

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

May 12, 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 and workshop on March 10, 2025
2. Minutes from the special meeting on March 27, 2025
3. Reconciliation of April bills
4. Bills
5. Financial packet

CONTINUING BUSINESS

1. Discuss Civic Center and Next Steps (Action Item)

NEW BUSINESS

1. Budget Workshop (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

June 9, 2025 Regular Meeting

ADJOURNMENT (Action Item)

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

Consent

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**Regular Meeting & Workshop**  
City Hall  
City Council Chambers

March 10, 2025  
3:00 p.m.

**MINUTES**

**CALL TO ORDER**

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

**ROLL CALL OF BOARD MEMBERS**

Ronda Mitchell	Present (via Go To Meeting)
Colin Meehan	Present
Randy McIntire	Began via Go To Meeting and arrived in person at 3:12 p.m.
Michael Thayer	Present
Steve Meyer	Present
Joy Richards	Present
Matt Roetter	Present (Arrived at 3:11)

**STAFF PRESENT**

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director

**PLEDGE OF ALLEGIANCE**

Mr. Meyer led the pledge of allegiance.

**ADDITIONS OR CORRECTIONS TO THE AGENDA**

No additions or corrections to the agenda.

**CALL FOR CONFLICTS OF INTEREST**

None.

**VISITOR/PUBLIC COMMENTS**

No public comment

**CONSENT CALENDAR (Action Item)**

1. Minutes from the special meeting and workshop on February 18, 2025
2. Bills
3. Financial packet

Mr. Meyer asked the Executive Director to move funds from the bank account to the LGIP.

Ms. Richards moved to approve the Consent Calendar. Mr. Thayer seconded the motion.

## ROLL CALL VOTE OF BOARD MEMBERS

Ronda Mitchell	Yes
Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Steve Meyer	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

## REPORTS

### 1. Executive Director's Report

Owl Café demolition contractor completed the asbestos mitigation and is working on obtaining the demo permit from the City. Demolition should occur in March, but could be delayed to April.

The attorney has been reviewing the plan amendment and will send comments back to the City's consultant.

The effort to supply the auditor with materials is on-going.

## WORKSHOP

### 1. Civic Campus Planning Workshop No. 2

Dell Hatch with Bernardo Wills Architects presented several options for the civic center and also one option to improve McIntire Park. The community room could realistically be used for city council meetings and the community building could also include a senior center.

Expand McIntire Park to include a new shelter/restroom, concert/performance space, open play, larger playground, and remove/relocate the existing ballfield to expand parking.

The HURA board preferred the options that showed the community building on the corner and included a senior center on the ground floor. The HURA Board asked for options on phasing the building construction if they cannot afford to construct it all. Some options required purchasing the lot to the east and the Board was not favorable to that limitation. The Board liked how the parking near McIntire Park was expanded and liked the connectivity from the community building to the park.

Another option to create commercial space was also presented to the board, but the board was more favorable to a civic type use. Mr. Hatch agreed that commercial did not seem the best use. Mr. Meyer indicated that there is not much demand for small commercial space. General discussion on the need to phase the building construction to keep costs down. General consensus that the park improvements were good with a few small tweaks. General discussion that the gym space was desirable. City of Hayden Recreation Director, Suzanne Cano, indicated the gym space is needed to support the City's recreation program.

Direction from the Board to the consultant was:

- Remove the need to purchase additional property
- Civic building on the corner that is two-story and includes a senior center
- Study the orientation of elements within the park more
- Phase the building and make it as small as possible that meets the goals

The board also asked Ms. Cleveland to get the Senior Center's input. Tentatively planned for another workshop the last week in March.

**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.**

NEXT REGULAR MEETING  
April 14, 2025 Regular Meeting

ADJOURNMENT (Action Item)

Mr. Thayer moved to adjourn the meeting. Mr. Meyer seconded the motion. All in favor.

Meeting adjourned at 4:54 p.m.

The meeting was recorded and is available at this link: <https://www.youtube.com/live/GuGzWFLuVg0>.

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**Special Meeting**  
City Hall  
City Council Chambers

March 27, 2025  
3:00 p.m.

**MINUTES**

**CALL TO ORDER**

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

**ROLL CALL OF BOARD MEMBERS**

Ronda Mitchell	Present (via Go To Meeting)
Colin Meehan	Present
Steve Meyer	Present
Joy Richards	Present
Randy McIntire	Not Present
Michael Thayer	Not Present
Matt Roetter	Not Present

**STAFF PRESENT**

Pete Bredeson, Board Attorney  
Melissa Cleveland, Executive Director

**CITY STAFF PRESENT**

Rob Wright, City Engineer  
Alan Soderling, Public Works Director  
Lisa Ailport, City Administrator  
Suzanne Cano, Recreation Director

**PLEDGE OF ALLEGIANCE**

Mr. Meyer led the pledge of allegiance.

**ADDITIONS OR CORRECTIONS TO THE AGENDA**

No additions or corrections to the agenda.

**CALL FOR CONFLICTS OF INTEREST**

None.

**VISITOR/PUBLIC COMMENTS**

Bill Brizee, vice-chair of the City of Hayden Historic Preservation Committee, explained that the mirror at the Owl Café fell off the wall and did not break. The City now has that mirror in case a family member wants it. He was able to get good photos of the Owl Café before it was demolished. He would also like to set up a joint-workshop between HURA and the Historic Preservation Committee.

### WORKSHOP NO. 3 CIVIC CENTER PLANNING

Dell Hatch from Bernardo Wills Architects introduced Ryan Zane, lead architect, and Bill LaRue, a landscape architect.

**Park:** Mr. Hatch described some changes they made to the version presented in Workshop No. 2 including changes to the entries and more ADA parking.

At the park, there were minor changes to the drop-off and buffering the private property to the east. A looped trail was added and they changed the orientation of the performance venue. Change the shelter/restroom to be a combined structure w/performance venue to increase efficiency. Added green space for micro soccer or practice. They also expanded parking and worked to preserve existing trees by City Hall. Pickleball was added.

Mr. Meehan asked if access to the properties had to be maintained. Mr. Soderling indicated that they have legal access through other private properties to Honeysuckle Avenue, though maintaining the access to the City park access may not be a problem.

Ms. Cano expressed that shade is really necessary and asked if planting trees could be part of the project. She also wanted to confirm that the City's big Christmas tree could be preserved.

**Civic Center:** Mr. Zane went through zoning and use compatibility and explained the need for the reinforced corner. Mr. Zane showed several examples of community centers in other parts of the country and also showed examples of gymnasiums. He also showed the HURA site and generic potential floor plans. On the floor plans, the blue shaded items were the senior center portion.

Ms. Mitchell asked about security at these types of buildings.

The second floor had offices and more space for activity rooms. Ms. Richards asked that bathrooms be added upstairs. It was discussed that a certain type of laminated glass could help buffer sound from the gym. The gym included a full-size basketball court, which could also accommodate two courts for volleyball.

Mr. Zane also showed some very preliminary "massing" ideas. Mr. Meyer expressed that the massing is too large and the building is too tall for the context of the site. He also indicated that the "Main Street" portion on the first floor is too large. Some of the grandness of this building will be lost on the community. Exterior wood is difficult to maintain. Hayden likely needs something simpler and smaller because the community is fiscally conservative. Though he did indicate that community-driven philanthropic donations could be an option. May need a phasing plan. He was also concerned with the City affording the maintenance.

Ms. Mitchell asked if portions of the building could generate funds and be self-supporting. Ms. Airport indicated that the City cannot really charge more than it costs to support.

Ms. Mitchell expressed that this concept gives HURA a good starting point with great ideas to start a conversation. The community wants a space like this and we probably need to define the programming needs of the space.

### ADJOURNMENT (Action Item)

Ms. Richards moved to adjourn the meeting. Mr. Meyer seconded the motion. All in favor.

Meeting adjourned at 4:55 p.m.

Unpaid Bills Report - Copy  
Hayden Urban Renewal Agency  
As of March 31, 2025

DATE	TRANSACTION TYPE	NUM	LINE DESCRIPTION	DUE DATE	AMOUNT
Accuwize Consulting					
03/31/2025	Bill	78003	300-248-53204	03/31/2025	853.00
03/31/2025	Bill	78013	300-248-53204	03/31/2025	104.20
<b>Total for Accuwize Consulting</b>					<b>\$957.20</b>
Alpine Summit CPA					
02/28/2025	Bill	13323		02/28/2025	1,015.00
03/31/2025	Bill	13827		03/31/2025	923.75
<b>Total for Alpine Summit CPA</b>					<b>\$1,938.75</b>
Bernardo Wills Architects, PC					
02/28/2025	Bill	25167		02/28/2025	6,437.50
<b>Total for Bernardo Wills Architects, PC</b>					<b>\$6,437.50</b>
Bredeson Law Group					
03/31/2025	Bill	1253	300-241-53102 Legal & Professional Fees	03/31/2025	700.00
<b>Total for Bredeson Law Group</b>					<b>\$700.00</b>
Chubbs, LLC					
03/31/2025	Bill	April 2025		03/31/2025	7,449.07
<b>Total for Chubbs, LLC</b>					<b>\$7,449.07</b>
City of Hayden (vendor)					
03/15/2025	Bill	000-101120-002		03/15/2025	116.00
<b>Total for City of Hayden (vendor)</b>					<b>\$116.00</b>
Knock Marketing & Design					
03/11/2025	Bill	4747		03/11/2025	400.00
<b>Total for Knock Marketing &amp; Design</b>					<b>\$400.00</b>
Marketplace at Miles, LLC					
03/31/2025	Bill	April 2025		03/31/2025	364.20
<b>Total for Marketplace at Miles, LLC</b>					<b>\$364.20</b>



# Unpaid Bills Report - Copy

Hayden Urban Renewal Agency

As of March 31, 2025

DATE	TRANSACTION TYPE	NUM	LINE DESCRIPTION	DUE DATE	AMOUNT
Peck & Peck Excavating, Inc.					
03/12/2025	Bill	19199		03/12/2025	34,800.00
<b>Total for Peck &amp; Peck Excavating, Inc.</b>					<b>\$34,800.00</b>
Rock Properties LLC					
03/31/2025	Bill	April 2025		03/31/2025	26,568.06
<b>Total for Rock Properties LLC</b>					<b>\$26,568.06</b>
Welch Comer & Associates					
03/24/2025	Bill	41388000-026	300-248-53205 HURA Executive Director Contract	03/24/2025	6,280.75
<b>Total for Welch Comer &amp; Associates</b>					<b>\$6,280.75</b>
<b>TOTAL</b>					<b>\$86,011.53</b>

Unpaid Bills Report - Copy  
Hayden Urban Renewal Agency  
All Dates

DATE	TRANSACTION TYPE	NUM	LINE DESCRIPTION	DUE DATE	AMOUNT
Accuwise Consulting					
04/30/2025	Bill	78014	300-248-53204	04/30/2025	177.00
<b>Total for Accuwise Consulting</b>					<b>\$177.00</b>
Alpine Summit CPA					
04/30/2025	Bill	14094	300-241-53101 Audit	04/30/2025	4,252.50
<b>Total for Alpine Summit CPA</b>					<b>\$4,252.50</b>
Bredeson Law Group					
05/06/2025	Bill	1259	300-241-53102 Legal & Professional Fees	05/06/2025	175.00
<b>Total for Bredeson Law Group</b>					<b>\$175.00</b>
Welch Comer & Associates					
04/08/2025	Bill	41388000-027	300-248-53205 HURA Executive Director Contract	04/08/2025	13,657.93
<b>Total for Welch Comer &amp; Associates</b>					<b>\$13,657.93</b>
<b>TOTAL</b>					<b>\$18,262.43</b>

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-Per07-Apr2025	\$ 5,000.00	\$	276,111.84	\$	3,235,987.68	\$ -	\$3,517,099.52
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

## Statement of Financial Position

As of April 30, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
300-102-11312 HURA BankCDA Checking #0937	5,000.00
300-103-11313 HURA Bank CDA Savings #1109	276,111.84
300-103-11328 HURA LGIP #3354	3,235,987.68
<b>Total Bank Accounts</b>	<b>\$3,517,099.52</b>
Accounts Receivable	
300-105-11500 HURA Property Taxes Receivable	5,180.00
<b>Total Accounts Receivable</b>	<b>\$5,180.00</b>
Other Current Assets	
300-103-11316 LGIF FMV Adjustments (Audit)	9,369.00
<b>Total Other Current Assets</b>	<b>\$9,369.00</b>
<b>Total Current Assets</b>	<b>\$3,531,648.52</b>
Fixed Assets	
300-160-11601 Land	741,208.07
<b>Total Fixed Assets</b>	<b>\$741,208.07</b>
<b>TOTAL ASSETS</b>	<b>\$4,272,856.59</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
300-202-21101 HURA Accounts Payable	18,087.43
<b>Total Accounts Payable</b>	<b>\$18,087.43</b>
Other Current Liabilities	
300-200-21403 HURA Deferred Property Taxes	5,146.00
<b>Total Other Current Liabilities</b>	<b>\$5,146.00</b>
<b>Total Current Liabilities</b>	<b>\$23,233.43</b>
<b>Total Liabilities</b>	<b>\$23,233.43</b>
Equity	
300-250-24100 Fund Balance Restricted	2,863,188.37
300-250-24104 HURA Fund Balance Assigned Arts	42,716.00
300-250-24105 HURA Invested In Capital Assets	741,208.00
Retained Earnings	
Net Revenue	602,510.79
<b>Total Equity</b>	<b>\$4,249,623.16</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$4,272,856.59</b>

# Hayden Urban Renewal Agency

## Statement of Activity

October 2024 - April 2025

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
<b>Revenue</b>								
300-311-41110 Property Taxes Income			6,653.33	490,117.23	205,832.34	5,855.68	12,935.78	721,394.36
300-311-41111 Property Taxes Delinquent	8,903.47	6.03	58.56	65.64			4,447.55	13,481.25
300-311-41113 Personal PTax Exemption Repl				9,467.98				9,467.98
300-361-46111 Interest Revenues	235.60	11,509.94	10,743.18	10,811.19	10,875.05	9,531.61	225.11	53,931.68
300-390-47008 HURA Public Parking Lot Lease						100.00		100.00
300-390-47009 HURA 58 E Orchard Rental		1,615.00	3,250.00		3,450.00	1,508.80		9,823.80
<b>Total Revenue</b>	<b>\$ 9,139.07</b>	<b>\$ 13,130.97</b>	<b>\$ 20,705.07</b>	<b>\$ 510,462.04</b>	<b>\$ 220,157.39</b>	<b>\$ 16,996.09</b>	<b>\$ 17,608.44</b>	<b>\$ 808,199.07</b>
<b>Expenditures</b>								
300-241-53101 Audit					7,200.00	923.75	4,252.50	12,376.25
300-241-53102 Legal & Professional Fees		1,125.00		1,000.00	1,075.00	1,225.00	877.00	5,302.00
300-241-53409 Video Recording	400.00			800.00		400.00		1,600.00
300-241-54100 HURA Utilities	350.69	1,043.08		241.20				1,634.97
300-241-54101 HURA Utilities 58 Orchard				116.00		116.00		232.00
300-241-55301 Real Property Assessments		193.22	180.74					373.96
300-241-55401 Advertising, Publishing, Recording				31.10	82.22			113.32
300-241-55701 Dues, Memberships & Subscriptions	2,600.00		680.00	250.00		31.50		3,561.50
300-241-56101 Office Supplies						72.70		72.70
300-248-53204 HURA City Staff Support	344.98	528.54			294.00	853.00		2,020.52
300-248-53205 HURA Executive Director Contract	4,011.77	3,759.66		12,275.74	6,452.44	6,280.75	13,657.93	46,438.29
300-248-54346 Property Mgmt Fees - 58 E Orchard Ave		129.20	322.00		340.40			791.60
300-899-59252 Owl Cafe Demo & Civic Center Planning					6,437.50	34,800.00		41,237.50
300-899-59901 HURA Infrastructure Projects				2,139.00				2,139.00
300-899-59908 HURA H-6 Promissory Note	40,468.19							40,468.19
300-899-59912 CHUBBS LLC Promissory Note	7,142.40					7,449.07		14,591.47
300-899-59917 Marketplace at Miles Promissory Note	618.44					364.20		982.64
300-899-59918 Rock Properties LLC Promissory Note	5,184.31					26,568.06		31,752.37
<b>Total Expenditures</b>	<b>\$ 61,120.78</b>	<b>\$ 6,778.70</b>	<b>\$ 1,182.74</b>	<b>\$ 16,853.04</b>	<b>\$ 21,881.56</b>	<b>\$ 79,084.03</b>	<b>\$ 18,787.43</b>	<b>\$ 205,688.28</b>



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



Statement Date: **04/30/2025**

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

### REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 03/31/25		5,000.00
Debits	11	86,011.53
Automatic Withdrawals	2	117,383.33
Automatic Deposits	7	203,394.86+
Ending Balance On 04/30/25		5,000.00
Average Balance (Ledger)	5,000.00+	

### ALL CREDIT ACTIVITY

Date	Description	Amount
04/14/25	KOOTENAI COUNTY PAY INV	17,383.33
04/17/25	STATE TREASURER MIXED	100,000.00
04/18/25	MCMG TFR FROM 000024001109	6,280.75
04/22/25	MCMG TFR FROM 000024001109	70,560.31
04/23/25	MCMG TFR FROM 000024001109	957.20
04/25/25	MCMG TFR FROM 000024001109	7,849.07
04/28/25	MCMG TFR FROM 000024001109	364.20

### ELECTRONIC DEBITS

Date	Description	Amount
04/14/25	MCMG TFR TO 000024001109	17,383.33
04/17/25	MCMG TFR TO 000024001109	100,000.00

### CHECKS AND OTHER DEBITS

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
04/22/25	1891	6,437.50	04/23/25	1895	957.20	04/22/25	1900*	26,568.06
04/25/25	1892	400.00	04/25/25	1896	7,449.07	04/22/25	1901	700.00
04/22/25	1893	34,800.00	04/28/25	1897	364.20	04/22/25	1903*	116.00
04/18/25	1894	6,280.75	04/22/25	1898	1,938.75			

Continued

2/609/1



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Statement Date: **04/30/2025**

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

**DAILY BALANCE SUMMARY**

Beginning Ledger Balance on 03/31/25 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
04/14/25	5,000.00	04/22/25	5,000.00	04/28/25	5,000.00
04/17/25	5,000.00	04/23/25	5,000.00		
04/18/25	5,000.00	04/25/25	5,000.00		

---

**This Statement Cycle Reflects 30 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 : 04/30/2025

Bank : 017  
Images : 11  
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  
80-987101

1891  
04/03/2025

PAY TO THE ORDER OF Bernardo Willis Architects, PC

\$ \*\*6,437.50

Six thousand four hundred thirty-seven and 50/100\*\*\*\*\*

DOLLARS

Bernardo Willis  
153 S Jefferson Street  
Spokane, WA 99201

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001891⑈ ⑆123103826⑆ 27000934⑈

AMT: 6,437.50 STS: Paid  
CHK: 1891 DATE: 04/22/2025 SEQ: 80201980

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

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912 Northwest Blvd  
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208-665-5999  
80-987101

1892  
04/03/2025

PAY TO THE ORDER OF Knock Marketing & Design

\$ \*\*400.00

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

DOLLARS

Knock LLC  
1638 Nesqueally Avenue  
Post Falls, ID 83854

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001892⑈ ⑆123103826⑆ 27000934⑈

AMT: 400.00 STS: Paid  
CHK: 1892 DATE: 04/25/2025 SEQ: 22600080

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
80-987101

1893  
04/03/2025

PAY TO THE ORDER OF Peck & Peck Excavating, Inc.

\$ \*\*34,800.00

Thirty-four thousand eight hundred and 00/100\*\*\*\*\*

DOLLARS

Peck & Peck  
3386 N Hwy 41  
Post Falls, ID 83854

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001893⑈ ⑆123103826⑆ 27000934⑈

AMT: 34,800.00 STS: Paid  
CHK: 1893 DATE: 04/22/2025 SEQ: 80202570

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

bank cda  
912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
80-987101

1894  
04/03/2025

PAY TO THE ORDER OF Welch Corner & Associates

\$ \*\*6,280.75

Six thousand two hundred eighty and 75/100\*\*\*\*\*

DOLLARS

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

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001894⑈ ⑆123103826⑆ 27000934⑈

AMT: 6,280.75 STS: Paid  
CHK: 1894 DATE: 04/18/2025 SEQ: 80102120

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

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208-665-5999  
80-987101

1895  
04/03/2025

PAY TO THE ORDER OF Accuwise Consulting

\$ \*\*957.20

Nine hundred fifty-seven and 20/100\*\*\*\*\*

DOLLARS

Accuwise Consulting  
PO Box 2899  
Coeur d'Alene, ID 83816

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001895⑈ ⑆123103826⑆ 27000934⑈

AMT: 957.20 STS: Paid  
CHK: 1895 DATE: 04/23/2025 SEQ: 80400130

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

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208-665-5999  
80-987101

1896  
04/03/2025

PAY TO THE ORDER OF Chubbs, LLC

\$ \*\*7,449.07

Seven thousand four hundred forty-nine and 07/100\*\*\*\*\*

DOLLARS

Chubbs, LLC  
Chubbs, LLC

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001896⑈ ⑆123103826⑆ 27000934⑈

AMT: 7,449.07 STS: Paid  
CHK: 1896 DATE: 04/25/2025 SEQ: 80101540

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

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208-665-5999  
80-987101

1897  
04/03/2025

PAY TO THE ORDER OF Marketplace at Miles, LLC

\$ \*\*364.20

Three hundred sixty-four and 20/100\*\*\*\*\*

DOLLARS

Marketplace at Miles, LLC  
Marketplace at Miles, LLC

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001897⑈ ⑆123103826⑆ 27000934⑈

AMT: 364.20 STS: Paid  
CHK: 1897 DATE: 04/28/2025 SEQ: 80201540

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

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912 Northwest Blvd  
Coeur d'Alene, ID 83814  
208-665-5999  
80-987101

1898  
04/09/2025

PAY TO THE ORDER OF Alpine Summit CPA

\$ \*\*1,938.75

One thousand nine hundred thirty-eight and 75/100\*\*\*\*\*

DOLLARS

Alpine Summit  
1810 E Schneidmiller Avenue  
Suite 310  
Post Falls, ID 83854

MEMO

*Russell B. Miller*  
AUTHORIZED SIGNATURE

⑈001898⑈ ⑆123103826⑆ 27000934⑈

AMT: 1,938.75 STS: Paid  
CHK: 1898 DATE: 04/22/2025 SEQ: 80202960

Continued

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HAYDEN URBAN REN AGENCY HURA  
Account No. : 27000934  
Stmt. Date : 04/30/2025

Bank : 017  
Images : 11  
Page : 4

# IMAGE STATEMENT

HAYDEN URBAN RENEWAL AGENCY 8930 NORTH GOVERNMENT WAY HAYDEN, ID 83835		bank cda 912 Northwest Blvd Coeur d'Alene, ID 83814 208-655-5399 id-9021011	1900
PAY TO THE ORDER OF Rock Properties LLC		04/09/2025	
Twenty-six thousand five hundred sixty-eight and 00/100*****		\$ **26,568.06	
Rock Properties LLC 2431 S Espinazo Road Coeur d'Alene, ID 83814		DOLLARS	
MEMO	AUTHORIZED SIGNATURE		
⑈001900⑈ ⑆123103825⑆		27000934⑈	

AMT: 26,568.06 STS: Paid  
CHK: 1900 DATE: 04/22/2025 SEQ: 80201040

HAYDEN URBAN RENEWAL AGENCY 8930 NORTH GOVERNMENT WAY HAYDEN, ID 83835		bank cda 912 Northwest Blvd Coeur d'Alene, ID 83814 208-655-5399 id-9021011	1901
PAY TO THE ORDER OF Bredeson Law Group		04/09/2025	
Seven hundred and 00/100*****		\$ **700.00	
Bredeson Law Group 1677 E Miles Avenue Hayden, ID 83835		DOLLARS	
MEMO	AUTHORIZED SIGNATURE		
⑈001901⑈ ⑆123103825⑆		27000934⑈	

AMT: 700.00 STS: Paid  
CHK: 1901 DATE: 04/22/2025 SEQ: 80100780

HAYDEN URBAN RENEWAL AGENCY 8930 NORTH GOVERNMENT WAY HAYDEN, ID 83835		bank cda 912 Northwest Blvd Coeur d'Alene, ID 83814 208-655-5399 id-9021011	1903
PAY TO THE ORDER OF City of Hayden		04/09/2025	
One hundred sixteen and 00/100*****		\$ **116.00	
City of Hayden 8930 N Government Way Hayden, ID 83835		DOLLARS	
MEMO	AUTHORIZED SIGNATURE		
⑈001903⑈ ⑆123103825⑆		27000934⑈	

AMT: 116.00 STS: Paid  
CHK: 1903 DATE: 04/22/2025 SEQ: 80201020



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



Statement Date: **04/30/2025**

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

### **FIRST RATE BUSINESS MMDA SUMMARY**

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 03/31/25		244,514.93
Debits		0.00
Automatic Withdrawals	5	86,011.53
Automatic Deposits	2	117,383.33 +
Interest Added This Statement		225.11 +
Ending Balance On 04/30/25		276,111.84
Annual Percentage Yield Earned	1.00 %	
Interest Paid This Year	1,834.03	
Interest Paid Last Year	4,959.61	
Average Balance (Collected)	275,280.91 +	

### **ALL CREDIT ACTIVITY**

Date	Description	Amount
04/14/25	MCMG TFR FROM 000027000934	17,383.33
04/17/25	MCMG TFR FROM 000027000934	100,000.00
04/30/25	INTEREST PAID	225.11

### **ELECTRONIC DEBITS**

Date	Description	Amount
04/18/25	MCMG TFR TO 000027000934	6,280.75
04/22/25	MCMG TFR TO 000027000934	70,560.31
04/23/25	MCMG TFR TO 000027000934	957.20
04/25/25	MCMG TFR TO 000027000934	7,849.07
04/28/25	MCMG TFR TO 000027000934	364.20

### **DAILY BALANCE SUMMARY**

Beginning Ledger Balance on 03/31/25 was 244,514.93

Date	Balance	Date	Balance	Date	Balance
04/14/25	261,898.26	04/22/25	285,057.20	04/28/25	275,886.73
04/17/25	361,898.26	04/23/25	284,100.00	04/30/25	276,111.84
04/18/25	355,617.51	04/25/25	276,250.93		

Continued

2/570/1



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Statement Date: **04/30/2025**

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

**This Statement Cycle Reflects 30 Days**

**The Interest Earned And The Annual Percentage Yield Earned  
Are Based On The Period 04/01/2025 Through 04/30/2025**

---

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

CONTINUING BUSINESS

## Memorandum

---

TO: HURA CHAIRMAN AND BOARD

FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR

SUBJECT: CIVIC CENTER UPDATE

DATE: 5/9/2025

CC: LINDSAY SPENCER, CLERK

---

### General Update

Bernardo Wills Architects presented in late March what could potentially fit on the site (building and parking). The conclusion is that the parking, building, and an indoor sport court/gym could fit on the property. There was a general consensus that what was presented in concept may be too large and too grand for what the Hayden community needs, but this answered the question of whether a community/senior center could fit on that site. (See attached excerpts from what was presented at the March workshop.)

At this workshop, options for improving McIntire Park were also refined.

### Senior Center

Ronda Mitchell, Randy McIntire, and Melissa Cleveland met with the Hayden Senior Center.

Highlights from the meeting include:

- Need about 8,000 square feet, which includes storage
- Big open space with dividers is desired
- Need commercial kitchen, but it doesn't have to be large. Need to be able to cook for roughly 70 people
- Need ability to sub-let to generate revenue
- Could share a building with the community center, but want their space contained with separate entrance. They need separate restrooms not accessible to others.
- The amount of parking they currently have works.
- Need 1 – 2 office spaces and a space for holding meetings.
- Open to funding tenant improvements, but only with long-term lease. Could potentially secure grants.
- Need a simple but functional space. Nothing fancy.

### Planning-Level Cost Breakdown

HURA likely has around \$7.5 million to spend before the end of 2030. Very conceptual costs to build the civic center, relocate the ball field, and complete McIntire Park improvements are attached to this memo.

### Rules on Using URA Funds for Municipal Buildings and Sports Complexes

IC 50-2905(A) limits the use of URA funds for municipal buildings and sports complexes without super majority vote. The code is attached to this memo. After reviewing this code and discussing with the HURA attorney, the following highlights are noted:

- Community center portion could not be administrative (could not include offices, etc)
- HURA's portion of the sport court would need to stay under \$1 million

- Senior center buildings are not considered administrative and are OK to fund with HURA.

### **Next Steps**

The HURA Board needs to determine how to move forward.

Options may include:

#### ***Scope refinement:***

- Determine what HURA wants to construct
  - Senior center only
  - Senior center plus community center
  - Senior center plus community center, but reserve space for sport court?
  - Some combination of the above with expansion of City Hall parking and McIntire Park

#### ***Methods for Moving Forward***

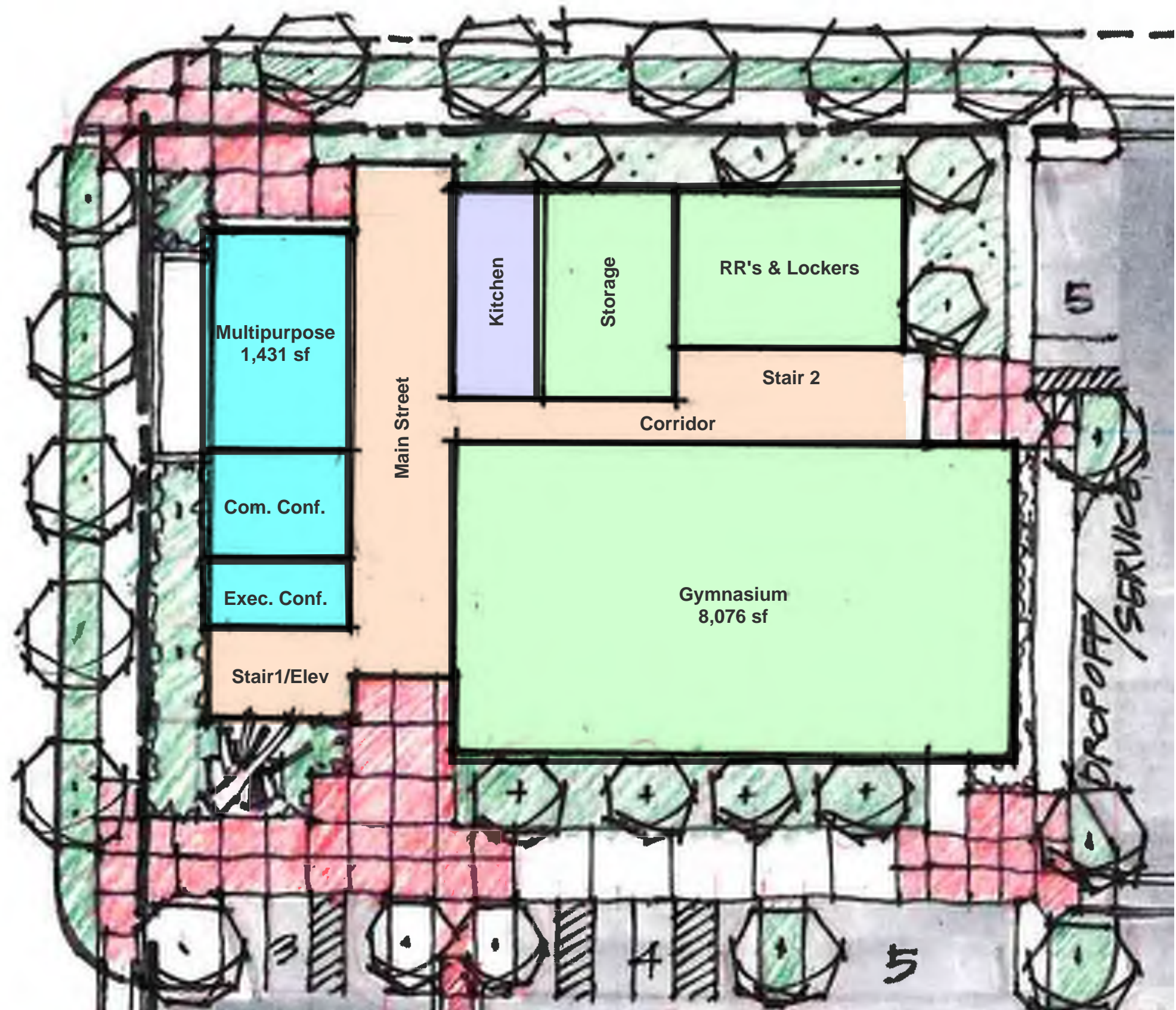
I'm looking for direction from the Board on how to move the project forward.

- Potentially enlist BWA for next phase design services to refine concepts, floor plans, and provide detailed estimates of cost.
- Potentially have RFP for Design-Build or CM/GC services to have contractor looped into the design effort (could potentially improve cost effectiveness).
- Other ideas that the board members may have.

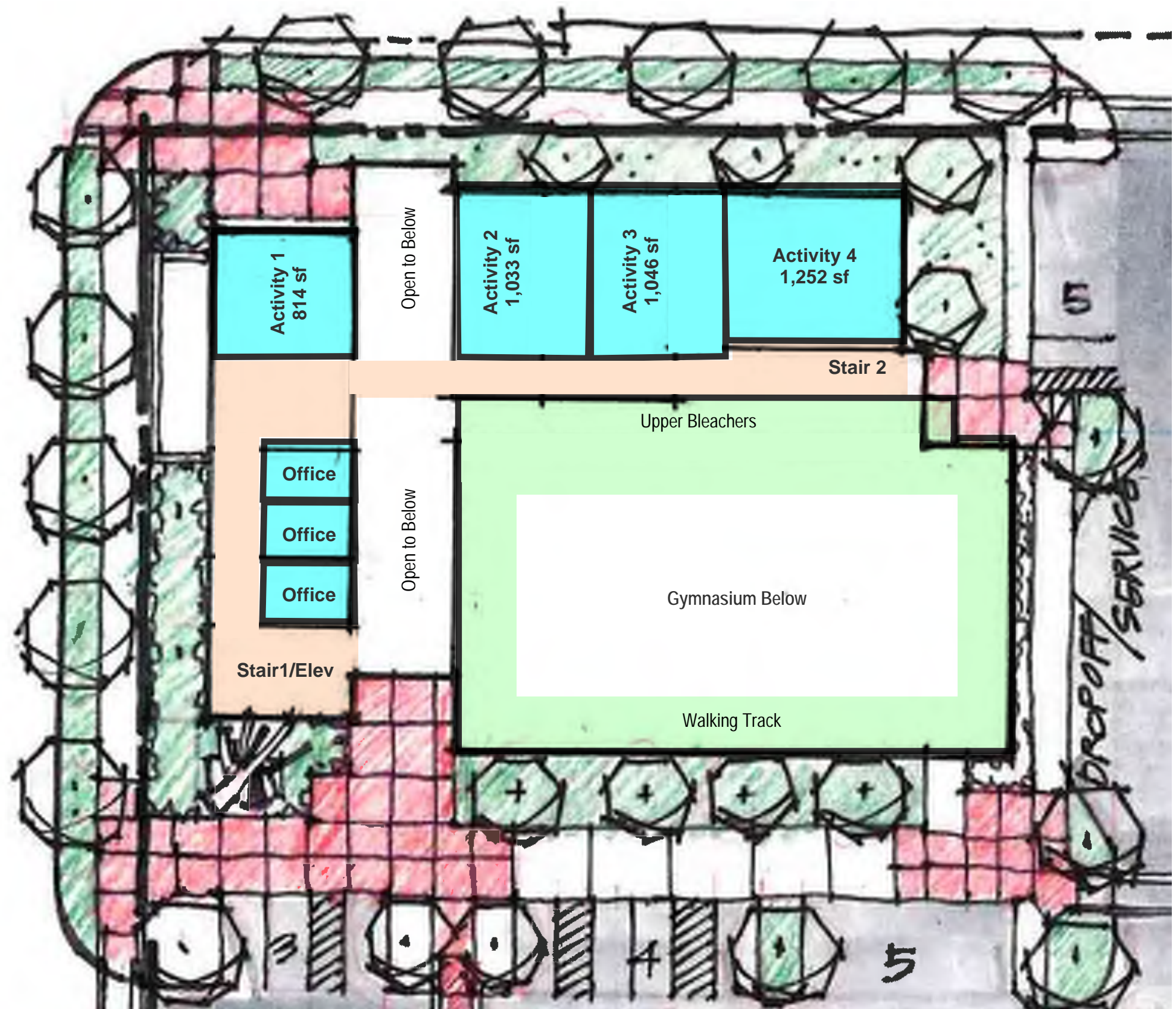






















**Hayden Civic Center Cost Summary (For Discussion Purposes Only)**

Item	Name	Anticipated Cost	HURA Funds	Senior Center Funds	City Funds	Grant Funds	Private Donation	Notes
1	Sport Court	\$800,000	\$0					Not sure if want HURA to pay for this.
2	Senior Center	\$3,300,000	\$2,300,000	\$400,000				
3	Community Center	\$3,500,000	\$3,500,000					
4	Parking Lot and Other Hardscape	\$1,300,000	\$1,300,000					
6	Honeysuckle/Government Way Improvements	\$1,650,000	\$1,100,000		\$550,000			Potentially use impact fees.
7	Government Way/Orchard Signal	\$1,300,000	\$867,000		\$433,000			Is this necessary?
8	Expand City Hall Parking	\$400,000	\$400,000		\$0			
9	Relocate Ballfield & New Parking at McIntire Park	\$2,100,000	\$890,000		\$210,000	\$1,000,000		City use impact fees. LWCF Grant App
10	McIntire Park Improvements	\$2,500,000	\$1,250,000		\$250,000	\$1,000,000		LWCF Grant App
		<b>\$16,850,000</b>	<b>\$11,607,000</b>	<b>\$400,000</b>	<b>\$1,443,000</b>	<b>\$2,000,000</b>	<b>\$0</b>	
		<b>Phase 1 (2025 - 2030)</b>	<b>\$7,100,000</b>		\$0	\$0	\$0	
		<b>Phase 2 (2030 - 2045)</b>	<b>\$4,507,000</b>		\$1,443,000	\$2,000,000	\$0	

1 - HURA's funds through the end of 2030 are estimated to be \$7.5 million

2 - Costs shown are 2027 dollars.



# Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 50  
MUNICIPAL CORPORATIONS  
CHAPTER 29

LOCAL ECONOMIC DEVELOPMENT ACT

50-2905A. ELECTION NECESSARY FOR EXPENDITURES ON CERTAIN PROJECTS. (1) Notwithstanding any other provision of this chapter, on and after the effective date of this act, it shall be unlawful for an urban renewal agency to expend revenue collected under this chapter on project costs when either the amount of revenue collected under this chapter, or the amount of revenue collected under this chapter plus any other public funds, not including federal funds or federal funds administered by a public body, contributes to fifty-one percent (51%) or more of the total project cost and the project is for construction of a municipal building or a multipurpose sports stadium complex, or the remodel of such a building or complex, with a total project cost exceeding one million dollars (\$1,000,000) unless such construction project is first approved in an election by sixty percent (60%) of the participating qualified electors residing within the borders of the qualified municipality. An election pursuant to this section shall be in accordance with the provisions of chapter 1, title 34, Idaho Code. The total project cost described in this subsection shall not include the cost of any infrastructure or belowground improvements including, but not limited to, water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, parking facilities, or unoccupied auxiliary structures. This section shall not be construed to require an election regarding bonds issued prior to the effective date of this act.

(2) For purposes of this section, the following terms shall have the following meanings:

(a) "Multipurpose sports stadium complex" means a place or venue for indoor or outdoor sports, concerts, or other events that contains a field or other playing surface or area either partly or completely surrounded by a tiered structure designed to allow spectators to stand or sit and view the event;

(b) "Municipal building" means only an administrative building, city hall, library, courthouse, public safety or law enforcement buildings, other judicial buildings, fire stations, jails, and detention facilities that are not subject to property taxation whether they are, or are intended to be, owned or operated by or leased to a public body for the public's benefit;

(c) "Project costs" shall have the same meaning as provided in section 50-2903(14), Idaho Code;

(d) "Public body" shall have the same meaning as provided in section 50-2018(3), Idaho Code;

(e) "Public funds" shall mean the funds collected or received by a public body but shall not include grants or donations from private

entities or individuals to the public body.

History:

[50-2905A, added 2016, ch. 349, sec. 6, p. 1023; am. 2017, ch. 27, sec. 1, p. 50; am. 2019, ch. 321, sec. 1, p. 956.]

How current is this law?

## BUDGET WORKSHOP



Revenues		FY 24 (2023-2024 Actual Unaudited)	FY25 Budget	FY25 Activity Thru 4-31-2025	FY24 Projected Activity Through 9-30-2025	FY26 Requested Budget (DRAFT)	Notes:
<b>212 Fund Balance Carryover</b>							
300-212-49550	Fund Balance Carryover (beginning balance)	\$5,488,636	\$2,674,476		\$2,934,110	\$3,632,999	\$5,488,636 is from Sept 30, 2023 tracking log spreadsheet of funds in bank.
							\$2,934,110 is from Sept 30, 2024 in tracking log spreadsheet of funds in bank.
<b>313 Real Property Taxes</b>							
300-311-41110	Property Taxes Current	\$1,074,715	\$945,000	\$721,394	\$922,051	\$898,000	
300-311-41111	Property Taxes Delinquent	-\$1,284		\$13,481	\$13,481	\$0	
300-311-41112	Property Taxes Penalties & Interest	\$0				\$0	
300-311-41113	Personal Ptax Exemption Repl.	\$18,936		\$9,468	\$9,468	\$0	
<b>Total for 313</b>		<b>\$1,092,367</b>	<b>\$945,000</b>	<b>\$744,343</b>	<b>\$945,000</b>	<b>\$898,000</b>	
<b>361 Interest Revenues</b>							
300-361-46111	Interest Revenues	\$223,329	\$123,000	\$53,932	\$92,000	\$69,000	
<b>390 Other Financing</b>							
300-390-47006	Proceeds from Sale of Land	3944.15					
300-390-57008	HURA Public Parking Lot Lease	\$100	\$100	\$100	\$100	\$100	
300-390-47009	HURA 58 E Orchard Rental	\$19,990	\$17,940	\$9,824	\$17,940	\$17,940	\$1495 per month (\$130/mo property management fee is separate.)
300-390-47010	HURA Reimbursements from City of Hayden						
<b>Total for 361</b>		<b>\$24,034</b>	<b>\$18,040</b>	<b>\$9,924</b>	<b>\$18,040</b>	<b>\$18,040</b>	
<b>Total Revenues Not Counting Fund Balance Carry Forward</b>		<b>\$1,339,730</b>	<b>\$1,086,040</b>		<b>\$1,055,040</b>		
<b>Total Revenues</b>		<b>\$6,828,366</b>	<b>\$3,760,516</b>	<b>\$808,199</b>	<b>\$3,989,150</b>	<b>\$4,618,039</b>	
<b>Expenses</b>							
<b>241 Operating and Administrative</b>							
300-241-53101	Audit	\$5,750	\$9,400	\$12,376	\$15,376	\$15,000	Check their contract.
300-241-53102	Legal/Professional Services	\$9,275	\$15,000	\$5,302	\$15,000	\$15,000	Leave the same
300-241-53409	Video Recording	\$4,600	\$5,300	\$1,600	\$3,600	\$5,000	
300-241-54100	HURA Utilities	\$4,525	\$8,300	\$1,867	\$3,734	\$3,000	
300-241-55201	ICRMP Insurance Premium	\$2,642	\$3,500		\$3,500	\$3,500	Updated based on letter from ICRMP 5-31-2023
300-241-55301	Real Property Assessments	-\$6,262	\$500	\$374	\$748	\$900	Tax bills on property HURA owns
300-241-55401	Advertising, Publishing, Recording	\$225	\$400	\$113	\$339	\$400	
300-241-55701	Dues, Memberships, and Subscriptions	\$2,411	\$3,000	\$3,562	\$3,000	\$3,600	
300-241-55801	Travel, Meetings, Training	\$1,290	\$5,000	\$73	\$700	\$5,000	
300-241-55901	HURA Banking Fees and Charges	\$67	\$0	\$0	\$0	\$0	
300-241-56101	Office Supplies	\$80	\$200	\$0	\$200	\$200	
<b>Total for 241</b>		<b>\$24,603</b>	<b>\$50,600</b>	<b>\$25,267</b>	<b>\$46,197</b>	<b>\$51,600</b>	
<b>248 Professional Services</b>							
300-248-53203	Study/Project Professional Services		\$50,000			\$50,000	Potential reimburse City for plan amendment required for expansion (not feasibility/eligibility), planning for O
300-248-53204	HURA City Staff Support	\$4,942	\$9,600	\$2,021	\$2,521	\$1,000	
300-248-53205	HURA Executive Director	\$68,902	\$100,000	\$46,438	\$100,000	\$100,000	Probably depends on what we do with the Civic Center
300-248-54346	Property Management Fees - 58 E Orchard	\$1,599	\$1,900	\$792	\$1,560	\$1,900	\$130 per month
300-248-xxxxx	Book Keeper				\$4,000	\$9,600	
<b>Total for 248</b>		<b>\$75,443</b>	<b>\$161,500</b>	<b>\$49,251</b>	<b>\$108,081</b>	<b>\$162,500</b>	
<b>899 Capital Purchases</b>							
300-899-58004	HURA Arts	\$0	\$5,000	\$0	\$25,000	\$5,000	
300-899-59251	Ramsey Road LHTAC Supplemental Funding	\$1,760,000		\$0			Are we getting some of this back?
300-899-59836	Come Together Bench Program	\$19,528					
300-899-59252	Civic Center			\$41,238	\$59,600	\$300,000	Design fees
300-899-59901	HURA Infrastructure Projects		\$1,500,000	\$2,139	\$2,139	\$1,500,000	Placeholder
300-899-59902	Property Acquisition	\$881,310	\$700,000				
300-899-59908	H-6 Promissory Note	\$82,408	\$30,000	\$40,468	\$40,468		Closed.
300-899-59909	Improvements 58 E Orchard	\$1,245	\$10,000			\$10,000	
300-899-59910	Gov't Way/Miles Intersection Design		\$30,000		\$0	\$30,000	Bid package, legal descriptions, etc. (\$30,000)
300-899-59912	CHUBBS LLC Promissory Note	\$14,285	\$15,000	\$14,591	\$14,998	\$15,300	As of April 59,172.08 left
300-899-59913	Ramsey Road Sewer Design	\$26,268	\$0		\$0	\$0	We had design and construction in one budget, but split them for tracking.
300-899-59914	Ramsey Road Sewer Construction	\$277,301	\$0		\$0	\$0	
300-899-59915	HURA Contribution to City Hall Remodel		\$0		\$0	\$0	
300-899-59916	Croffoot Park Supplemental Funding	\$804,511	\$0		\$0	\$0	
300-899-59917	Marketplace at Miles Promissory Note	\$618	\$5,000	\$983	\$1,347	\$800	As of April \$119,017.38 left
300-899-59918	Rock Propertiess Promissory Note	\$5,184	\$0	\$31,752	\$58,320	\$56,000	As of April \$1,685,096.36 remaining
300-899-xxxxx	McIntire Park Improvements					\$1,000,000	Just for discussion
<b>Total for 899</b>		<b>\$3,872,658</b>	<b>\$2,295,000</b>	<b>\$131,171</b>	<b>\$201,872</b>	<b>\$1,917,100</b>	
300-900-59550	Fund Balance Carryforward (Ending Balance)	\$2,855,662	\$1,253,416		\$3,632,999	\$2,486,839	
<b>Total Expenses not Counting Fund Balance Carryforward</b>		<b>\$3,972,704</b>			<b>\$356,150</b>		
<b>Total Expenses</b>		<b>\$6,828,366</b>	<b>\$3,760,516</b>	<b>\$205,689</b>	<b>\$3,989,150</b>	<b>\$4,618,039</b>	
	Revenues-Expenses	\$0	\$0		\$0	\$0	

**Updated Revenue Forecast**

Revenues		FY26	FY27	FY28	FY29	FY30
<b>212 Fund Balance Carryover</b>						
300-212-49550	Fund Balance Carryover (beginning balance)	\$3,632,999	\$4,430,000	\$5,220,000	\$6,010,000	\$6,800,000
<b>313 Real Property Taxes</b>		\$973,350	\$1,002,551	\$1,032,627	\$1,063,606	\$1,095,514
<b>361 Interest Revenues</b>		\$102,500	\$82,000	\$61,500	\$41,000	\$20,500
<b>390 Other Financing</b>		\$18,040	\$18,040	\$18,040	\$18,040	\$18,040
<b>Total Revenues Not Counting Fund Balance Carry Forward</b>		\$1,093,890	\$1,102,591	\$1,112,167	\$1,122,646	\$1,134,054
<b>Total Revenues</b>		<b>\$4,730,000</b>	<b>\$5,530,000</b>	<b>\$6,330,000</b>	<b>\$7,130,000</b>	<b>\$7,930,000</b>
<b>Expenses</b>						
<b>241 Operating and Administrative</b>		\$53,130	\$55,787	\$58,576	\$61,505	\$64,580
<b>248 Professional Services</b>		\$169,575	\$178,054	\$186,956	\$196,304	\$206,119
<b>OPAs</b>		\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>899 Capital Purchases</b>						
300-900-59550	Fund Balance Carryforward (Ending Balance)	\$4,430,000	\$5,220,000	\$6,010,000	\$6,800,000	\$7,580,000
<b>Total Expenses not Counting Fund Balance Carryforward</b>		\$297,705	\$308,840	\$320,532	\$332,809	\$345,699
<b>Total Expenses</b>		<b>\$4,728,000</b>	<b>\$5,529,000</b>	<b>\$6,331,000</b>	<b>\$7,133,000</b>	<b>\$7,926,000</b>

## EXECUTIVE DIRECTOR REPORT

## Memorandum

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TO: HURA CHAIRMAN AND BOARD

FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR REPORT

DATE: 5/9/2025

CC: LINDSAY SPENCER, CLERK

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### OPAs

Nothing new has come in.

### Owl Cafe

The building was demolished, site graded, and weed suppressant applied. HURA has paid the invoice to Peck and Peck and this items is closed out.

### Civic Center

This is a topic on the agenda.

### HURA Boundary Expansion

We expect and update at the June meeting.

### 58 E Orchard

No update.

### Audit

The effort to with the auditor for the FY24 audit is on-going and wrapping up.

### Staffing

Welch Comer is going to transition Lindsay Spencer out of the role of clerk for HURA to focus on her other Welch Comer duties. We are planning to transition Kaci Medlock into serving in that role starting at the June meeting. Lindsay will be available to assist Kaci, as needed.