

HAYDEN URBAN RENEWAL AGENCY  
8930 North Government Way  
Hayden, ID 83854  
208-664-6942  
[www.haydenurbanrenewalagency.com](http://www.haydenurbanrenewalagency.com)

**Regular Meeting**  
City Hall  
City Council Chambers

December 8, 2025  
3:00 p.m.

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 the regular meeting on October 20, 2025
2. Ratification of bills
3. Bills
4. Financial packet

NEW BUSINESS

1. Amendment for Welch Comer's contract (Action Item)
2. Civic Center Update and Next Steps (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

January 12, 2026 Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: <https://www.youtube.com/@HURA-cg3du>

## Consent Calendar

HAYDEN URBAN RENEWAL AGENCY  
8930 North Government Way  
Hayden, ID 83854  
208-664-6942  
[www.haydenurbanrenewalagency.com](http://www.haydenurbanrenewalagency.com)

**Regular Meeting Minutes**  
City Hall  
City Council Chambers  
October 20, 2025 - 3:00 p.m.

**CALL TO ORDER**

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

**ROLL CALL OF BOARD MEMBERS**

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

**STAFF PRESENT**

Pete Bredeson, Board Attorney (via Go To Meeting)  
Melissa Cleveland, Executive Director  
Lindsay Spencer, Clerk

**PLEDGE OF ALLEGIANCE**

Mr. Roetter led the Pledge of Allegiance.

**ADDITIONS OR CORRECTIONS TO THE AGENDA**

None.

**CALL FOR CONFLICTS OF INTEREST**

None.

**VISITOR/PUBLIC COMMENT**

None.

**CONSENT CALENDAR (Action Item)**

1. Minutes
2. Bills
3. Financial Packet

Mr. Roetter moved to approve the consent calendar. Mr. Meyer seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

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

All members present voted to affirm. Motion passed.

#### NEW BUSINESS

##### 1. Elections for HURA Officers (Action Item)

Discussion held regarding officer roles. Ronda Mitchell expressed willingness to continue as chair with limited in-person attendance.

Mr. Meyer moved to reelect the current slate of officers. Ms. Richards seconded the motion:

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

#### ROLL CALL OF BOARD MEMBERS

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

All members present voted to affirm. Motion passed.

##### 2. Approve Quote for Signs (Action Item)

Ms. Cleveland presented quote for two (2) 30" x 36" red-on-white 'Park at Your Own Risk' signs from Traffic Corps.

Signs will be installed to address winter liability concerns in the Owl Café gravel lot.

Mr. Meehan moved to approve purchase and installation of two (2) red 30x36 signs. Mr. McIntire seconded the motion.

## ROLL CALL OF BOARD MEMBERS

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

All members present voted to affirm. Motion passed.

## REPORTS and OTHER NON-ACTION ITEM DISCUSSION

### 1. Civic Center Update

Ms. Cleveland reported on a tour of Mid-City Concerns Senior Center in Spokane attended by Steve, Randy, and Rhonda Newton (Hayden Senior Center).

Highlights included:

- Observations of kitchen layout, food delivery systems, and programming
- Recognition that senior and community center spaces require independence—separate kitchens and restrooms.
- Recommendation for the seniors to fund and equip their own kitchen.
- Owen, the Spokane center's director, shared successful fundraising methods and streamlined operations.
- Discussion of possible design changes, loading zones, and refining space programming to assist the architect with planning.

### 2. Executive Director's Report

- HURA District Expansion: Public hearing scheduled for November 18, 2025, before Hayden City Council.
- Audit: Data collection underway for FY25 audit.
- Bench Program: Pads to be installed fall 2025; painted benches expected in spring/summer 2026. Only one or two benches will be located on HURA property.

## ADJOURNMENT

Next regular meeting scheduled for November 10, 2025

Mr. McIntire moved to adjourn. Ms. Richards seconded the motion.

Meeting adjourned at 3:33 p.m.

## Financial Packet

# Unpaid Bills Report

## Hayden Urban Renewal Agency

All Dates

DATE	TRANSACTION TYPE	NUM	DUE DATE	PAST DUE	AMOUNT	OPEN BALANCE
Accuwise Consulting						
10/31/2025	Bill	78020	10/31/2025	7	523.60	523.60
<b>Total for Accuwise Consulting</b>					<b>\$523.60</b>	<b>\$523.60</b>
Avondale Irrigation District						
10/23/2025	Bill	1725.0	10/23/2025	15	388.00	388.00
10/23/2025	Bill	4611.0	10/23/2025	15	1,168.66	1,168.66
10/23/2025	Bill	2651.0	10/23/2025	15	134.00	134.00
10/23/2025	Bill	6455.0	10/23/2025	15	388.00	388.00
<b>Total for Avondale Irrigation District</b>					<b>\$2,078.66</b>	<b>\$2,078.66</b>
Bredeson Law Group						
11/04/2025	Bill	1292	11/04/2025	3	150.00	150.00
<b>Total for Bredeson Law Group</b>					<b>\$150.00</b>	<b>\$150.00</b>
Knock Marketing & Design						
10/24/2025	Bill	4871	10/24/2025	14	400.00	400.00
<b>Total for Knock Marketing &amp; Design</b>					<b>\$400.00</b>	<b>\$400.00</b>
Trafficorp						
11/03/2025	Bill	14314	11/03/2025	4	1,132.08	1,132.08
<b>Total for Trafficorp</b>					<b>\$1,132.08</b>	<b>\$1,132.08</b>
Welch Comer & Associates						
10/23/2025	Bill	41388000-033	10/23/2025	15	5,107.18	5,107.18
<b>Total for Welch Comer &amp; Associates</b>					<b>\$5,107.18</b>	<b>\$5,107.18</b>
<b>TOTAL</b>					<b>\$9,391.52</b>	<b>\$9,391.52</b>



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

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



Statement Date: **10/31/2025**

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

### REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 09/30/25		5,000.00
Debits	6	10,379.47
Automatic Withdrawals	1	4,243.15
Automatic Deposits	6	14,622.62+
Ending Balance On 10/31/25		5,000.00
Average Balance (Ledger)	5,000.00+	

### ALL CREDIT ACTIVITY

Date	Description	Amount
10/14/25	KOOTENAI COUNTY PAY INV	4,243.15
10/23/25	MCMG TFR FROM 000024001109	6,682.87
10/24/25	MCMG TFR FROM 000024001109	175.00
10/27/25	MCMG TFR FROM 000024001109	2,716.00
10/28/25	MCMG TFR FROM 000024001109	405.60
10/29/25	MCMG TFR FROM 000024001109	400.00

### ELECTRONIC DEBITS

Date	Description	Amount
10/14/25	MCMG TFR TO 000024001109	4,243.15

### CHECKS AND OTHER DEBITS

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
10/28/25	1939	405.60	10/27/25	1941	116.00	10/23/25	1944*	6,682.87
10/24/25	1940	175.00	10/29/25	1942	400.00	10/27/25	1945	2,600.00

### DAILY BALANCE SUMMARY

Beginning Ledger Balance on 09/30/25 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
10/14/25	5,000.00	10/24/25	5,000.00	10/28/25	5,000.00
10/23/25	5,000.00	10/27/25	5,000.00	10/29/25	5,000.00

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Statement Date: **10/31/2025**

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

**This Statement Cycle Reflects 31 Days**

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



HAYDEN URBAN REN AGENCY HURA  
Account No. : 27000934  
Stmt. Date : 10/31/2025

Bank : 017  
Images : 6  
Page : 3

## IMAGE STATEMENT

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1939  
10/15/2025

PAY TO THE ORDER OF Accuwize Consulting \$ \*\*405.60

Four hundred five and 60/100\*\*\*\*\* DOLLARS

Accuwize Consulting  
PO Box 2895  
Coeur d'Alene, ID 83816

MEMO

1001939 123103826 27000934

AMT: 405.60 STS: Paid  
CHK: 1939 DATE: 10/28/2025 SEQ: 80400240

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1940  
10/15/2025

PAY TO THE ORDER OF Bredeson Law Group \$ \*\*175.00

One hundred seventy-five and 00/100\*\*\*\*\* DOLLARS

Bredeson Law Group  
1677 E Miles Avenue  
Hayden, ID 83835

MEMO

1001940 123103826 27000934

AMT: 175.00 STS: Paid  
CHK: 1940 DATE: 10/24/2025 SEQ: 80000210

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1941  
10/15/2025

PAY TO THE ORDER OF City of Hayden (Vendor) \$ \*\*116.00

One hundred sixteen and 00/100\*\*\*\*\* DOLLARS

City of Hayden (Vendor)  
8930 N Government Way  
Hayden, ID 83835

MEMO

1001941 123103826 27000934

AMT: 116.00 STS: Paid  
CHK: 1941 DATE: 10/27/2025 SEQ: 80200640

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1942  
10/15/2025

PAY TO THE ORDER OF Knock Marketing & Design \$ \*\*400.00

Four hundred and 00/100\*\*\*\*\* DOLLARS

Knock LLC  
1638 Nesquehally Avenue  
Post Falls, ID 83854

MEMO

1001942 123103826 27000934

AMT: 400.00 STS: Paid  
CHK: 1942 DATE: 10/29/2025 SEQ: 20800230

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1944  
10/15/2025

PAY TO THE ORDER OF Welch Comer & Associates \$ \*\*6,682.87

Six thousand six hundred eighty-two and 87/100\*\*\*\*\* DOLLARS

Welch Comer & Associates  
330 E Lakeside Avenue  
Suite 101  
Coeur d'Alene, ID 83814

MEMO

1001944 123103826 27000934

AMT: 6,682.87 STS: Paid  
CHK: 1944 DATE: 10/23/2025 SEQ: 80102020

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5599  
40-001201

1945  
10/15/2025

PAY TO THE ORDER OF Redevelopment Association of Idaho \$ \*\*2,600.00

Two thousand six hundred and 00/100\*\*\*\*\* DOLLARS

Redevelopment Association of Idaho  
379 East Shore Drive, Suite 100  
Eagle, ID 83616

MEMO

1001945 123103826 27000934

AMT: 2,600.00 STS: Paid  
CHK: 1945 DATE: 10/27/2025 SEQ: 80001240





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



Statement Date: 10/31/2025

Account No.: 24001109 Page: 1

### FIRST RATE BUSINESS MMDA SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 09/30/25		211,761.99
Deposits	1	1,495.00 +
Debits		0.00
Automatic Withdrawals	5	10,379.47
Automatic Deposits	1	4,243.15 +
Interest Added This Statement		160.24 +
Ending Balance On 10/31/25		207,280.91
Annual Percentage Yield Earned	0.89%	
Interest Paid This Year	3,407.22	
Interest Paid Last Year	4,959.61	
Average Balance (Collected)	211,904.19 +	

### ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
10/28/25	Deposit	1,495.00						

Date	Description	Amount
10/14/25	MCMG TFR FROM 000027000934	4,243.15
10/31/25	INTEREST PAID	160.24

### ELECTRONIC DEBITS

Date	Description	Amount
10/23/25	MCMG TFR TO 000027000934	6,682.87
10/24/25	MCMG TFR TO 000027000934	175.00
10/27/25	MCMG TFR TO 000027000934	2,716.00
10/28/25	MCMG TFR TO 000027000934	405.60
10/29/25	MCMG TFR TO 000027000934	400.00

### DAILY BALANCE SUMMARY

Beginning Ledger Balance on 09/30/25 was 211,761.99

Date	Balance	Date	Balance	Date	Balance
10/14/25	216,005.14	10/27/25	206,431.27	10/31/25	207,280.91
10/23/25	209,322.27	10/28/25	207,520.67		
10/24/25	209,147.27	10/29/25	207,120.67		

Continued

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Statement Date: **10/31/2025**

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

**This Statement Cycle Reflects 31 Days**

**The Interest Earned And The Annual Percentage Yield Earned  
Are Based On The Period 10/01/2025 Through 10/31/2025**

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



HAYDEN URBAN REN AGENCY HURA  
Account No. : 24001109  
Stmt. Date : 10/31/2025

Bank : 017  
Images : 1  
Page : 3

IMAGE STATEMENT

<b>DDA Credit</b>	
<b>BANKCDA</b>	
Amount: 1495.00	
Account Number: 24001109	
Tran Code: 042	
Date: 10/28/2025	
Customer Name: Hayden Urban Ren Agency	
Comment:	
⑈55550⑈5⑈0⑈2400⑈1⑈09⑈ 042	

AMT: 1,495.00 STS: Deposit  
CHK: DATE: 10/28/2025 SEQ: 22700220





# 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

9/1/2025 through 9/30/2025

### Summary

<b>Beginning Balance</b>	\$3,750,452.66	<b>Fund Number</b>	3354
<b>Contributions</b>	\$13,448.24	<b>Distribution Yield</b>	4.3129%
<b>Withdrawals</b>	\$0.00	<b>September Accrued Interest</b>	\$13,342.39
<b>Ending Balance</b>	\$3,763,900.90	<b>Average Daily Balance</b>	\$3,763,900.90

### Detail

Date	Activity	Status	Type	Amount	Balance
09/01/2025	Beginning Balance				\$3,750,452.66
09/01/2025	Contribution	Processed	August Reinvestment	\$13,448.24	\$3,763,900.90
09/30/2025	Ending Balance				\$3,763,900.90

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.

FY-PER-MOYEAR	BANK # 301		BANK # 302		BANK # 303		TOTAL CASH IN BANK	
	bankcda		bankcda		LGIP	SUSPENSE		
	#0934		#1109		#3354			
	300-102-11312		300-102-11304		300-103-11328	where is it?		
2025-Per01-Oct2025	\$	5,000.00	\$	207,280.91	\$	3,763,900.90	\$ -	\$3,976,181.81
2025-Per12-Sept2025	\$	5,000.00	\$	211,761.99	\$	3,763,900.90	\$ -	\$3,980,662.89
2025-Per11-Aug2025	\$	5,000.00	\$	253,045.92	\$	3,750,452.66	\$ -	\$4,008,498.58
2025-Per10-July2025	\$	5,000.00	\$	704,525.39	\$	3,283,146.77	\$ -	\$3,992,672.16
2025-Per09-June2025	\$	5,000.00	\$	309,496.35	\$	3,271,417.79	\$ -	\$3,585,914.14
2025-Per08-May2025	\$	5,000.00	\$	289,760.26	\$	3,259,359.75	\$ -	\$3,554,120.01
2025-Per07-Apr2025	\$	5,000.00	\$	276,111.84	\$	3,247,446.48	\$ -	\$3,528,558.32
2025-Per06-Mar2025	\$	5,000.00	\$	244,514.93	\$	3,335,987.68	\$ -	\$3,585,502.61
2025-Per05-Feb2025	\$	5,000.00	\$	936,424.07	\$	2,635,773.46	\$ -	\$3,577,197.53
2025-Per04-Jan2025	\$	5,000.00	\$	744,668.92	\$	2,625,682.01	\$ -	\$3,375,350.93
2024-Per03-Dec2024	\$	5,000.00	\$	250,850.19	\$	2,615,224.00	\$ -	\$2,871,074.19
2024-Per02-Nov2024	\$	5,000.00	\$	252,291.77	\$	2,604,694.82	\$ -	\$2,861,986.59
2024-Per01-Oct2024	\$	5,000.00	\$	254,139.07	\$	2,643,671.30	\$ -	\$2,902,810.37
2024-Per12-Sep2024	\$	5,000.00	\$	258,371.94	\$	2,670,737.76	\$ -	\$2,934,109.70
2024-Per11-Aug2024	\$	5,000.00	\$	251,820.42	\$	2,659,459.04	\$ -	\$2,916,279.46
2024-Per10-Jul2024	\$	5,000.00	\$	544,920.64	\$	2,345,284.19	\$ -	\$2,895,204.83
2024-Per09-Jun2024	\$	5,000.00	\$	297,735.68	\$	2,415,598.68	\$ -	\$2,718,334.36
2024-Per08-May2024	\$	5,000.00	\$	258,706.55	\$	4,286,322.10	\$ -	\$4,550,028.65
2024-Per07-Apr2024	\$	5,000.00	\$	253,320.41	\$	4,728,892.01	\$ -	\$4,987,212.42
2024-Per06-Mar2024	\$	5,000.00	\$	802,782.20	\$	4,199,494.91	\$ -	\$5,007,277.11
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-Jul2023	\$	5,000.00	\$	339,718.61	\$	5,480,770.64	\$ -	\$5,825,489.25
2023-Per09-Jun2023	\$	5,000.00	\$	150,348.58	\$	5,460,000.56	\$ -	\$5,615,349.14
2023-Per08-May2023	\$	5,000.00	\$	641,814.40	\$	4,951,702.61	\$ -	\$5,598,517.01
2023-Per07-Apr2023	\$	5,000.00	\$	633,794.27	\$	4,932,085.89	\$ -	\$5,570,880.16
2023-Per06-Mar2023	\$	5,000.00	\$	641,143.47	\$	4,913,730.94	\$ -	\$5,559,874.41
2023-Per05-Feb2023	\$	5,000.00	\$	703,164.39	\$	4,895,727.03	\$ -	\$5,603,891.42
2023-Per04-Jan2023	\$	5,000.00	\$	693,958.03	\$	4,879,581.26	\$ -	\$5,578,539.29
2023-Per03-Dec2022	\$	5,000.00	\$	136,577.96	\$	4,864,477.43	\$ -	\$5,006,055.39
2023-Per02-Nov2022	\$	5,000.00	\$	139,270.06	\$	4,851,749.84	\$ -	\$4,996,019.90
2023-Per01-Oct2022	\$	5,000.00	\$	139,676.14	\$	4,840,517.47	\$ -	\$4,985,193.61
2022-Per12-Sep2022	\$	5,000.00	\$	158,030.89	\$	4,817,073.03	\$ -	\$4,980,103.92
2022-Per11-Aug2022	\$	5,000.00	\$	124,137.68	\$	4,808,778.15	\$ -	\$4,937,915.83
2022-Per10-Jul2022	\$	5,000.00	\$	338,189.72	\$	4,608,026.37	\$ -	\$4,951,216.09
2022-Per09-Jun2022	\$	5,000.00	\$	193,709.73	\$	4,554,205.65	\$ -	\$4,752,915.38
2022-Per08-May2022	\$	5,000.00	\$	160,173.30	\$	4,550,865.24	\$ -	\$4,716,038.54
2022-Per07-Apr2022	\$	5,000.00	\$	160,064.23	\$	4,548,425.76	\$ -	\$4,713,489.99
2022-Per06-Mar2022	\$	5,000.00	\$	133,987.85	\$	4,546,903.55	\$ -	\$4,685,891.40
2022-Per05-Feb2022	\$	5,000.00	\$	146,628.67	\$	4,546,030.53	\$ -	\$4,697,659.20
2022-Per04-Jan2022	\$	5,000.00	\$	655,300.64	\$	4,013,085.34	\$ -	\$4,673,385.98
2022-Per03-Dec2021	\$	5,000.00	\$	146,832.32	\$	4,012,611.84	\$ -	\$4,164,444.16
2022-Per02-Nov2021	\$	5,000.00	\$	83,137.16	\$	4,074,068.78	\$ -	\$4,162,205.94
2022-Per01-Oct2021	\$	5,000.00	\$	129,467.60	\$	4,073,680.00	\$ -	\$4,208,147.60
2021-Per12-Sep2021	\$	5,000.00	\$	141,251.89	\$	4,073,288.87	\$ -	\$4,219,540.76
2021-Per11-Aug2021	\$	5,000.00	\$	146,839.76	\$	4,072,885.28	\$ -	\$4,224,725.04
2021-Per10-Jul2021	\$	5,000.00	\$	417,708.28	\$	3,972,466.23	\$ -	\$4,395,174.51
2021-Per09-Jun2021	\$	5,000.00	\$	148,597.95	\$	3,872,018.75	\$ -	\$4,025,616.70
2021-Per08-May2021	\$	5,000.00	\$	127,485.64	\$	3,889,054.91	\$ -	\$4,021,540.55
2021-Per07-Apr2021	\$	5,000.00	\$	147,857.75	\$	3,888,492.44	\$ -	\$4,041,350.19

2021-Per06-Mar2021	\$	5,000.00	\$	135,348.85	\$	3,887,905.69	\$	-	\$4,028,254.54
2021-Per05-Feb2021	\$	5,000.00	\$	167,030.57	\$	3,887,223.86	\$	-	\$4,059,254.43
2021-Per04-Jan2021	\$	5,000.00	\$	606,230.17	\$	3,554,869.02	\$	-	\$4,166,099.19
2021-Per03-Dec2020	\$	5,000.00	\$	146,759.95	\$	3,553,983.48	\$	-	\$3,705,743.43
2021-Per02-Nov2020	\$	5,000.00	\$	147,625.56	\$	3,586,448.11	\$	-	\$3,739,073.67
2021-Per01-Oct2020	\$	5,000.00	\$	635,744.78	\$	3,492,872.86	\$	-	\$4,133,617.64
2020-Per12-Sep2020	\$	5,000.00	\$	147,035.82	\$	3,491,206.22	\$	-	\$3,643,242.04
2020-Per11-Aug2020	\$	5,000.00	\$	145,061.80	\$	3,663,007.43	\$	-	\$3,813,069.23
2020-Per10-Jul2020	\$	5,000.00	\$	415,015.20	\$	3,573,786.77	\$	-	\$3,993,801.97
2020-Per09-Jun2020	\$	5,000.00	\$	159,261.96	\$	3,571,184.52	\$	-	\$3,735,446.48
2020-Per08-May2020	\$	5,000.00	\$	146,631.86	\$	3,567,954.99	\$	-	\$3,719,586.85
2020-Per07-Apr2020	\$	5,000.00	\$	142,194.96	\$	3,564,031.31	\$	-	\$3,711,226.27
2020-Per06-Mar2020	\$	5,000.00	\$	145,038.08	\$	3,559,641.29	\$	-	\$3,709,679.37
2020-Per05-Feb2020	\$	5,000.00	\$	145,138.21	\$	3,567,462.24	\$	-	\$3,717,600.45
2020-Per04-Jan2020	\$	5,000.00	\$	583,107.88	\$	3,117,242.43	\$	-	\$3,705,350.31
2020-Per03-Dec2019	\$	5,000.00	\$	136,273.12	\$	3,112,220.60	\$	-	\$3,253,493.72
2020-Per02-Nov2019	\$	5,000.00	\$	141,862.96	\$	3,106,886.91	\$	-	\$3,253,749.87
2020-Per01-Oct2019	\$	5,000.00	\$	148,076.83	\$	3,101,548.17	\$	-	\$3,254,625.00
2019-Per12-Sep2019	\$	5,000.00	\$	146,532.85	\$	3,095,819.21	\$	-	\$3,247,352.06
2019-Per11-Aug2019	\$	5,000.00	\$	155,029.01	\$	3,080,379.94	\$	-	\$3,240,408.95
2019-Per10-Jul2019	\$	5,000.00	\$	403,580.12	\$	2,854,676.69	\$	-	\$3,263,256.81
2019-Per09-Jun2019	\$	5,000.00	\$	135,168.31	\$	2,848,646.07	\$	-	\$2,988,814.38
2019-Per08-May2019	\$	5,000.00	\$	122,021.61	\$	2,842,668.82	\$	-	\$2,969,690.43
2019-Per07-Apr2019	\$	5,000.00	\$	147,467.95	\$	2,836,471.77	\$	-	\$2,988,939.72
2019-Per06-Mar2019	\$	5,000.00	\$	139,663.22	\$	2,830,486.62	\$	-	\$2,975,149.84
2019-Per05-Feb2019	\$	5,000.00	\$	145,195.42	\$	2,824,334.46	\$	-	\$2,974,529.88
2019-Per04-Jan2019	\$	5,000.00	\$	567,651.01	\$	2,089,271.99	\$	-	\$2,962,267.07
2019-Per03-Dec2018	\$	5,000.00	\$	145,479.36	\$	2,084,883.04	\$	-	\$2,535,595.79
2019-Per02-Nov2018	\$	5,000.00	\$	158,451.59	\$	2,067,067.01	\$	-	\$2,530,663.80
2019-Per01-Oct2018	\$	5,000.00	\$	145,070.20	\$	2,063,231.30	\$	-	\$2,513,380.27
2018-Per12-Sep2018	\$	5,000.00	\$	148,116.69	\$	1,965,565.55	\$	-	\$2,510,672.89
2018-Per11-Aug2018	\$	5,000.00	\$	150,193.80	\$	1,895,314.57	\$	-	\$2,509,719.15
2018-Per10-Jul2018	\$	5,000.00	\$	833,613.55	\$	1,245,382.65	\$	-	\$2,543,140.86



## Hayden Urban Renewal Agency FY 26 Budget

Revenues		YTD Balance as of 10/31/2025	FY26 Requested Budget	Variance / Actual vs. Budget	% of Budget Used
<b>212 Fund Balance Carryover</b>					
300-212-49550	Fund Balance Carryover (beginning balance)	3,681,150	3,681,150		
<b>313 Real Property Taxes</b>					
300-311-41110	Property Taxes Current	3,829	1,081,050	1,077,221	0.35
300-311-41111	Property Taxes Delinquent		-	-	#DIV/0!
300-311-41112	Property Taxes Penalties & Interest	414	-	(414)	#DIV/0!
300-311-41113	Personal Ptax Exemption Repl.		-	-	#DIV/0!
<b>Total for 313</b>		<b>4,243</b>	<b>1,081,050</b>	<b>1,076,807</b>	
<b>361 Interest Revenues</b>					
300-361-46111	Interest Revenues	160	95,000	94,840	0.17
<b>390 Other Financing</b>					
300-390-47006	Proceeds from Sale of Land			-	#DIV/0!
300-390-57008	HURA Public Parking Lot Lease		100	100	0.00
300-390-47009	HURA 58 E Orchard Rental	1,625	17,940	16,315	9.06
300-390-47010	HURA Reimbursements from City of Hayden			-	#DIV/0!
<b>Total for 361</b>		<b>1,625</b>	<b>18,040</b>	<b>16,415</b>	
<b>Total Revenues Not Counting Fund Balance Carry Forward</b>					
		<b>6,028</b>	<b>1,194,090</b>		
<b>Total Revenues</b>		<b>3,687,178</b>	<b>4,875,240</b>	<b>(350,119)</b>	
<b>Expenses</b>					
<b>241 Operating and Administrative</b>					
300-241-53101	Audit		15,000	15,000	0.00
300-241-53102	Legal/Professional Services	352	15,000	14,648	2.34
300-241-53409	Video Recording	400	5,000	4,600	8.00
300-241-54100	HURA Utilities	2,079	3,000	921	69.29
300-241-55201	ICRMP Insurance Premium		3,500	3,500	0.00
300-241-55301	Real Property Assessments		900	900	0.00
300-241-55401	Advertising, Publishing, Recording		400	400	0.00
300-241-55701	Dues, Memberships, and Subscriptions	2,600	3,600	1,000	72.22
300-241-55801	Travel, Meetings, Training		5,000	5,000	0.00
300-241-55901	HURA Banking Fees and Charges		-	-	#DIV/0!
300-241-56101	Office Supplies		200	200	0.00
<b>Total for 241</b>		<b>5,430</b>	<b>51,600</b>		
<b>248 Professional Services</b>					
300-248-53203	Study/Project Professional Services		50,000	50,000	0.00
300-248-53204	HURA City Staff Support		1,000	1,000	0.00
300-248-53205	HURA Executive Director	11,790	100,000	88,210	11.79
300-248-54346	Property Management Fees - 58 E Orchard	130	1,900	1,770	6.84
300-248-xxxxx	Book Keeper	497	9,600	9,103	5.18
<b>Total for 248</b>		<b>12,417</b>	<b>162,500</b>		
<b>899 Capital Purchases</b>					
300-899-58004	HURA Arts		5,000	5,000	0.00
300-899-59251	Ramsey Road LHTAC Supplemental Funding			-	#DIV/0!
300-899-59836	Come Together Bench Program			-	#DIV/0!
300-899-59252	Civic Center	-	300,000	300,000	0.00
300-899-59901	HURA Infrastructure Projects		1,500,000	1,500,000	0.00
300-899-59902	Property Acquisition			-	#DIV/0!
300-899-59908	H-6 Promissory Note			-	#DIV/0!
300-899-59909	Improvements 58 E Orchard		10,000	10,000	0.00
300-899-59910	Gov't Way/Miles Intersection Design		30,000	30,000	0.00
300-899-59912	CHUBBS LLC Promissory Note		15,300	15,300	0.00
300-899-59913	Ramsey Road Sewer Design		-	-	#DIV/0!
300-899-59914	Ramsey Road Sewer Construction		-	-	#DIV/0!
300-899-59916	Croffoot Park Supplemental Funding		-	-	#DIV/0!
300-899-59917	Marketplace at Miles Promissory Note		1,350	1,350	0.00
300-899-59918	Rock Properties Promissory Note		58,000	58,000	0.00
300-899-xxxxx	McIntire Park		200,000	200,000	0.00
300-899-xxxxx	Gov't Way/Honeysuckle Intersection		100,000	100,000	0.00
<b>Total for 899</b>		<b>-</b>	<b>2,219,650</b>		
300-900-59550	Fund Balance Carryforward (Ending Balance)	3,669,331	2,441,490		
<b>Total Expenses not Counting Fund Balance Carryforward</b>					
		<b>-</b>	<b>-</b>		
<b>Total Expenses</b>		<b>(3,669,331)</b>	<b>(2,441,490)</b>		
	Revenues-Expenses	<b>7,356,509</b>	<b>7,316,730</b>		

**Statement of Activity**  
**Hayden Urban Renewal Agency**  
**October 2025**

<b>Distribution account</b>	<b>Total</b>
Income	
300-311-41110 Property Taxes Income	3,828.82
300-311-41112 Property Taxes Penalties & Interest	414.33
300-361-46111 Interest Revenues	160.24
300-390-47009 HURA 58 E Orchard Rental	1,625.00
<b>Total for Income</b>	<b>6,028.39</b>
<b>Gross Profit</b>	<b>6,028.39</b>
Expenses	
300-241-53102 Legal & Professional Fees	351.60
300-241-53409 Video Recording	400.00
300-241-54100 HURA Utilities	2,078.66
300-241-55701 Dues, Memberships & Subscriptions	2,600.00
300-248-53205 HURA Executive Director Contract	11,790.05
300-248-53206 Bookkeeping	497.00
300-248-54346 Property Mgmt Fees - 58 E Orchard Ave	130.00
<b>Total for Expenses</b>	<b>17,847.31</b>

# Statement of Financial Position

## Hayden Urban Renewal Agency

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
300-102-11312 HURA BankCDA Checking #0934	5,000.00
300-103-11313 HURA Bank CDA Savings #1109	207,280.91
300-103-11328 HURA LGIP #3354	3,763,900.90
<b>Total for Bank Accounts</b>	<b>\$3,976,181.81</b>
Accounts Receivable	
300-105-11500 HURA Property Taxes Receivable	25,210.00
<b>Total for Accounts Receivable</b>	<b>\$25,210.00</b>
Other Current Assets	
300-103-11316 LGIF FMV Adjustments (Audit)	6,944.00
300-150-11591 HURA ICRMP Prepaid Liability Ins	1,534.50
<b>Total for Other Current Assets</b>	<b>\$8,478.50</b>
<b>Total for Current Assets</b>	<b>\$4,009,870.31</b>
Fixed Assets	
300-160-11601 Land	1,425,273.00
300-160-11602 Buildings	197,245.00
300-160-11607 Accumulated Depreciation	-29,586.00
<b>Total for Fixed Assets</b>	<b>\$1,592,932.00</b>
<b>Total for Assets</b>	<b>\$5,602,802.31</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
300-202-21101 HURA Accounts Payable	8,109.44
<b>Total for Accounts Payable</b>	<b>\$8,109.44</b>
Other Current Liabilities	
300-200-21403 HURA Deferred Property Taxes	16,248.00
300-200-21405 HURA Accrued Liabilities	7,007.87
<b>Total for Other Current Liabilities</b>	<b>\$23,255.87</b>
<b>Total for Current Liabilities</b>	<b>\$31,365.31</b>
<b>Total for Liabilities</b>	<b>\$31,365.31</b>
Equity	
300-250-24100 Fund Balance Restricted	2,827,327.70
300-250-24104 HURA Fund Balance Assigned Arts	23,720.00
300-250-24105 HURA Invested In Capital Assets	1,592,932.00
Retained Earnings	1,139,276.22
Net Income	-11,818.92
<b>Total for Equity</b>	<b>\$5,571,437.00</b>
<b>Total for Liabilities and Equity</b>	<b>\$5,602,802.31</b>

# Unpaid Bills Report

## Hayden Urban Renewal Agency

All Dates

DATE	TRANSACTION TYPE	NUM	DUE DATE	PAST DUE	AMOUNT	OPEN BALANCE
Accuwize Consulting						
11/30/2025	Bill	78021	11/30/2025	5	505.60	505.60
<b>Total for Accuwize Consulting</b>					<b>\$505.60</b>	<b>\$505.60</b>
Alpine Summit CPA						
10/31/2025	Bill	14828	10/31/2025	35	1,730.00	1,730.00
<b>Total for Alpine Summit CPA</b>					<b>\$1,730.00</b>	<b>\$1,730.00</b>
Bredeson Law Group						
12/02/2025	Bill	1296	12/02/2025	3	25.00	25.00
<b>Total for Bredeson Law Group</b>					<b>\$25.00</b>	<b>\$25.00</b>
City of Hayden (Vendor)						
12/04/2025	Bill		12/04/2025	1	137.00	137.00
<b>Total for City of Hayden (Vendor)</b>					<b>\$137.00</b>	<b>\$137.00</b>
Kootenai County Treasurer						
11/21/2025	Bill	157518	11/21/2025	14	212.24	212.24
11/21/2025	Bill	157500	11/21/2025	14	5.74	5.74
11/21/2025	Bill	126236	11/21/2025	14	201.74	201.74
<b>Total for Kootenai County Treasurer</b>					<b>\$419.72</b>	<b>\$419.72</b>
Welch Comer & Associates						
11/24/2025	Bill	41388000-034	11/24/2025	11	3,209.95	3,209.95
<b>Total for Welch Comer &amp; Associates</b>					<b>\$3,209.95</b>	<b>\$3,209.95</b>
<b>TOTAL</b>					<b>\$6,027.27</b>	<b>\$6,027.27</b>



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



Statement Date: 11/28/2025

Account No.: 27000934 Page: 1

### REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 10/31/25		5,000.00
Debits	6	9,391.52
Automatic Withdrawals	1	1,902.73
Automatic Deposits	4	11,294.25+
Ending Balance On 11/28/25		5,000.00
Average Balance (Ledger)	5,000.00+	

### ALL CREDIT ACTIVITY

Date	Description	Amount
11/10/25	KOOTENAI COUNTY PAY INV	1,902.73
11/17/25	MCMG TFR FROM 000024001109	923.60
11/18/25	MCMG TFR FROM 000024001109	3,360.74
11/20/25	MCMG TFR FROM 000024001109	5,107.18

### ELECTRONIC DEBITS

Date	Description	Amount
11/10/25	MCMG TFR TO 000024001109	1,902.73

### CHECKS AND OTHER DEBITS

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
11/17/25	1946	523.60	11/17/25	1948	400.00	11/18/25	1950	1,132.08
11/18/25	1947	150.00	11/20/25	1949	5,107.18	11/18/25	1951	2,078.66

### DAILY BALANCE SUMMARY

Beginning Ledger Balance on 10/31/25 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
11/10/25	5,000.00	11/18/25	5,000.00		
11/17/25	5,000.00	11/20/25	5,000.00		

Continued

2/591/1



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Statement Date: **11/28/2025**

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

**This Statement Cycle Reflects 28 Days**

---

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



HAYDEN URBAN REN AGENCY HURA  
Account No. : 27000934  
Stmt. Date : 11/28/2025

Bank : 017  
Images : 6  
Page : 3

## IMAGE STATEMENT

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1946

PAY TO THE ORDER OF Accuwise Consulting

\$ \*\*523.60

Five hundred twenty-three and 60/100\*\*\*\*\*

DOLLARS

Accuwise Consulting  
PO Box 2895  
Coeur d'Alene, ID 83815

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1946⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 523.60 STS: Paid  
CHK: 1946 DATE: 11/17/2025 SEQ: 80000130

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1947

PAY TO THE ORDER OF Bredeson Law Group

\$ \*\*150.00

One hundred fifty and 00/100\*\*\*\*\*

DOLLARS

Bredeson Law Group  
1677 E Miles Avenue  
Hayden, ID 83835

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1947⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 150.00 STS: Paid  
CHK: 1947 DATE: 11/18/2025 SEQ: 80002230

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1948

PAY TO THE ORDER OF Knock Marketing & Design

\$ \*\*400.00

Four hundred and 00/100\*\*\*\*\*

DOLLARS

Knock LLC  
1638 Nagsqually Avenue  
Post Falls, ID 83854

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1948⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 400.00 STS: Paid  
CHK: 1948 DATE: 11/17/2025 SEQ: 23300140

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1949

PAY TO THE ORDER OF Welch Comer & Associates

\$ \*\*5,107.18

Five thousand one hundred seven and 18/100\*\*\*\*\*

DOLLARS

Welch Comer & Associates  
330 E Lakeside Avenue  
Suite 101  
Coeur d'Alene, ID 83814

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1949⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 5,107.18 STS: Paid  
CHK: 1949 DATE: 11/20/2025 SEQ: 80102400

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1950

PAY TO THE ORDER OF Trafficorp

\$ \*\*1,132.08

One thousand one hundred thirty-two and 08/100\*\*\*\*\*

DOLLARS

Trafficorp  
Trafficorp  
8077 N Building Center Drive  
Coeur d'Alene, ID 83815

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1950⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 1,132.08 STS: Paid  
CHK: 1950 DATE: 11/18/2025 SEQ: 80201740

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
www.bankcda.com

11/07/2025

1951

PAY TO THE ORDER OF Avondale Irrigation District

\$ \*\*2,078.66

Two thousand seventy-eight and 66/100\*\*\*\*\*

DOLLARS

Avondale Irrigation District  
PO Box 81  
Hayden, ID 83835

MEMO

Joy E. Richards  
AUTHORIZED SIGNATURE

⑆00⑆1951⑆ ⑆123⑆103626⑆ 27000934⑆

AMT: 2,078.66 STS: Paid  
CHK: 1951 DATE: 11/18/2025 SEQ: 80002500





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

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



Statement Date: 11/28/2025

Account No.: 24001109 Page: 1

### FIRST RATE BUSINESS MMDA SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 10/31/25		207,280.91
Deposits	1	1,495.00 +
Debits		0.00
Automatic Withdrawals	3	9,391.52
Automatic Deposits	1	1,902.73 +
Interest Added This Statement		140.45 +
Ending Balance On 11/28/25		201,427.57
Annual Percentage Yield Earned	0.89%	
Interest Paid This Year	3,547.67	
Interest Paid Last Year	4,959.61	
Average Balance (Collected)	205,641.47 +	

### ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
11/21/25	Deposit	1,495.00						

Date	Description	Amount
11/10/25	MCMG TFR FROM 000027000934	1,902.73
11/28/25	INTEREST PAID	140.45

### ELECTRONIC DEBITS

Date	Description	Amount
11/17/25	MCMG TFR TO 000027000934	923.60
11/18/25	MCMG TFR TO 000027000934	3,360.74
11/20/25	MCMG TFR TO 000027000934	5,107.18

### DAILY BALANCE SUMMARY

Beginning Ledger Balance on 10/31/25 was 207,280.91

Date	Balance	Date	Balance	Date	Balance
11/10/25	209,183.64	11/18/25	204,899.30	11/21/25	201,287.12
11/17/25	208,260.04	11/20/25	199,792.12	11/28/25	201,427.57

Continued

2/552/1





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

Statement Date: **11/28/2025**

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

**This Statement Cycle Reflects 28 Days**

**The Interest Earned And The Annual Percentage Yield Earned  
Are Based On The Period 11/01/2025 Through 11/28/2025**

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



HAYDEN URBAN REN AGENCY HURA  
Account No. : 24001109  
Stmt. Date : 11/28/2025

Bank : 017  
Images : 1  
Page : 3

IMAGE STATEMENT

<b>DDA Credit</b>	
<b>BANKCDA</b>	
Amount: 1495.00	
Account Number: 24001109	
Tran Code: 042	
Date: 11/21/2025	
Customer Name: Hayden Urban Ren Agency	
Comment:	
⑈55550⑈5⑈0⑈2400⑈1⑈09⑈ 042	

AMT: 1,495.00 STS: Deposit  
CHK: DATE: 11/21/2025 SEQ: 22400410





# 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

10/1/2025 through 10/31/2025

### Summary

<b>Beginning Balance</b>	\$3,763,900.90	<b>Fund Number</b>	3354
<b>Contributions</b>	\$13,342.39	<b>Distribution Yield</b>	4.2279%
<b>Withdrawals</b>	\$0.00	<b>October Accrued Interest</b>	\$13,563.30
<b>Ending Balance</b>	\$3,777,243.29	<b>Average Daily Balance</b>	\$3,777,243.29

### Detail

Date	Activity	Status	Type	Amount	Balance
10/01/2025	Beginning Balance				\$3,763,900.90
10/01/2025	Contribution	Processed	September Reinvestment	\$13,342.39	\$3,777,243.29
10/31/2025	Ending Balance				\$3,777,243.29

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.

FY-PER-MOYEAR	BANK # 301		BANK # 302		BANK # 303		TOTAL CASH IN BANK	
	bankcda		bankcda		LGIP	SUSPENSE		
	#0934		#1109		#3354			
	300-102-11312		300-102-11304		300-103-11328	where is it?		
2025-Per02-Nov2025	\$	5,000.00	\$	201,427.57	\$	3,777,243.29	\$ -	\$3,983,670.86
2025-Per01-Oct2025	\$	5,000.00	\$	207,280.91	\$	3,777,243.29	\$ -	\$3,989,524.20
2025-Per12-Sept2025	\$	5,000.00	\$	211,761.99	\$	3,763,900.90	\$ -	\$3,980,662.89
2025-Per11-Aug2025	\$	5,000.00	\$	253,045.92	\$	3,750,452.66	\$ -	\$4,008,498.58
2025-Per10-July2025	\$	5,000.00	\$	704,525.39	\$	3,283,146.77	\$ -	\$3,992,672.16
2025-Per09-June2025	\$	5,000.00	\$	309,496.35	\$	3,271,417.79	\$ -	\$3,585,914.14
2025-Per08-May2025	\$	5,000.00	\$	289,760.26	\$	3,259,359.75	\$ -	\$3,554,120.01
2025-Per07-Apr2025	\$	5,000.00	\$	276,111.84	\$	3,247,446.48	\$ -	\$3,528,558.32
2025-Per06-Mar2025	\$	5,000.00	\$	244,514.93	\$	3,335,987.68	\$ -	\$3,585,502.61
2025-Per05-Feb2025	\$	5,000.00	\$	936,424.07	\$	2,635,773.46	\$ -	\$3,577,197.53
2025-Per04-Jan2025	\$	5,000.00	\$	744,668.92	\$	2,625,682.01	\$ -	\$3,375,350.93
2024-Per03-Dec2024	\$	5,000.00	\$	250,850.19	\$	2,615,224.00	\$ -	\$2,871,074.19
2024-Per02-Nov2024	\$	5,000.00	\$	252,291.77	\$	2,604,694.82	\$ -	\$2,861,986.59
2024-Per01-Oct2024	\$	5,000.00	\$	254,139.07	\$	2,643,671.30	\$ -	\$2,902,810.37
2024-Per12-Sep2024	\$	5,000.00	\$	258,371.94	\$	2,670,737.76	\$ -	\$2,934,109.70
2024-Per11-Aug2024	\$	5,000.00	\$	251,820.42	\$	2,659,459.04	\$ -	\$2,916,279.46
2024-Per10-Jul2024	\$	5,000.00	\$	544,920.64	\$	2,345,284.19	\$ -	\$2,895,204.83
2024-Per09-Jun2024	\$	5,000.00	\$	297,735.68	\$	2,415,598.68	\$ -	\$2,718,334.36
2024-Per08-May2024	\$	5,000.00	\$	258,706.55	\$	4,286,322.10	\$ -	\$4,550,028.65
2024-Per07-Apr2024	\$	5,000.00	\$	253,320.41	\$	4,728,892.01	\$ -	\$4,987,212.42
2024-Per06-Mar2024	\$	5,000.00	\$	802,782.20	\$	4,199,494.91	\$ -	\$5,007,277.11
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-Jul2023	\$	5,000.00	\$	339,718.61	\$	5,480,770.64	\$ -	\$5,825,489.25
2023-Per09-Jun2023	\$	5,000.00	\$	150,348.58	\$	5,460,000.56	\$ -	\$5,615,349.14
2023-Per08-May2023	\$	5,000.00	\$	641,814.40	\$	4,951,702.61	\$ -	\$5,598,517.01
2023-Per07-Apr2023	\$	5,000.00	\$	633,794.27	\$	4,932,085.89	\$ -	\$5,570,880.16
2023-Per06-Mar2023	\$	5,000.00	\$	641,143.47	\$	4,913,730.94	\$ -	\$5,559,874.41
2023-Per05-Feb2023	\$	5,000.00	\$	703,164.39	\$	4,895,727.03	\$ -	\$5,603,891.42
2023-Per04-Jan2023	\$	5,000.00	\$	693,958.03	\$	4,879,581.26	\$ -	\$5,578,539.29
2023-Per03-Dec2022	\$	5,000.00	\$	136,577.96	\$	4,864,477.43	\$ -	\$5,006,055.39
2023-Per02-Nov2022	\$	5,000.00	\$	139,270.06	\$	4,851,749.84	\$ -	\$4,996,019.90
2023-Per01-Oct2022	\$	5,000.00	\$	139,676.14	\$	4,840,517.47	\$ -	\$4,985,193.61
2022-Per12-Sep2022	\$	5,000.00	\$	158,030.89	\$	4,817,073.03	\$ -	\$4,980,103.92
2022-Per11-Aug2022	\$	5,000.00	\$	124,137.68	\$	4,808,778.15	\$ -	\$4,937,915.83
2022-Per10-Jul2022	\$	5,000.00	\$	338,189.72	\$	4,608,026.37	\$ -	\$4,951,216.09
2022-Per09-Jun2022	\$	5,000.00	\$	193,709.73	\$	4,554,205.65	\$ -	\$4,752,915.38
2022-Per08-May2022	\$	5,000.00	\$	160,173.30	\$	4,550,865.24	\$ -	\$4,716,038.54
2022-Per07-Apr2022	\$	5,000.00	\$	160,064.23	\$	4,548,425.76	\$ -	\$4,713,489.99
2022-Per06-Mar2022	\$	5,000.00	\$	133,987.85	\$	4,546,903.55	\$ -	\$4,685,891.40
2022-Per05-Feb2022	\$	5,000.00	\$	146,628.67	\$	4,546,030.53	\$ -	\$4,697,659.20
2022-Per04-Jan2022	\$	5,000.00	\$	655,300.64	\$	4,013,085.34	\$ -	\$4,673,385.98
2022-Per03-Dec2021	\$	5,000.00	\$	146,832.32	\$	4,012,611.84	\$ -	\$4,164,444.16
2022-Per02-Nov2021	\$	5,000.00	\$	83,137.16	\$	4,074,068.78	\$ -	\$4,162,205.94
2022-Per01-Oct2021	\$	5,000.00	\$	129,467.60	\$	4,073,680.00	\$ -	\$4,208,147.60
2021-Per12-Sep2021	\$	5,000.00	\$	141,251.89	\$	4,073,288.87	\$ -	\$4,219,540.76
2021-Per11-Aug2021	\$	5,000.00	\$	146,839.76	\$	4,072,885.28	\$ -	\$4,224,725.04
2021-Per10-Jul2021	\$	5,000.00	\$	417,708.28	\$	3,972,466.23	\$ -	\$4,395,174.51
2021-Per09-Jun2021	\$	5,000.00	\$	148,597.95	\$	3,872,018.75	\$ -	\$4,025,616.70
2021-Per08-May2021	\$	5,000.00	\$	127,485.64	\$	3,889,054.91	\$ -	\$4,021,540.55

2021-Per07-Apr2021	\$	5,000.00	\$	147,857.75	\$	3,888,492.44	\$	-	\$4,041,350.19
2021-Per06-Mar2021	\$	5,000.00	\$	135,348.85	\$	3,887,905.69	\$	-	\$4,028,254.54
2021-Per05-Feb2021	\$	5,000.00	\$	167,030.57	\$	3,887,223.86	\$	-	\$4,059,254.43
2021-Per04-Jan2021	\$	5,000.00	\$	606,230.17	\$	3,554,869.02	\$	-	\$4,166,099.19
2021-Per03-Dec2020	\$	5,000.00	\$	146,759.95	\$	3,553,983.48	\$	-	\$3,705,743.43
2021-Per02-Nov2020	\$	5,000.00	\$	147,625.56	\$	3,586,448.11	\$	-	\$3,739,073.67
2021-Per01-Oct2020	\$	5,000.00	\$	635,744.78	\$	3,492,872.86	\$	-	\$4,133,617.64
2020-Per12-Sep2020	\$	5,000.00	\$	147,035.82	\$	3,491,206.22	\$	-	\$3,643,242.04
2020-Per11-Aug2020	\$	5,000.00	\$	145,061.80	\$	3,663,007.43	\$	-	\$3,813,069.23
2020-Per10-Jul2020	\$	5,000.00	\$	415,015.20	\$	3,573,786.77	\$	-	\$3,993,801.97
2020-Per09-Jun2020	\$	5,000.00	\$	159,261.96	\$	3,571,184.52	\$	-	\$3,735,446.48
2020-Per08-May2020	\$	5,000.00	\$	146,631.86	\$	3,567,954.99	\$	-	\$3,719,586.85
2020-Per07-Apr2020	\$	5,000.00	\$	142,194.96	\$	3,564,031.31	\$	-	\$3,711,226.27
2020-Per06-Mar2020	\$	5,000.00	\$	145,038.08	\$	3,559,641.29	\$	-	\$3,709,679.37
2020-Per05-Feb2020	\$	5,000.00	\$	145,138.21	\$	3,567,462.24	\$	-	\$3,717,600.45
2020-Per04-Jan2020	\$	5,000.00	\$	583,107.88	\$	3,117,242.43	\$	-	\$3,705,350.31
2020-Per03-Dec2019	\$	5,000.00	\$	136,273.12	\$	3,112,220.60	\$	-	\$3,253,493.72
2020-Per02-Nov2019	\$	5,000.00	\$	141,862.96	\$	3,106,886.91	\$	-	\$3,253,749.87
2020-Per01-Oct2019	\$	5,000.00	\$	148,076.83	\$	3,101,548.17	\$	-	\$3,254,625.00
2019-Per12-Sep2019	\$	5,000.00	\$	146,532.85	\$	3,095,819.21	\$	-	\$3,247,352.06
2019-Per11-Aug2019	\$	5,000.00	\$	155,029.01	\$	3,080,379.94	\$	-	\$3,240,408.95
2019-Per10-Jul2019	\$	5,000.00	\$	403,580.12	\$	2,854,676.69	\$	-	\$3,263,256.81
2019-Per09-Jun2019	\$	5,000.00	\$	135,168.31	\$	2,848,646.07	\$	-	\$2,988,814.38
2019-Per08-May2019	\$	5,000.00	\$	122,021.61	\$	2,842,668.82	\$	-	\$2,969,690.43
2019-Per07-Apr2019	\$	5,000.00	\$	147,467.95	\$	2,836,471.77	\$	-	\$2,988,939.72
2019-Per06-Mar2019	\$	5,000.00	\$	139,663.22	\$	2,830,486.62	\$	-	\$2,975,149.84
2019-Per05-Feb2019	\$	5,000.00	\$	145,195.42	\$	2,824,334.46	\$	-	\$2,974,529.88
2019-Per04-Jan2019	\$	5,000.00	\$	567,651.01	\$	2,089,271.99	\$	-	\$2,962,267.07
2019-Per03-Dec2018	\$	5,000.00	\$	145,479.36	\$	2,084,883.04	\$	-	\$2,535,595.79
2019-Per02-Nov2018	\$	5,000.00	\$	158,451.59	\$	2,067,067.01	\$	-	\$2,530,663.80
2019-Per01-Oct2018	\$	5,000.00	\$	145,070.20	\$	2,063,231.30	\$	-	\$2,513,380.27
2018-Per12-Sep2018	\$	5,000.00	\$	148,116.69	\$	1,965,565.55	\$	-	\$2,510,672.89
2018-Per11-Aug2018	\$	5,000.00	\$	150,193.80	\$	1,895,314.57	\$	-	\$2,509,719.15
2018-Per10-Jul2018	\$	5,000.00	\$	833,613.55	\$	1,245,382.65	\$	-	\$2,543,140.86

## Hayden Urban Renewal Agency FY 26 Budget

Revenues		YTD Balance as of 11/31/2025	FY26 Requested Budget	Variance / Actual vs. Budget	% of Budget Used
<b>212 Fund Balance Carryover</b>					
300-212-49550	Fund Balance Carryover (beginning balance)	3,681,150	3,681,150		
<b>313 Real Property Taxes</b>					
300-311-41110	Property Taxes Current	5,732	1,081,050	1,075,318	0.53
300-311-41111	Property Taxes Delinquent		-	-	#DIV/0!
300-311-41112	Property Taxes Penalties & Interest	414	-	(414)	#DIV/0!
300-311-41113	Personal Ptax Exemption Repl.		-	-	#DIV/0!
<b>Total for 313</b>		<b>6,146</b>	<b>1,081,050</b>	<b>1,074,904</b>	
<b>361 Interest Revenues</b>					
300-361-46111	Interest Revenues	13,643	95,000	81,357	14.36
<b>390 Other Financing</b>					
300-390-47006	Proceeds from Sale of Land			-	#DIV/0!
300-390-57008	HURA Public Parking Lot Lease		100	100	0.00
300-390-47009	HURA 58 E Orchard Rental	3,250	17,940	14,690	18.12
300-390-47010	HURA Reimbursements from City of Hayden			-	#DIV/0!
<b>Total for 361</b>		<b>3,250</b>	<b>18,040</b>	<b>14,790</b>	
<b>Total Revenues Not Counting Fund Balance Carry Forward</b>		<b>23,039</b>	<b>1,194,090</b>		
<b>Total Revenues</b>		<b>3,704,189</b>	<b>4,875,240</b>	<b>(333,108)</b>	
<b>Expenses</b>					
<b>241 Operating and Administrative</b>					
300-241-53101	Audit	1,730	15,000	13,270	11.53
300-241-53102	Legal/Professional Services	403	15,000	14,597	2.69
300-241-53409	Video Recording	400	5,000	4,600	8.00
300-241-54100	HURA Utilities	2,079	3,000	921	69.29
300-241-54101	HURA Utilities 58 Orchard	137	-	(137)	#DIV/0!
300-241-55201	ICRMP Insurance Premium		3,500	3,500	0.00
300-241-55301	Real Property Assessments	420	900	480	46.64
300-241-55401	Advertising, Publishing, Recording		400	400	0.00
300-241-55701	Dues, Memberships, and Subscriptions	2,600	3,600	1,000	72.22
300-241-55801	Travel, Meetings, Training		5,000	5,000	0.00
300-241-55901	HURA Banking Fees and Charges		-	-	#DIV/0!
300-241-56101	Office Supplies		200	200	0.00
<b>Total for 241</b>		<b>7,769</b>	<b>51,600</b>		
<b>248 Professional Services</b>					
300-248-53203	Study/Project Professional Services		50,000	50,000	0.00
300-248-53204	HURA City Staff Support		1,000	1,000	0.00
300-248-53205	HURA Executive Director	15,000	100,000	85,000	15.00
300-248-54346	Property Management Fees - 58 E Orchard	260	1,900	1,640	13.68
300-248-xxxxx	Book Keeper	976	9,600	8,624	10.17
<b>Total for 248</b>		<b>16,236</b>	<b>162,500</b>		
<b>899 Capital Purchases</b>					
300-899-58004	HURA Arts		5,000	5,000	0.00
300-899-59251	Ramsey Road LHTAC Supplemental Funding			-	#DIV/0!
300-899-59836	Come Together Bench Program			-	#DIV/0!
300-899-59252	Civic Center	1,132	300,000	298,868	0.38
300-899-59901	HURA Infrastructure Projects		1,500,000	1,500,000	0.00
300-899-59902	Property Acquisition			-	#DIV/0!
300-899-59908	H-6 Promissory Note			-	#DIV/0!
300-899-59909	Improvements 58 E Orchard		10,000	10,000	0.00
300-899-59910	Gov't Way/Miles Intersection Design		30,000	30,000	0.00
300-899-59912	CHUBBS LLC Promissory Note		15,300	15,300	0.00
300-899-59913	Ramsey Road Sewer Design		-	-	#DIV/0!
300-899-59914	Ramsey Road Sewer Construction		-	-	#DIV/0!
300-899-59916	Croffoot Park Supplemental Funding		-	-	#DIV/0!
300-899-59917	Marketplace at Miles Promissory Note		1,350	1,350	0.00
300-899-59918	Rock Propertyless Promissory Note		58,000	58,000	0.00
300-899-xxxxx	McIntire Park		200,000	200,000	0.00
300-899-xxxxx	Gov't Way/Honeysuckle Intersection		100,000	100,000	0.00
<b>Total for 899</b>		<b>1,132</b>	<b>2,219,650</b>		
300-900-59550	Fund Balance Carryforward (Ending Balance)	3,679,052	2,441,490		
<b>Total Expenses not Counting Fund Balance Carryforward</b>		<b>-</b>	<b>-</b>		
<b>Total Expenses</b>		<b>(3,679,052)</b>	<b>(2,441,490)</b>		
Revenues-Expenses		<b>7,383,241</b>	<b>7,316,730</b>		

# Hayden Urban Renewal Agency

## Statement of Activity

October - November, 2025

	Oct 2025	Nov 2025	Total
<b>Revenue</b>			
300-311-41110 Property Taxes Income	3,828.82	1,902.73	5,731.55
300-311-41112 Property Taxes Penalties & Interest	414.33		414.33
300-361-46111 Interest Revenues	13,502.63	140.45	13,643.08
300-390-47009 HURA 58 E Orchard Rental	1,625.00	1,625.00	3,250.00
<b>Total Revenue</b>	<b>19,370.78</b>	<b>3,668.18</b>	<b>23,038.96</b>
<b>Expenditures</b>			
300-241-53101 Audit	1,730.00		1,730.00
300-241-53102 Legal & Professional Fees	351.60	51.60	403.20
300-241-53409 Video Recording	400.00		400.00
300-241-54100 HURA Utilities	2,078.66		2,078.66
300-241-54101 HURA Utilities 58 Orchard		137.00	137.00
300-241-55301 Real Property Assessments		419.72	419.72
300-241-55701 Dues, Memberships & Subscriptions	2,600.00		2,600.00
300-248-53205 HURA Executive Director Contract	11,790.05	3,209.95	15,000.00
300-248-53206 Bookkeeping	497.00	479.00	976.00
300-248-54346 Property Mgmt Fees - 58 E Orchard Ave	130.00	130.00	260.00
300-899-59252 Owl Cafe Demo & Civic Center Planning		1,132.08	1,132.08
<b>Total Expenditures</b>	<b>19,577.31</b>	<b>5,559.35</b>	<b>25,136.66</b>

# Statement of Financial Position

## Hayden Urban Renewal Agency

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
300-102-11312 HURA BankCDA Checking #0934	5,000.00
300-103-11313 HURA Bank CDA Savings #1109	201,427.57
300-103-11328 HURA LGIP #3354	3,777,243.29
<b>Total for Bank Accounts</b>	<b>\$3,983,670.86</b>
Accounts Receivable	
300-105-11500 HURA Property Taxes Receivable	25,210.00
<b>Total for Accounts Receivable</b>	<b>\$25,210.00</b>
Other Current Assets	
300-103-11316 LGIF FMV Adjustments (Audit)	6,944.00
300-150-11591 HURA ICRMP Prepaid Liability Ins	1,534.50
<b>Total for Other Current Assets</b>	<b>\$8,478.50</b>
<b>Total for Current Assets</b>	<b>\$4,017,359.36</b>
Fixed Assets	
300-160-11601 Land	1,425,273.00
300-160-11602 Buildings	197,245.00
300-160-11607 Accumulated Depreciation	-29,586.00
<b>Total for Fixed Assets</b>	<b>\$1,592,932.00</b>
<b>Total for Assets</b>	<b>\$5,610,291.36</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
300-202-21101 HURA Accounts Payable	6,027.27
<b>Total for Accounts Payable</b>	<b>\$6,027.27</b>
Other Current Liabilities	
300-200-21403 HURA Deferred Property Taxes	16,248.00
300-200-21405 HURA Accrued Liabilities	6,857.87
<b>Total for Other Current Liabilities</b>	<b>\$23,105.87</b>
<b>Total for Current Liabilities</b>	<b>\$29,133.14</b>
<b>Total for Liabilities</b>	<b>\$29,133.14</b>
Equity	
300-250-24100 Fund Balance Restricted	2,827,327.70
300-250-24104 HURA Fund Balance Assigned Arts	23,720.00
300-250-24105 HURA Invested In Capital Assets	1,592,932.00
Retained Earnings	1,139,276.22
Net Income	-2,097.70
<b>Total for Equity</b>	<b>\$5,581,158.22</b>
<b>Total for Liabilities and Equity</b>	<b>\$5,610,291.36</b>



New Business

**Amendment No. 3  
To  
Agreement Between Owner and Consultant for Professional Services  
Task Order Edition**

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**1. Background Data:**

- a. Effective Date of Master Agreement: December 14, 2022
- b. Owner: Hayden Urban Renewal Agency
- c. Consultant: Welch Comer & Associates, Inc.

**2. Description of Modifications**

This Amendment is to extend the term in which the Master Agreement and Amendments 1-2 are in effect.

ARTICLE 3 – TERM; TIMES FOR RENDERING SERVICES, Section 3.01 Term is modified as follows:

This Agreement shall remain effective and applicable to Task Orders issued hereunder for one (1) year from the Effective Date of this Amendment.

**3. Additional Payment:**

The Owner agrees to pay Consultant for its services rendered under this Agreement on a time and materials and lump sum basis. The parties agree that Consultant will invoice the Owner for payment under this Agreement for services rendered herein. Hourly and Reimbursable rates are included as Exhibit A and B respectively.

Owner and Consultant hereby agree to modify the above-referenced Master Agreement - Task Order Edition as set forth in this Amendment. All provisions of the Agreement and Task Orders not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is November 10, 2025.

OWNER: Hayden Urban Renewal Agency

ENGINEER: Welch Comer & Associates, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: Vice President

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

PM Approval: \_\_\_\_\_

## EXHIBIT A

### *Standard Hourly Rates:*

Standard Hourly Rates are set forth in this Exhibit A and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit. The Standard Hourly Rates Schedule will be adjusted annually to reflect equitable changes in the compensation payable to Engineer. The rates below are for 2025 and updates for 2026 are expected but are not available at the time of this agreement.

Hourly rates for services performed on or after the date of the Agreement are:

Special Services	\$275.00/hour
Special Services – Accounting	\$182.00/hour
Expert Witness	300.00/hour
Public Involvement Specialist	125.00/hour
Principal Engineer III	300.00/hour
Principal Engineer II	295.00/hour
Principal Engineer I	290.00/hour
Construction Services Manager	245.00/hour
Sr. Project Manager	230.00/hour
Project Manager	205.00/hour
Engineer VII	270.00/hour
Engineer VI	205.00/hour
Engineer V	195.00/hour
Engineer IV	180.00/hour
Engineer III	160.00/hour
Engineer II	150.00/hour
Engineer I	140.00/hour
Engineering Assistant	80.00/hour
Sr. Engineer Tech III	145.00/hour
Sr. Engineer Tech II	140.00/hour
Sr. Engineer Tech I	125.00/hour
Engineering Technician	115.00/hour
Environmental Scientist	130.00/hour
Survey Manager	250.00/hour
Professional Land Surveyor II	200.00/hour
Professional Land Surveyor I	195.00/hour
Crew Chief II	135.00/hour
Crew Chief I	130.00/hour
Crew Member	115.00/hour
Survey Technician II	130.00/hour
Survey Technician I	125.00/hour
GIS Manager	160.00/hour
GIS Technician II	125.00/hour
GIS Technician I	110.00/hour
Engineering Designer I	150.00/hour
Cad Technician IV	140.00/hour
Cad Technician III	120.00/hour
Cad Technician II	115.00/hour
Cad Technician I	110.00/hour
Sr. Project Administrator	125.00/hour
Project Administrator	105.00/hour
Sr. Administrative Assistant	85.00/hour
Administrative Assistant	73.00/hour
No Charge Services	0.00/hour

## EXHIBIT B

### Reimbursable Expenses Schedule

Reimbursable Expenses will be adjusted annually to reflect equitable changes in the compensation payable to Engineer. The rates below are for 2025 and updates for 2026 are expected but are not available at the time of this agreement. Rates and charges for Reimbursable Expenses as of the date of the Agreement are:

Letter/Legal Size Copies/Impressions (B/W)	\$0.10/page
Double Sided Letter & Legal Size Copies/Impressions (B/W)	\$0.13/page
Double Sided Letter & Legal Size Copies/Impressions (Color)	\$0.99/page
Ledger Size Copies/Impressions (B/W)	\$0.20/page
Double Sided Ledger Size Copies/Impressions (B/W)	\$0.25/page
Double Sided Ledger Size Copies/Impressions (Color)	\$1.98/page
Cardstock Copies/Impressions (B/W)	\$0.31/page
Letter/Legal Cardstock Copies/Impressions (Color)	\$0.99/page
Ledger Size Copies/Impressions (Color)	\$1.03/page
Color Transparency	\$2.49/page
Plot on Paper B&W (18" x 24")	\$0.90/sheet
Plot on Paper Color (18" x 24")	\$4.50/sheet
Plot on Paper B&W (18" x 27 ")	\$0.90/sheet
Plot on Paper Color (18" x 27 ")	\$4.50/sheet
Plot on Photo Paper/Mylar (18" x 27")	\$8.25/sheet
Plot on Paper B&W (22" x 34")	\$1.80/sheet
Plot on Paper Color (22" x 34")	\$9.00/sheet
Plot on Paper B&W (22" x 36")	\$1.80/sheet
Plot on Paper Color (22" x 36")	\$9.00/sheet
Plot on Paper B&W (24" x 36")	\$1.80/sheet
Plot on Paper Color (24" x 36")	\$9.00/sheet
Plot on Paper B&W (30" x 42")	\$2.70/sheet
Plot on Paper Color (30" x 42")	\$13.50/Sheet
Plot on Paper B&W (34" x 44")	\$3.30/sheet
Plot on Paper Color (34" x 44")	\$16.50/sheet
Plot on Paper B&W (36" x 48")	\$3.60/sheet
Plot on Paper Color (36" x 48")	\$18.00/sheet
Plot on Paper B&W (36" x 120")	\$9.00/sheet
Plot on Paper Color (36" x 120")	\$45.00/sheet
Mileage (auto)	Per Federal Rate
Mobile Lidar Scanner	\$1,500/hr
Navvis Ivion Cloud Processing	\$0.50/foot
UAV Flight	\$75/each
GPS Per Hour Billing	\$35.00/hour
GPS Per Hour Billing – Base and Rover	\$70.00/hour
Robotics Hourly Billing – 1 Man	\$70.00/hour
Digital Level	\$15.00/hour
Water Pressure Recorder	\$35.00/day
Meals and Lodging	Per Diem Rate
Pix4D Survey Software	\$450.00/each
Topo Feature Extraction Software	\$30.00/hour

## Memorandum

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TO: HURA CHAIRMAN AND BOARD

FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR

SUBJECT: CIVIC CENTER UPDATE

DATE: 12/2/2025

CC: LINDSAY SPENCER, CLERK

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### General Information

- In December, Steve, Randy, and Melissa met with Lisa Ailport (City Administrator) and Alan Davis (Mayor) with the City of Hayden.
  - This was a productive meeting where we discussed phasing the building to maximize use of funds, potentially condo-platting the building to allow the Senior Center to own their portion, and moving forward with the architect to refine the floor plan. (See revised concept plan attached)
  - At the meeting, we discussed the City getting assistance in determining their programming and space needs in the Civic Center portion of the building.
  - Additionally, we discussed having space on the property for future expansion of the Civic Center and a gym, but not including those in the HURA project because of financial constraints and state code limitations.
- In October, Steve, Randy, Melissa, and Rhonda Newton (Hayden Senior Center Board) met with Owen Esperas and toured the Mid-City Concerns Meals on Wheels and Senior Center in downtown Spokane. Notable items include:
  - They own their building.
  - 120 registered members
  - Main gathering space had 10 round tables that seated 8 each.
  - Serve roughly 40 on average daily for lunch and 80 – 100 for parties and events.
  - They do not rent out their space, but do cater by selling meals to other Meals on Wheels or senior centers.
  - Kitchen was approximately 25' x 25' with a roughly 10'x15' cooler and a 20'x20' freezer. They do roughly 750 meals daily (Meals on Wheels plus senior center).
  - Gave insight to Rhonda on programming, fundraising, etc.
- In early September, Steve, Melissa, and Rhonda Newton (Hayden Senior Center Board) met with Nancy Phillips at the Lake City Center and toured the building. This was enlightening and gave us an idea of size and function of the space. Notable items include:
  - Activities: Lots of Bingo, line dancing, billiards room, yoga, catering for events, rent space almost every day/evening
  - Spaces: fellowship/gathering space, open office space, large kitchen (~30x30 plus freezers, 15'x15' pantry, and lots of dry food storage), large gathering space (~3,800 sf), board room/library (~30x30)
  - Gave ideas of revenue from renting space and activities
  - Gave insight on various aspects of operating the senior center and will be a great resource for Hayden Senior Center board members.

- At the July meeting, Ronda, Steve, and Randy volunteered for a civic center building committee. Since the July meeting, the building committee met with the City and Senior Center, the building committee met separately, Ronda/Melissa had a phone call with the City Administrator, and Melissa had a phone call with the Senior Center Administrator.

#### **Next Steps**

- Building Committee
  - Senior Center has provided me with their thoughts on floor plans, which we've incorporated into the refined concept.
  - Refine concept with City and Senior Center to define the scope for BWA 15-20% design.
  - Work through condo plat process.
  - Complete a boundary survey. To date the concepts have just used GIS-based property lines from Kootenai County which are not survey quality.
  - Continue discussion on agreement terms with HURA and City attorney and Senior Center.
- Likely going with CM/GC
  - Need prelim plans (15 – 20%) to put out to RFP. I'd like direction to bring a contract from Bernardo Wills Architects forward to you at the next meeting.
  - Contractors provide a proposal and cost to develop the civic center.
  - Once selected the contractor is part of the team, providing input during design.

Preliminary

12/02/2025 9:31:09 AM

5,400 SF Community Room

7,800 SF Senior Center

Need 53 parking spaces for  
Phase 1 (13,200 sf)  
Per City Code 4/1,000.

Currently showing 93, which is  
enough for the future  
expansion, too.

## Reports



## Memorandum

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TO: HURA CHAIRMAN AND BOARD  
FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR  
SUBJECT: EXECUTIVE DIRECTOR REPORT  
DATE: 12/2/2025  
CC: LINDSAY SPENCER, CLERK

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### **OPAs**

Nothing new has come in.

### **Civic Center**

Refer to other memo.

### **HURA Boundary Expansion**

City Council passed the expansion on November 18, 2025 and the process will be complete once the ordinance advertises in the paper which is expected in early December.

### **58 E Orchard**

No updates.

### **Audit**

We're actively coordinating with the auditor on information they need.

### **Other Reports**

Financial reports and the plan amendment paperwork were submitted to the State last month in advance of the December 1 deadline.

### **Come Together Bench Program**

No update.