ -	\$15.00	\$ -
Phase 1B	610-025A	Fence (6' High Board)	0.000	FT	\$13.00	\$ -	\$15.00	\$ -
Phase 1B	614-015A	Sidewalk	0.000	SY	\$75.00	\$ -	\$85.00	\$ -
Phase 1B	614-020A	Driveway (Concrete Approach)	77.000	SY	\$105.00	\$ 8,085.00	\$90.00	\$ 6,930.00
Phase 1B	614-025A	Curb Ramp	263.000	SY	\$250.00	\$ 65,750.00	\$210.00	\$ 55,230.00
Phase 1B	615-256A	Curb Type 1	0.000	FT	\$40.00	\$ -	\$50.00	\$ -
Phase 1B	615-257A	Curb Type 2	82.000	FT	\$40.00	\$ 3,280.00	\$70.00	\$ 5,740.00
Phase 1B	615-492A	Curb & Gutter Type 2	5,130.000	FT	\$30.00	\$ 153,900.00	\$40.00	\$ 205,200.00
Phase 1B	615-494A	Curb & Gutter Type 4	0.000	FT	\$30.00	\$ -	\$50.00	\$ -
Phase 1B	616-010A	Signs Type B-1	200.000	SF	\$25.00	\$ 5,000.00	\$25.00	\$ 5,000.00
Phase 1B	616-040G	Steel Sign Post Type B-2	930.000	FT	\$9.00	\$ 8,370.00	\$11.00	\$ 10,230.00
Phase 1B	616-040H	Steel Sign Post Type B-3	8.000	FT	\$2,250.00	\$ 18,000.00	\$1,000.00	\$ 8,000.00
Phase 1B	616-040J	Steel Sign Post Type E-1	335.000	FT	\$5.00	\$ 1,675.00	\$7.00	\$ 2,345.00
Phase 1B	616-040K	Steel Sign Post Type E-2	10.000	FT	\$500.00	\$ 5,000.00	\$500.00	\$ 5,000.00
Phase 1B	616-095A	Sign Brackets	199.000	LB	\$8.00	\$ 1,592.00	\$30.00	\$ 5,970.00
Phase 1B	618-025A	Street Monument	3.000	EACH	\$5,000.00	\$ 15,000.00	\$1,000.00	\$ 3,000.00
Phase 1B	621-001A	Seed	2.000	ACRE	\$500.00	\$ 1,000.00	\$3,500.00	\$ 7,000.00
Phase 1B	621-005A	Seed Bed Preparation	2.000	ACRE	\$1,200.00	\$ 2,400.00	\$2,500.00	\$ 5,000.00
Phase 1B	621-010A	Seeding	2.000	ACRE	\$500.00	\$ 1,000.00	\$1,700.00	\$ 3,400.00
Phase 1B	621-025A	Mulch Anchoring (Tackifier)	2.000	ACRE	\$1,000.00	\$ 2,000.00	\$2,100.00	\$ 4,200.00
Phase 1B	621-035A	Fertilizing	2.000	ACRE	\$500.00	\$ 1,000.00	\$1,500.00	\$ 3,000.00
Phase 1B	626-010A	Temporary Traffic Control Signs	0.000	SF	\$12.00	\$ -	\$20.00	\$ -
Phase 1B	626-035A	Barricade Type 2	0.000	EA	\$100.00	\$ -	\$40.00	\$ -
Phase 1B	626-040A	Barricade Type 3	0.000	EA	\$200.00	\$ -	\$200.00	\$ -
Phase 1B	626-050A	Drums	0.000	EA	\$50.00	\$ -	\$35.00	\$ -
Phase 1B	626-105A	Temporary Traffic Control Maintenance	48.000	HR	\$60.00	\$ 2,880.00	\$65.00	\$ 3,120.00
Phase 1B	630-010A	Transverse, Word, Symbol, and Arrow Pavement Markings - Preformed Thermoplastic	850.000	SF	\$13.00	\$ 11,050.00	\$13.00	\$ 11,050.00
Phase 1B	630-025A	Longitudinal Pavement Markings - Waterborne	31,000.000	FT	\$0.20	\$ 6,200.00	\$0.25	\$ 7,750.00
Phase 1B	675-005A	Survey	1.000	LS	\$18,000.00	\$ 18,000.00	\$18,000.00	\$ 18,000.00
Phase 1B	675-010A	Directed Surveying	1,200.000	CA	\$1.00	\$ 1,200.00	\$1.00	\$ 1,200.00
Phase 1B	677-005A	Record Drawings	1.000	LS	\$1,900.00	\$ 1,900.00	\$2,400.00	\$ 2,400.00
Phase 1B	S900-50A	Contingency Amount (Misc Work)	2,400.000	CA	\$1.00	\$ 2,400.00	\$1.00	\$ 2,400.00
Phase 1B	S901-05C	SP (Install Drywell)	6.000	EACH	\$5,000.00	\$ 30,000.00	\$7,000.00	\$ 42,000.00
Phase 1B	S904-05A	SP (Landscape and Irrigation Restoration)	1.000	LS	\$6,300.00	\$ 6,300.00	\$6,000.00	\$ 6,000.00
Phase 1B	S904-05B	SP (Illumination Foundation and Conduit System)	1.000	LS	\$31,000.00	\$ 31,000.00	\$36,500.00	\$ 36,500.00
Phase 1B	Z629-05A	Mobilization	1.000	LS	\$250,000.00	\$ 250,000.00	\$365,000.00	\$ 365,000.00
NON-BID ITEMS								
Phase 1B	A100-40A	Utility Reimbursement - Avista (Illumination)	0.000	CA	\$1.00	\$ -	\$1.00	\$ -
Phase 1B	A100-40B	Utility Reimbursement - HLIID (Water Relocates)	0.000	CA	\$1.00	\$ -	\$1.00	\$ -
Phase 1B	A100-70A	FUEL ADJUSTMENT	4,800.000	CA	\$1.00	\$ 4,800.00	\$1.00	\$ 4,800.00
Phase 1B	A100-80A	ASPHALT ADJUSTMENT	4,800.000	CA	\$1.00	\$ 4,800.00	\$1.00	\$ 4,800.00
Phase 1B	A303-05A	QA - AGGR FOR BASE	4,900.000	CA	\$1.00	\$ 4,900.00	\$1.00	\$ 4,900.00
Phase 1B	A405-05A	QA - PL MIX PAV	20,700.000	CA	\$1.00	\$ 20,700.00	\$1.00	\$ 20,700.00
Phase 1B	A405-10A	QA - PL MIX SMOOTHNESS	6,040.000	CA	\$1.00	\$ 6,040.00	\$1.00	\$ 6,040.00
Estimate Totals								
					Engineers Estimate 10/31/2023	LHTAC Review 2/27/2024		
					Total: \$	1,811,991.20	Total: \$	2,243,416.20

CE 0.50% (ITD): \$ 11,217.08
 CL 3.20% (LHTAC): \$ 71,789.32
 CC 12.90% (Consultant): \$ 289,400.69
 Contingency 5.00% (Change Orders): \$ 112,170.81

Construction Phase Total: \$ 2,727,994.10

Agreement for
Come Together
Bench Program

**PARTICIPATION AGREEMENT FOR FINANCING OF IMPROVEMENTS
ARTS COMMISSION COME TOGETHER BENCH
PROGRAM**

This Agreement is entered into between the Hayden Urban Renewal Agency (the "Agency") and the City of Hayden (the "City") relating to the financing the Arts Commission "Come Together" Canvas Bench program (the "Project"). The City and the Agency are each referred to herein as a "Party" and collectively as the "Parties."

WHEREAS, Agency is an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Title 50, Chapter 20 of the Idaho Code, as amended (the "Law") and the Local Economic Development Act, Title 50, Chapter 29, as amended (the "Act") as a duly created and existing urban renewal agency for City; and

WHEREAS, City is a municipal corporation duly organized existing and operating under the laws and Constitution of the State of Idaho (the "State"); and

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Hayden Urban Renewal Capital Development Plan (the "Plan"); and

WHEREAS, following said public hearing the City Council adopted its Ordinance 406, on December 13, 2005, approving the Plan; and

WHEREAS, pursuant to the Act, the Law and Plan, the Agency is authorized to carry out the purposes and various projects under the Plan and to enter into and carry out contracts or agreements in connection therewith, including but not limited to, "the creating of public spaces, gateway entries, public art, and the like" that is consistent with the goals of the Plan; and

WHEREAS, the Agency recognizes that a key element listed the Plan is to "promote and acquire public art through public and private partnerships."

WHEREAS, Agency has found that the Project is consistent with the goals of the Plan; and

WHEREAS, in fiscal year 2016, the Agency designated 5% of the tax assessments collected in that fiscal year to only be used for the arts. To date, the Agency has thirty-seven thousand one hundred twenty-six dollars (\$37,126) remaining specifically assigned to arts.

WHEREAS, City's Arts Commission has selected a supplier for the benches and solicited a quote in accordance with State Code. The nine (9) benches were selected by the City Arts Commission and will come primed and ready for an artist to paint. The City will fund commissioning artists to paint the benches.

WHEREAS, the supplier of the benches (Canvas) will provide matching funds if benches are ordered by June 2024. The quote for the nine (9) benches, including freight, is forty-eight thousand ninety-five dollars (\$48,095). The Canvas-provided match of twenty-three thousand six hundred eighty-five dollars (\$23,685) reduces the quote to twenty-four thousand four hundred ten dollars (\$24,410).

WHEREAS, pursuant to Idaho Code Section 50-2015(d)(1), the City and the Agency may

enter into agreements (which agreements may extend over any period, notwithstanding any provisions or rule of law to the contrary), respecting action to be taken by the City pursuant to any of the powers granted by the Law; and

WHEREAS, Agency agreed at its March 11, 2024 regular meeting, in accordance with its Plan, and for the benefit of City and Agency, to contribute certain funds of Agency for the purpose of providing the City Arts Commission funds not to exceed twenty-five thousand dollars (\$25,000);

NOW THEREFORE, it is agreed as follows:

1. **Effective Date.** The effective date of this Agreement shall be the date when this Agreement has been signed by City and Agency (last date signed) and shall continue until the completion of all obligations of each Party.

2. **Financing of Project.** Agency agrees to fund the costs incurred for the Project (collectively, the "Project Costs") as follows:

(a) **City Responsibilities.** The City will be the contracting agency for the Project and shall be financially responsible for all costs less the Agency contribution described below.

(b) **Agency Financial Responsibilities.** Agency is financially responsible to reimburse the City an amount not-to-exceed \$25,000 (the "Agency Contribution"):

(c) **Invoices.** City shall provide expense records to Agency with monthly invoices submitted to Agency for payment. Each invoice shall be in a format acceptable to Agency. Each invoice shall also specify current billing and previous payments, with a total of costs incurred and payments made to date. The City shall not seek reimbursement for City staff time. Also, The City understands and acknowledges that the Hayden Urban Renewal District has a finite life, and that all reimbursements/payments must be completed prior to the District maturity date of December 31, 2029. The City also understands and acknowledges that any costs or other obligations associated with the Project which are not documented and provided to the Agency by August 31, 2029 will not be reimbursed and will not be an obligation or liability of the Agency.

3. **Payments by the Agency.**

(a) **Costs.** Provided that the City is in compliance with the terms and conditions of this Agreement, within thirty (30) days of an invoice being submitted to the Agency, which has been signed and approved by the City, the Agency will reimburse the amount requested to the City up to a maximum of the total Agency Contribution in accordance with the stipulated terms in Section 2 herein. A project status update shall accompany any reimbursement request.

4. **Antidiscrimination.** The City and Agency, for themselves and their successors and assigns, agrees that in the construction, design and installation of the Project provided for in this Agreement, they will not discriminate against any employee or applicant for employment because of age, race, handicap, color, creed, religion, sex, marital status, ancestry, or national origin.

5. **Insurance.** The City shall purchase and maintain property damage insurance for any property damage to the Project even if benches are placed on Agency-owned property.

6. **Damage and Destruction; Condemnation.** In the event that the Project, or any part thereof, is damaged or destroyed, or title to the Project, or any part thereof, is taken by any

governmental body other than the City or Agency through the exercise of the power of eminent domain, any condemnation award or insurance proceeds payable to or for the account of the City shall be used to rebuild, replace, repair or restore the Project to the extent of such damage, destruction or taking. In the event the City reasonably determines that such rebuilding, replacement, repair or restoration of the Project is impracticable or not feasible, such proceeds shall be used to reimburse the Agency for the Agency Contribution. In the event of a partial taking or partial destruction of the Project, the City shall first apply such condemnation award or insurance proceeds to repair or restore the remainder of the Project to the extent such Project has been destroyed, or to replace the portion of the Project taken in any partial condemnation, and shall apply any amount not so expended to reimburse the Agency for its proportionate share of the costs of the Project components funded with the Agency Contribution subject to such partial taking or partial damage or destruction.

7. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days from receipt of written notice of default from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement. Such Party may, prior to expiration of said 45-day period, rectify the particulars specified in said notice of default. In the event the Party does not rectify the default within 45 days of receipt of the notice of default, the nondefaulting Party may do the following:

(a) The nondefaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the nondefaulting Party.

(b) The nondefaulting Party may seek specific performance of this Agreement and, in addition, recover all damages incurred by the nondefaulting Party. The Parties declare it to be their intent that this Agreement may be specifically enforced.

(c) In the event the City defaults under this Agreement, the Agency (the non-defaulting Party) shall have the right to seek reimbursement of any funds provided to the City pursuant to this Agreement.

(d) In the event the Agency defaults under this Agreement, the City (the non-defaulting Party) shall have the right to seek reimbursement of any funds or services provided to the Agency pursuant to this Agreement, plus any additional amount due to the City for work performed but not yet reimbursed.

8. Access to Reports. All Parties agree to provide all information regarding the Project to all other Parties upon reasonable request to the appropriate Authorized Representative as designated under Section 13.

9. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

10. No Joint Venture or Partnership. The Agency and City agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making the Agency and City a joint venture or partners.

11. Assignment. The rights, obligations and duties of the Agency and the City under this Agreement shall not be assigned or transferred, in whole or in part, without the prior written permission of the other Party.

12. Notice and Receipt.

(a) Notices. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

To Agency:
Hayden Urban Renewal Agency
c/o City of Hayden
Attn: Ronda Mitchell, Chairperson
8930 North Government Way
Hayden, ID 83835
copy to Melissa Cleveland, Executive Director

To City:
Abbi Sanchez
City Clerk and City Arts Commission Clerk
City of Hayden
8930 North Government Way
Hayden, ID 83835

The person and address to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt.

(b) Receipt. For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following:

- (i) the date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- (ii) the date of actual receipt of the notice or other document by the person or entity specified above; or
- (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
 - (a) the date of the attempted delivery or refusal to accept delivery,
 - (b) the date of the postmark on the return receipt, or
 - (c) the date of receipt of notice of refusal or notice of non-delivery by the sending Party.

13. Authorized Representative. The Agency hereby designates Melissa Cleveland, as its Authorized Representative. The City hereby designates Abbi Sanchez, Clerk as its Authorized Representative.

14. Applicable Law/Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

15. Parties in Interest. Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the City and the Agency any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the City and the Agency.

16. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Agreement, this Agreement shall be construed and enforced as if such illegal or invalid provisions had not been contained herein or therein.

17. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement.

18. Entire Agreement. This Agreement, along with any and all exhibits attached hereto and incorporated herein by reference, contains and integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the Project.

IN WITNESS WHEREOF, the parties hereto, through their respective governing boards, have executed this Agreement on the date first cited above.

CITY OF HAYDEN

HAYDEN URBAN RENEWAL AGENCY

By: Alan Davis, Mayor

By: Ronda Mitchell, Chairperson

ATTEST

ATTEST

By: Abbi Sanchez, Clerk

Lindsay Spencer, Clerk

Director Report

Memorandum

TO: HURA CHAIRMAN AND BOARD
FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR
SUBJECT: EXECUTIVE DIRECTOR REPORT
DATE: 4/2/2024
CC: LINDSAY SPENCER, CLERK

OPAs

Nothing new has come in to execute the Hayden Pickleball OPA or documentation necessary to execute the Marketplace at Miles promissory note. Those are both in the developer's courts.

Tax Commission Conference at Kootenai County

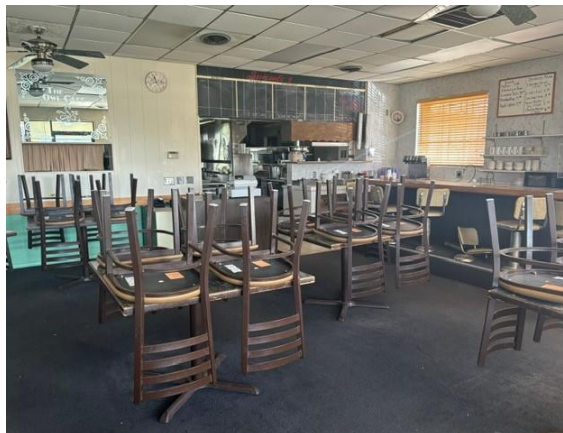
I attended the tax commission conference at Kootenai County on March 27th and 28th. It was very informative and I now have a comprehensive reference binder on URA topics. One thing we learned is that it's allowed to annex part of a parcel into the RAA (like we're proposing for the Maple/Miles property in the expansion), but it's difficult for the County. We'll have to work closely with them and the City on this because the County will need to make 2 tax parcels on these partially annexed parcels.

Another item that was discussed was the process when a district closes. There are several steps to take one year in advance.

When the district closes, the agency is not automatically dissolved. The tax commission staff have never seen a City dissolve a URA. A couple of years before the district sunset date, HURA may discuss a new district with the City (either with the same boundary or a different boundary) to take effect as the current one sunsets. The base resets, of course, but it would allow HURA to continue operating.

Owl Cafe Property Purchase

The property closed on March 15th. Photos of a site visit are attached.





HURA Boundary Expansion

Council decided to move forward with the eligibility study for the HURA expansion for areas A, B, E, F, and K (not the areas along Lancaster Road). See map below.

