

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAYDEN:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAYDEN, IDAHO, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2019; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT; DIRECTING THE CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hayden, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Hayden, Idaho, hereinafter referred to as the Agency.

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (Law);

WHEREAS, the City Council of the City of Hayden, Idaho (the City), on November 2, 2005, after notice duly published, conducted a public hearing on the Hayden Urban Renewal Plan (the Plan);

WHEREAS, following said public hearing the City adopted Ordinance 406 on December 13, 2005, approving the Plan and making certain findings;

WHEREAS, pursuant to Idaho Code *Section* 50-2006(c), the Chair has prepared an annual report of the Agency's activities for calendar year 2019, a copy of which report is attached hereto as Exhibit A and is incorporated herein by reference;

WHEREAS, Agency has previously solicited comments concerning the annual report by posting notice of the report on its agenda and website;

WHEREAS, on March 9, 2020, pursuant to Section 50-2006(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings and take comments from the public at the Hayden City Hall Conference Room, Hayden, Idaho, on the proposed annual report;

WHEREAS, pursuant to Section 20-2006(c), Idaho Code, the Agency is required to prepare an annual report and submit the annual report to the Mayor of the city of Hayden, Idaho,

on or before March 31 of each year.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAYDEN, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair shall submit said annual report to the city of Hayden, Idaho, on or before March 31, 2020.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Hayden, Idaho, on March 9, 2020. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 9<sup>th</sup> day of March 2020.

APPROVED:

By   
Chairman of the Board

ATTEST:



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Secretary

# Hayden Urban Renewal Agency

## 2019 Annual Report

- ◆ Adopted the annual budget and managed funds
- ◆ Participated in regional and State legislative discussions through the Redevelopment Association of Idaho
- ◆ In 2019, contract documents were completed for the Hayden Avenue reconstruction project between US Highway 95 and Government Way. With only one remaining right-of-way acquisition agreement for the City of Hayden to finalize and hopeful an agreement was imminent, HURA advertised the project for construction bids in April of 2019. An agreement was not reached during the 2019 calendar year and, therefore, the contractor's bid was not awarded. The City of Hayden has conducted numerous negotiation meetings throughout 2019 and is now awaiting submittal of signed agreements. HURA is anticipating to advertise early spring of 2020 once this remaining agreement is secured.
- ◆ In 2016 through 2018, HURA oversaw the implementation of an Owner Participation Agreement to reimburse a property owner using tax increment monies for nearly \$501,000 for the construction of a 24" sewer line which provided sewer service to large, industrially zoned properties located in the northern part of Hayden. The sewer project was completed in two phases. Due to this Owner Participation Agreement, this area has experienced continued growth. The Odom Corporation, a distribution center, and the Lancaster Market, a fueling station and convenience store were the first two businesses to take advantage of the sewer availability. 2019 saw the addition of another retail facility on the Lancaster Market site which is now fully occupied. In 2019 HURA reimbursed \$67,000 as part of the Owner Participation Agreement. City of Hayden planning staff continue to see interest in this area due, in part, to the availability of sewer.



- ◆ As we have mentioned before, HURA purchased and performed site remediation of three blighted parcels at the northwest corner of Government Way and Hayden Avenue. This is a key corner in the heart of Hayden. HURA's focus has been a Co-Work Facility that would attract like-minded people and create a collaborative synergetic environment as well as provide meeting space for community organizations. In late 2019, HURA commis-

sioned a study with the Innovation Collective to determine the viability of the Co-Work Facility concept. A positive report was delivered laying out a framework for success and HURA continues to work on this concept.

- ◆ HURA continues to hold a 1.7 acre parcel on Orchard Avenue east of Government Way. This property is split zoned with Commercial and Multi-Family and also has the potential for several community uses. This property has a single family residence and is currently being rented at market value until final disposition is determined.



### Revenues & Expenditures

In 2019, the District received over \$756,000 in property taxes and earned \$63,000 in interest earnings. The Agency assets, comprised of interest bearing investments and land, were valued at approximately \$4.27 million in 2019 compared to approximately \$3.3 million in 2018. 2019 routine expenditures were slightly higher than 2018 expenditures and were primarily related to the Co-Work Feasibility study the Agency funded for the Government Way/Hayden Avenue property.

### HURA BOARD

#### Chair

Steve Meyer

#### Members

John Young

Ronda Mitchell

Colin Meehan

Matt Roetter

#### Contact Us:

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Administrator

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#### Attachments:

Attachment 1: Balance sheet delineating Agency assets, liability and equity Attachment 2: Statements of Revenues and Expenditures delineating detailed revenues collected and expenditures



01/15/2020 TRIAL BALANCE REPORT FOR HAYDEN URBAN RENEWAL AGENCY  
 CALENDAR YEAR ENDING 12/31/2019

		END BALANCE 12/31/2019
GL NUMBER	DESCRIPTION	NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	3,307.24
300-103-11313	HURA BANKCDA SAVINGS #1109	136,273.12
300-103-11328	HURA LGIP #3354	3,106,886.91
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	14,677.00
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 PARENT/CLEARING FUND	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	1,010,120.07
TOTAL ASSETS		4,271,264.34
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	1.00
300-200-21403	HURA DEFERRED PROPERTY TAXES	6,048.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
TOTAL LIABILITIES		6,049.00
Fund Equity		
300-250-24100	FUND BALANCE RESTRICTED	3,485,664.33
300-250-24104	HURA FUND BALANCE ASSIGNED ARTS	44,816.00
TOTAL FUND EQUITY		3,530,480.33
Revenues		
300-212-49550	HURA FUND BALANCE CARRYOVER	-
300-311-41110	PROPERTY TAXES CURRENT	730,188
300-311-41111	PROPERTY TAXES DELINQUENT	7,170
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	2,044
300-311-41113	PERSONAL PTAX EXEMPTION REPL	16,973
300-361-46111	INTEREST REVENUES	63,559
300-390-47006	PROCEEDS FROM SALE OF LAND	-
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100
300-390-47009	HURA 58 E ORCHARD RENTAL	18,089
TOTAL REVENUES		838,122.68

Expenditures		
300-241-53101	AUDIT	2,661
300-241-53102	LEGAL/PROFESSIONAL SERVICES	2,511
300-241-54100	HURA UTILITIES	1,050
300-241-55201	ICRMP INSURANCE PREMIUM	1,443
300-241-55301	REAL PROPERTY ASSESSMENTS	2,751
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	485
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,888
300-241-55801	TRAVEL, MEETINGS, TRAINING	-
300-241-56101	OFFICE SUPPLIES	13
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	9,850
300-248-53204	HURA CITY STAFF SUPPORT	16,439
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	348
300-899-58004	HURA ARTS	14,283
300-899-59901	HURA INFRASTRUCTURE PROJECTS	-
300-899-59902	PROPERTY ACQUISITION	-
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	-
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	-
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	5,215
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	67,030
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	-
300-900-59550	HURA FUND BALANCE CARRYFORWARD	-
TOTAL EXPENDITURES		125,967.01

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Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY

TOTAL ASSETS	4,271,264.34
+ NET OF REVENUES & EXPENDITURES	712,155.67
+ FUND BALANCE RESTRICTED	3,522,526.67
+ FUND BALANCE ASSIGNED ARTS	30,533.00
= ENDING FUND BALANCE	4,265,215.34
+ LIABILITIES	6,049.00
= TOTAL LIABILITIES AND FUND BALANCE	4,271,264.34

01/15/2020 REVENUE AND EXPENDITURE REPORT FOR HAYDEN URBAN RENEWAL AGENCY  
 CALENDAR YEAR ENDING 12/31/2019

		YTD BALANCE 12/31/2019
GL NUMBER	DESCRIPTION	NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Revenues		
Dept 212 - FUND BALANCE CARRYOVER		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00
Dept 311 - REAL PROPERTY TAXES		
300-311-41110	PROPERTY TAXES CURRENT	730,188.00
300-311-41111	PROPERTY TAXES DELINQUENT	7,169.51
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	2,044.04
300-311-41113	PERSONAL PTAX EXEMPTION REPL	16,972.72
Total Dept 311 - REAL PROPERTY TAXES		756,374.27
Dept 361 - INTEREST REVENUES		
300-361-46111	INTEREST REVENUES	63,559.07
Total Dept 361 - INTEREST REVENUES		63,559.07
Dept 390 - OTHER FINANCING SOURCES		
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	18,089.34
Total Dept 390 - OTHER FINANCING SOURCES		18,189.34
TOTAL REVENUES		838,122.68
Expenditures		
Dept 241 - OPERATING & ADMINISTRATIVE		
300-241-53101	AUDIT	2,661.25
300-241-53102	LEGAL/PROFESSIONAL SERVICES	2,510.59
300-241-54100	HURA UTILITIES	1,050.45
300-241-55201	ICRMP INSURANCE PREMIUM	1,443.00
300-241-55301	REAL PROPERTY ASSESSMENTS	2,750.75
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	484.59
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,887.84
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00
300-241-56101	OFFICE SUPPLIES	13.01
Total Dept 241 - OPERATING & ADMINISTRATIVE		12,801.48
Dept 248 - PROFESSIONAL SERVICES		
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	9,850.00
300-248-53204	HURA CITY STAFF SUPPORT	16,439.48
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	347.52
Total Dept 248 - PROFESSIONAL SERVICES		26,637.00

Dept 899 - CAPITAL PURCHASES/PROJECTS		
300-899-58004	HURA ARTS	14,283.45
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	5,215.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	67,030.08
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	0.00
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		86,528.53
Dept 900 - FUND BALANCE CARRYFORWARD		
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00
TOTAL EXPENDITURES		125,967.01
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:		
TOTAL REVENUES		838,122.68
TOTAL EXPENDITURES		125,967.01
NET OF REVENUES & EXPENDITURES		712,155.67

## **PUBLIC NOTICE**

As required by Idaho Statute 50-2006, the Hayden Urban Renewal Agency (HURA) has filed a report of its 2019 activities with the office of the Hayden City Clerk. The report is available for inspection during business hours in the office of the City Clerk, Hayden, Idaho.

If you have any questions please contact, Rob Wright, Administrator, at (208) 209-1079.

Published: March 18, 2020.