

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

Regular Meeting  
Available via GoToMeeting and  
City Hall  
City Council Chambers

March 11, 2024  
3:00 p.m.

### AGENDA

CALL TO ORDER  
ROLL CALL OF BOARD MEMBERS  
PLEDGE OF ALLEGIANCE  
ADDITIONS OR CORRECTIONS TO THE AGENDA  
CALL FOR CONFLICTS OF INTEREST  
VISITOR/PUBLIC COMMENTS

#### CONSENT CALENDAR (ALL ITEMS ON THE CONSENT CALENDAR ARE ACTION ITEMS)

1. Minutes from regular meeting February 12, 2024 and special meeting February 22, 2024
2. Bills
3. Financial Reports

#### NEW BUSINESS

1. 58 E. Orchard inspection and lease discussion (Action Item)
2. Annual Report (Action Item)
3. City of Hayden Arts Commission Request Funding for Artistic Public Bench Program (Action Item)

#### REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

#### NEXT MEETING

April 8, 2024 – Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: [https://youtube.com/live/ew59rB7u\\_9Q](https://youtube.com/live/ew59rB7u_9Q)

# Consent Calendar

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

City Hall  
City Council Chambers  
Regular Meeting  
February 12, 2023  
3:00 p.m.

MINUTES

CALL TO ORDER

Mr. McIntire called the meeting to order at 3:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Absent
Steve Meyer	Present (3:05 p.m.)
Colin Meehan	Present (exited at 4:00 p.m.)
Randy McIntire	Present
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney (via GoToMeeting)  
Lindsay Spencer, Clerk

PLEDGE OF ALLEGIANCE

Mr. McIntire led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the agenda.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitors or public comment

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

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

ROLL CALL OF BOARD MEMBERS

Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

#### EXECUTIVE SESSION (Action Item)

Mr. Thayer moved to enter Executive Session to discuss potential property acquisition in accordance with Idaho Code 74-206(1)(c). Mr. Roetter seconded the motion.

#### ROLL CALL OF BOARD MEMBERS

Colin Meehan	Yes
Randy McIntire	Yes
Michael Thayer	Yes
Matt Roetter	Yes
Joy Richards	Yes

The motion was approved by a majority roll call vote.

The Commission entered into Executive Session at 3:04 p.m. Executive Session ended at 3:52 p.m. and they entered back into Regular Meeting.

#### OLD BUSINESS, Continued

1. Potential offer to purchase property. (Action Item)  
No Action

#### REPORTS

1. Update from Steve Meyer ULI Conference Overview  
Mr. Meyer attended the ULI Conference, small session, affordable housing most common topic. How to build inexpensive inventory. Rules are driving costs up. Mr. Meyer recommends attending. There are 2 sessions/yr. and is a worthwhile conference.

2. Executive Director's Report

Executive Director's Report is included in packet, Board of Directors read report, no comment.

#### NEXT REGULAR MEETING

March 11, 2024

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

#### ADJOURNMENT (Action Item)

The meeting adjourned at 4:09 p.m.

HAYDEN URBAN RENEWAL AGENCY  
8930 North Government Way  
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City Hall  
City Council Chambers  
Special Meeting  
February 22, 2023  
1:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 1:00 p.m.

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

Ms. Mitchell led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the agenda.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

EXECUTIVE SESSION (Action Item)

Mr. Thayer moved to enter Executive Session to discuss potential property acquisition in accordance with Idaho Code 74-206(1)(c). Mr. Meyer seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote.

The Commission entered into Executive Session at 1:02 p.m. Executive Session ended at 1:39 p.m. and entered back into Regular Meeting.

NEW BUSINESS (Action Item)

1. Potential offer to purchase property. (Action Item)

Mr. Thayer motioned to approve the HURA attorney to prepare a Property Sale Agreement to purchase real property, as discussed in Executive Session, have Mr. Meyer request the Phase I Environmental Report from the seller, include environmental contingency in the PSA, and name Ms. Mitchell as the signor of the PSA and closing documents. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote.

NEXT REGULAR MEETING

March 11, 2024

ADJOURNMENT

Ms. Mitchell adjourned the meeting at 1:41 p.m.

PERIOD ENDING 01/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 01/31/2024 NORMAL (ABNORMAL)
<b>Fund 300 - HAYDEN URBAN RENEWAL AGENCY</b>		
<b>Assets</b>		
300-102-11312	HURA BANKCDA CHECKING #0934	159,998.49
300-103-11313	HURA BANKCDA SAVINGS #1109	727,240.46
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,057,756.89
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
<b>TOTAL ASSETS</b>		<b>6,700,752.91</b>
<b>Liabilities</b>		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	1,181.51
300-200-21403	HURA DEFERRED PROPERTY TAXES	5,146.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
<b>TOTAL LIABILITIES</b>		<b>6,327.51</b>
<b>Fund Equity</b>		
300-250-24100	FUND BALANCE RESTRICTED	4,941,677.53
300-250-24104	HURA FUND BALANCE ASSIGNED ARTS	42,716.00
300-250-24105	HURA INVESTED IN CAPITAL ASSETS	741,208.00
<b>TOTAL FUND EQUITY</b>		<b>5,725,601.53</b>
<b>Revenues</b>		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	673,809.07
300-311-41111	PROPERTY TAXES DELINQUENT	598.69
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98
300-361-46111	INTEREST REVENUES	92,965.40
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	6,575.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
<b>TOTAL REVENUES</b>		<b>783,516.14</b>
<b>Expenditures</b>		
300-241-53101	AUDIT	0.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,100.00
300-241-53409	VIDEO RECORDING	1,000.00
300-241-54100	HURA UTILITIES	1,298.43
300-241-55201	ICRMP INSURANCE PREMIUM	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,250.00
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00
300-241-55901	HURA BANKING FEES & CHARGES	55.00
300-241-56101	OFFICE SUPPLIES	59.56
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	1,150.63
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	15,289.34
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	526.00
300-899-58004	HURA ARTS	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00
300-899-59902	PROPERTY ACQUISITION	0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	0.00
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	210.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00

PERIOD ENDING 01/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 01/31/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	22,203.28
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRU	277,301.00
300-899-59915	HURA CITY HALL REMODLE	0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		326,181.72
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		6,700,752.91
TOTAL ASSETS		6,700,752.91
BEG. FUND BALANCE - 2022-23		5,725,601.53
+ NET OF REVENUES/EXPENDITURES - 2022-23		511,489.45
+ NET OF REVENUES & EXPENDITURES		457,334.42
= ENDING FUND BALANCE		6,694,425.40
+ LIABILITIES		6,327.51
= TOTAL LIABILITIES AND FUND BALANCE		6,700,752.91



PERIOD ENDING 01/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BDGT USED
		NORMAL	(ABNORMAL)	2023-24 AMENDED BUDGET	NORMAL BALANCE (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Revenues						
Dept 212 - FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00		4,573,656.00	4,573,656.00	0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00		4,573,656.00	4,573,656.00	0.00
Dept 311 - REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	673,809.07		939,000.00	265,190.93	71.76
300-311-41111	PROPERTY TAXES DELINQUENT	598.69		0.00	(598.69)	100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00		0.00	0.00	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98		0.00	(9,467.98)	100.00
Total Dept 311 - REAL PROPERTY TAXES		683,875.74		939,000.00	255,124.26	72.83
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	92,965.40		40,000.00	(52,965.40)	232.41
Total Dept 361 - INTEREST REVENUES		92,965.40		40,000.00	(52,965.40)	232.41
Dept 390 - OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00		0.00	0.00	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00		100.00	0.00	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	6,575.00		17,940.00	11,365.00	36.65
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00	0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		6,675.00		18,040.00	11,365.00	37.00
TOTAL REVENUES		783,516.14		5,570,696.00	4,787,179.86	14.06
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	0.00		5,000.00	5,000.00	0.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	3,100.00		15,000.00	11,900.00	20.67
300-241-53409	VIDEO RECORDING	1,000.00		3,600.00	2,600.00	27.78
300-241-54100	HURA UTILITIES	1,298.43		2,500.00	1,201.57	51.94
300-241-55201	ICRMP INSURANCE PREMIUM	0.00		2,032.00	2,032.00	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48		4,000.00	2,406.52	39.84
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00		400.00	400.00	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	1,250.00		3,000.00	1,750.00	41.67
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00		5,000.00	3,855.00	22.90
300-241-55901	HURA BANKING FEES & CHARGES	55.00		0.00	(55.00)	100.00
300-241-56101	OFFICE SUPPLIES	59.56		200.00	140.44	29.78
Total Dept 241 - OPERATING & ADMINISTRATIVE		9,501.47		40,732.00	31,230.53	23.33
Dept 248 - PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00		10,000.00	10,000.00	0.00
300-248-53204	HURA CITY STAFF SUPPORT	1,150.63		9,600.00	8,449.37	11.99
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	15,289.34		100,000.00	84,710.66	15.29
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	526.00		1,900.00	1,374.00	27.68
Total Dept 248 - PROFESSIONAL SERVICES		16,965.97		121,500.00	104,534.03	13.96
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00		5,000.00	5,000.00	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00		1,500,000.00	1,500,000.00	0.00
300-899-59902	PROPERTY ACQUISITION	0.00		2,760,000.00	2,760,000.00	0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00		0.00	0.00	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00		0.00	0.00	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00		0.00	0.00	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	0.00		125,000.00	125,000.00	0.00
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	210.00		5,000.00	4,790.00	4.20
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00		30,000.00	30,000.00	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00		0.00	0.00	0.00
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE	0.00		15,000.00	15,000.00	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	22,203.28		250,000.00	227,796.72	8.88
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTION	277,301.00		0.00	(277,301.00)	100.00
300-899-59915	HURA CITY HALL REMODLE	0.00		0.00	0.00	0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	0.00		0.00	0.00	0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00		5,000.00	5,000.00	0.00

PERIOD ENDING 01/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2023-24 AMENDED BUDGET NORMAL	AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)			
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		299,714.28		4,695,000.00	4,395,285.72	6.38
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		0.00	0.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		0.00	0.00	0.00
TOTAL EXPENDITURES		326,181.72		4,857,232.00	4,531,050.28	6.72
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		783,516.14		5,570,696.00	4,787,179.86	14.06
TOTAL EXPENDITURES		326,181.72		4,857,232.00	4,531,050.28	6.72
NET OF REVENUES & EXPENDITURES		457,334.42		713,464.00	256,129.58	64.10

FY-PER-MOYEAR	BANK # 301		BANK # 302		BANK # 303		TOTAL CASH IN BANK
	bankcda	bankcda	bankcda	LGIP	SUSPENSE		
	#0934	#1109	#3354				
	300-102-11312	300-102-11304	300-103-11328	where is it?			
2024-Per04-Jan2024	\$ 5,000.00	\$ 727,240.46	\$ 5,057,756.89	\$ -	\$ -	\$ 5,789,997.35	
2024-Per03-Dec2023	\$ 5,000.00	\$ 206,911.57	\$ 5,034,644.85	\$ -	\$ -	\$5,246,556.42	
2024-Per02-Nov2023	\$ 5,000.00	\$ 234,658.02	\$ 5,011,585.87	\$ -	\$ -	\$5,251,243.89	
2024-Per01-Oct2023	\$ 4,990.00	\$ 238,875.37	\$ 4,989,405.73	\$ -	\$ -	\$5,233,271.10	
2023-Per12-Sept2023	\$ 5,000.00	\$ 128,112.48	\$ 5,355,523.75	\$ -	\$ -	\$5,488,636.23	
2023-Per11-Aug2023	\$ 5,000.00	\$ 161,559.18	\$ 5,308,694.06	\$ -	\$ -	\$5,475,253.24	
2023-Per10-July2023	\$ 5,000.00	\$ 339,718.61	\$ 5,480,770.64	\$ -	\$ -	\$5,825,489.25	
2023-Per09-June2023	\$ 5,000.00	\$ 150,348.58	\$ 5,460,000.56	\$ -	\$ -	\$5,615,349.14	
2023-Per08-May2023	\$ 5,000.00	\$ 641,814.40	\$ 4,951,702.61	\$ -	\$ -	\$5,598,517.01	
2023-Per07-Apr2023	\$ 5,000.00	\$ 633,794.27	\$ 4,932,085.89	\$ -	\$ -	\$5,570,880.16	
2023-Per06-Mar2023	\$ 5,000.00	\$ 641,143.47	\$ 4,913,730.94	\$ -	\$ -	\$5,559,874.41	
2023-Per05-Feb2023	\$ 5,000.00	\$ 703,164.39	\$ 4,895,727.03	\$ -	\$ -	\$5,603,891.42	
2023-Per04-Jan2023	\$ 5,000.00	\$ 693,958.03	\$ 4,879,581.26	\$ -	\$ -	\$5,578,539.29	
2023-Per03-Dec2022	\$ 5,000.00	\$ 136,577.96	\$ 4,864,477.43	\$ -	\$ -	\$5,006,055.39	
2023-Per02-Nov2022	\$ 5,000.00	\$ 139,270.06	\$ 4,851,749.84	\$ -	\$ -	\$4,996,019.90	
2023-Per01-Oct2022	\$ 5,000.00	\$ 139,676.14	\$ 4,840,517.47	\$ -	\$ -	\$4,985,193.61	
2022-Per12-Sep2022	\$ 5,000.00	\$ 158,030.89	\$ 4,817,073.03	\$ -	\$ -	\$4,980,103.92	
2022-Per11-Aug2022	\$ 5,000.00	\$ 124,137.68	\$ 4,808,778.15	\$ -	\$ -	\$4,937,915.83	
2022-Per10-Jul2022	\$ 5,000.00	\$ 338,189.72	\$ 4,608,026.37	\$ -	\$ -	\$4,951,216.09	
2022-Per09-Jun2022	\$ 5,000.00	\$ 193,709.73	\$ 4,554,205.65	\$ -	\$ -	\$4,752,915.38	
2022-Per08-May2022	\$ 5,000.00	\$ 160,173.30	\$ 4,550,865.24	\$ -	\$ -	\$4,716,038.54	
2022-Per07-Apr2022	\$ 5,000.00	\$ 160,064.23	\$ 4,548,425.76	\$ -	\$ -	\$4,713,489.99	
2022-Per06-Mar2022	\$ 5,000.00	\$ 133,987.85	\$ 4,546,903.55	\$ -	\$ -	\$4,685,891.40	
2022-Per05-Feb2022	\$ 5,000.00	\$ 146,628.67	\$ 4,546,030.53	\$ -	\$ -	\$4,697,659.20	
2022-Per04-Jan2022	\$ 5,000.00	\$ 655,300.64	\$ 4,013,085.34	\$ -	\$ -	\$4,673,385.98	
2022-Per03-Dec2021	\$ 5,000.00	\$ 146,832.32	\$ 4,012,611.84	\$ -	\$ -	\$4,164,444.16	
2022-Per02-Nov2021	\$ 5,000.00	\$ 83,137.16	\$ 4,074,068.78	\$ -	\$ -	\$4,162,205.94	
2022-Per01-Oct2021	\$ 5,000.00	\$ 129,467.60	\$ 4,073,680.00	\$ -	\$ -	\$4,208,147.60	
2021-Per12-Sep2021	\$ 5,000.00	\$ 141,251.89	\$ 4,073,288.87	\$ -	\$ -	\$4,219,540.76	
2021-Per11-Aug2021	\$ 5,000.00	\$ 146,839.76	\$ 4,072,885.28	\$ -	\$ -	\$4,224,725.04	
2021-Per10-Jul2021	\$ 5,000.00	\$ 417,708.28	\$ 3,972,466.23	\$ -	\$ -	\$4,395,174.51	
2021-Per09-Jun2021	\$ 5,000.00	\$ 148,597.95	\$ 3,872,018.75	\$ -	\$ -	\$4,025,616.70	
2021-Per08-May2021	\$ 5,000.00	\$ 127,485.64	\$ 3,889,054.91	\$ -	\$ -	\$4,021,540.55	
2021-Per07-Apr2021	\$ 5,000.00	\$ 147,857.75	\$ 3,888,492.44	\$ -	\$ -	\$4,041,350.19	
2021-Per06-Mar2021	\$ 5,000.00	\$ 135,348.85	\$ 3,887,905.69	\$ -	\$ -	\$4,028,254.54	
2021-Per05-Feb2021	\$ 5,000.00	\$ 167,030.57	\$ 3,887,223.86	\$ -	\$ -	\$4,059,254.43	
2021-Per04-Jan2021	\$ 5,000.00	\$ 606,230.17	\$ 3,554,869.02	\$ -	\$ -	\$4,166,099.19	
2021-Per03-Dec2020	\$ 5,000.00	\$ 146,759.95	\$ 3,553,983.48	\$ -	\$ -	\$3,705,743.43	
2021-Per02-Nov2020	\$ 5,000.00	\$ 147,625.56	\$ 3,586,448.11	\$ -	\$ -	\$3,739,073.67	
2021-Per01-Oct2020	\$ 5,000.00	\$ 635,744.78	\$ 3,492,872.86	\$ -	\$ -	\$4,133,617.64	
2020-Per12-Sep2020	\$ 5,000.00	\$ 147,035.82	\$ 3,491,206.22	\$ -	\$ -	\$3,643,242.04	
2020-Per11-Aug2020	\$ 5,000.00	\$ 145,061.80	\$ 3,663,007.43	\$ -	\$ -	\$3,813,069.23	
2020-Per10-Jul2020	\$ 5,000.00	\$ 415,015.20	\$ 3,573,786.77	\$ -	\$ -	\$3,993,801.97	
2020-Per09-Jun2020	\$ 5,000.00	\$ 159,261.96	\$ 3,571,184.52	\$ -	\$ -	\$3,735,446.48	
2020-Per08-May2020	\$ 5,000.00	\$ 146,631.86	\$ 3,567,954.99	\$ -	\$ -	\$3,719,586.85	
2020-Per07-Apr2020	\$ 5,000.00	\$ 142,194.96	\$ 3,564,031.31	\$ -	\$ -	\$3,711,226.27	
2020-Per06-Mar2020	\$ 5,000.00	\$ 145,038.08	\$ 3,559,641.29	\$ -	\$ -	\$3,709,679.37	
2020-Per05-Feb2020	\$ 5,000.00	\$ 145,138.21	\$ 3,567,462.24	\$ -	\$ -	\$3,717,600.45	
2020-Per04-Jan2020	\$ 5,000.00	\$ 583,107.88	\$ 3,117,242.43	\$ -	\$ -	\$3,705,350.31	
2020-Per03-Dec2019	\$ 5,000.00	\$ 136,273.12	\$ 3,112,220.60	\$ -	\$ -	\$3,253,493.72	
2020-Per02-Nov2019	\$ 5,000.00	\$ 141,862.96	\$ 3,106,886.91	\$ -	\$ -	\$3,253,749.87	
2020-Per01-Oct2019	\$ 5,000.00	\$ 148,076.83	\$ 3,101,548.17	\$ -	\$ -	\$3,254,625.00	

Hayden Urban Renewal Agency  
Project Expenditures by Fiscal Year  
Through February 2024

PROJECT	TOTAL	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Property purchase - public parking lot	408,161.99											
Downtown strategic plan	53,649.89											
City Hall façade remodel	213,360.20											
Gravel Cotton Club parking lot	2,627.01											
Govt Way reimbursement agreement	531,158.25											
Public art - bike rack City Hall	11,906.00											
HURA 2004-1 LID Participation	36,500.00											
Govt Way banners	8,777.34											
City Hall art display cases	3,110.00											
Property purchase - Capone's corner	130,592.14	130,592.14										
Property improvements - public parking lot	266,105.53	23,050.00	243,055.53									
CBD / Development Standards	83,295.00		71,901.50	11,393.50								
Public art - Epiphany at library	93,096.86		58,233.46	34,457.95			405.45					
Public art - Dusk and Dawn	66,392.52		19,500.00	33,892.52	\$13,000.00							
Public art - Utility Box Art Wrap	7,690.00								\$2,100.00	\$5,590.00		
Property purchase - carwash/barbershop	360,017.08		360,017.08									
Property purchase - 47 W Hayden	257,102.99		257,102.99									
Property purchase - 58 E Orchard	353,208.36				5,000.00	348,208.36						
Property improvements - 9627/9667 N Govt	62,315.53		38,415.81	9,719.19	353.96	13,826.57						
Property improvements - 47 W Hayden	29,680.41		1,981.88	27,661.32	37.21							
Hayden Ave/Final Dsgn & Const	1,128,327.96			49,025.00	\$21,150.00	\$8,310.00	\$5,215.00	768,800.37	275,827.59			
H-6 Basin Promissory Note	418,569.67				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	84,740.95	
Property improvements - 58 E Orchard	16,233.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,547.00	385.00
Gov't Way/Miles Intersection Improvements	114,067.20							16,683.30	93,115.90	4,268.00		
Gov't Way Traffic Study	44,910.00								44,909.40	0.60		
City Hall Remodel	250,000.00										250,000.00	
Ramsey Rd Sewer Phase 3- Design	185,100.00										124,260.18	26,268.11
Ramsey Rd Sewer Phase 3- Construction	285,791.00											277,301.00
Croffoot Park Athletic Improvements	1,300,000.00											82,996.97
<b>TOTALS</b>	<b>6,721,746.58</b>	<b>153,642.14</b>	<b>1,050,208.25</b>	<b>166,149.48</b>	<b>74,323.65</b>	<b>434,698.30</b>	<b>73,931.00</b>	<b>850,556.33</b>	<b>479,639.21</b>	<b>57,783.59</b>	<b>464,548.13</b>	<b>386,951.08</b>

INVOICE REGISTER REPORT FOR CITY OF HAYDEN  
 EXP CHECK RUN DATES 03/11/2024 - 03/11/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
Vendor 0185 - BREDESON LAW GROUP:							
1168 45159	BREDESON LAW GROUP HURA- REVIEW PACKET FOR 2/12/24 300-241-53102	03/05/2024 apowers	03/11/2024	1,200.00	1,200.00	Open	N 03/11/2024
	LEGAL/PROFESSIONAL SERVICES			1,200.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>1,200.00</u>	<u>1,200.00</u>		
Vendor 0022 - CDA PRESS:							
0000018956-02022024 45160	CDA PRESS HURA CDA#11926 CALENDAR YEAR ANNUAL 300-241-55401	02/02/2024 apowers	03/11/2024	41.88	41.88	Open	N 03/11/2024
	ADVERTISING, PUBLISHING, RECORDING			41.88			
	Total for vendor 0022 - CDA PRESS:			<u>41.88</u>	<u>41.88</u>		
Vendor 0028 - CITY OF HAYDEN:							
REIMB COH 0170164 45151	CITY OF HAYDEN REIMBURSEMENT FOR RAMSEY RD GRAVITY 300-899-59913	02/08/2024 apowers	03/11/2024	4,064.83	4,064.83	Open	N 03/11/2024
	HURA SEWER RAMSEY RD DESIGN PHASE 3			4,064.83			
STAFF SUPPORT 45153	CITY OF HAYDEN HURA CITY STAFF SUPPORT SEPTEMBER 300-200-21402	09/30/2023 apowers	03/11/2024	592.14	592.14	Open	N 09/30/2023
	HURA PAYABLE TO CITY OF HAYDEN			592.14			
STAFF SUPPORT 12/23 45154	CITY OF HAYDEN HURA CITY STAFF SUPPORT DECEMBER 300-200-21402	12/31/2023 apowers	03/11/2024	266.67	266.67	Open	N 03/11/2024
	HURA PAYABLE TO CITY OF HAYDEN			266.67			
STAFF SUPPORT 01/24 45155	CITY OF HAYDEN HURA CITY STAFF SUPPORT JANUARY 2024 300-200-21402	01/31/2024 apowers	03/11/2024	321.44	321.44	Open	N 03/11/2024
	HURA PAYABLE TO CITY OF HAYDEN			321.44			
STAFF SUPPORT 02/24 45156	CITY OF HAYDEN HURA CITY STAFF SUPPORT FEBRUARY 300-200-21402	02/29/2024 apowers	03/11/2024	692.58	692.58	Open	N 03/11/2024
	HURA PAYABLE TO CITY OF HAYDEN			692.58			
REIMB CROFFOOT 3/24 45157	CITY OF HAYDEN REIMBURSEMENT FOR CROFFOOT PARK 300-899-59916	03/07/2024 apowers	03/11/2024	82,996.97	82,996.97	Open	N 03/11/2024
	HURA CROFFOOT PARK EXPANSION			82,996.97			
POSTAGE FEB 2024 45164	CITY OF HAYDEN HURA POSTAGE FEBRUARY 2024	02/29/2024 apowers	03/11/2024	2.56	2.56	Open	N 03/11/2024

INVOICE REGISTER REPORT FOR CITY OF HAYDEN  
 EXP CHECK RUN DATES 03/11/2024 - 03/11/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
	300-200-21402	HURA PAYABLE TO CITY OF HAYDEN		2.56			
	Total for vendor 0028 - CITY OF HAYDEN:			88,937.19	88,937.19		
Vendor 0909 - HAYDEN CHAMBER OF COMMERCE:							
67943 45161	HAYDEN CHAMBER OF COMMERCE HURA MEMBERSHIP DUES, BRONZE 300-241-55701	01/02/2024 apowers	03/11/2024	250.00	250.00	Open	N 03/11/2024
	DUES, MEMBERSHIPS & SUBSCRIPTIONS			250.00			
	Total for vendor 0909 - HAYDEN CHAMBER OF COMMERCE:			250.00	250.00		
Vendor 0139 - SHL CPA'S PLLC:							
10988 45162	SHL CPA'S PLLC HURA AUDIT PROGRESS BILLING 300-241-53101	02/29/2024 apowers	03/11/2024	3,500.00	3,500.00	Open	N 03/11/2024
	AUDIT			3,500.00			
	Total for vendor 0139 - SHL CPA'S PLLC:			3,500.00	3,500.00		
Vendor 9282 - STARK, LARRY R:							
SAFETY INSPECT 2/9 45165	STARK, LARRY R HURA SAFETY INSPECTION AT 58 E 300-899-59909	02/09/2024 apowers	03/11/2024	175.00	175.00	Open	N 03/11/2024
	HURA PROP IMPR 58 E ORCHARD AVE			175.00			
	Total for vendor 9282 - STARK, LARRY R:			175.00	175.00		
Vendor 4006 - ULI-URBAN LAND INSTITUTE:							
5357967 45158	ULI-URBAN LAND INSTITUTE HURA ULI ANNUAL MEMBERSHIP 2024 300-241-55701	12/21/2023 apowers	03/11/2024	680.00	680.00	Open	N 03/11/2024
	DUES, MEMBERSHIPS & SUBSCRIPTIONS			680.00			
	Total for vendor 4006 - ULI-URBAN LAND INSTITUTE:			680.00	680.00		
Vendor 0230 - WELCH COMER & ASSOCIATES INC.:							
41388000-013 45163	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES 300-248-53205	01/30/2024 apowers	03/11/2024	5,830.00	5,830.00	Open	N 03/11/2024
	HURA EXECUTIVE DIRECTOR CONTRACT			5,830.00			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			5,830.00	5,830.00		

INVOICE REGISTER REPORT FOR CITY OF HAYDEN  
 EXP CHECK RUN DATES 03/11/2024 - 03/11/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 301

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						
# of Invoices:	14	# Due:	14	Totals:	100,614.07		100,614.07
# of Credit Memos:	0	# Due:	0	Totals:	0.00		0.00
Net of Invoices and Credit Memos:					<u>100,614.07</u>		<u>100,614.07</u>
--- TOTALS BY FUND ---							
	300 - HAYDEN URBAN RENEWAL AGENCY			100,614.07			100,614.07
--- TOTALS BY DEPT/ACTIVITY ---							
	200 - OTHER LIABILITIES			1,875.39			1,875.39
	241 - OPERATING & ADMINISTRATIVE			5,671.88			5,671.88
	248 - PROFESSIONAL SERVICES			5,830.00			5,830.00
	899 - CAPITAL PURCHASES/PROJECTS			87,236.80			87,236.80



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



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**FINANCIAL SERVICES STATEMENT**

Statement Date: 01/31/2024

Account No.: 27000934 Page: 1

**REGULAR BUSINESS SUMMARY**

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 12/29/23		5,000.00
Deposits	3	3,159.00+
Debits	3	5,526.85
Automatic Withdrawals	3	525,564.49
Automatic Deposits	4	527,932.34+
Ending Balance On 01/31/24		5,000.00
<b>Average Balance (Ledger)</b>	<b>5,000.00+</b>	

**ALL CREDIT ACTIVITY**

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
01/10/24	934	100.00	01/30/24	Deposit	1,495.00	01/30/24	Deposit	1,564.00

Date	Description	Amount
01/11/24	MCMG TFR FROM 000024001109	1,206.90
01/16/24	MCMG TFR FROM 000024001109	1,100.00
01/17/24	MCMG TFR FROM 000024001109	3,219.95
01/25/24	KOOTENAI COUNTY PAY INV	522,405.49

**ELECTRONIC DEBITS**

Date	Description	Amount
01/10/24	MCMG TFR TO 000024001109	100.00
01/25/24	MCMG TFR TO 000024001109	522,405.49
01/30/24	MCMG TFR TO 000024001109	3,059.00

**CHECKS AND OTHER DEBITS**

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
01/11/24	1748	1,206.90	01/16/24	1749	1,100.00	01/17/24	1751*	3,219.95

Continued

2/142/1





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**FINANCIAL SERVICES STATEMENT**

Statement Date: **01/31/2024**

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

**DAILY BALANCE SUMMARY**

Beginning Ledger Balance on 12/29/23 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
01/10/24	5,000.00	01/16/24	5,000.00	01/25/24	5,000.00
01/11/24	5,000.00	01/17/24	5,000.00	01/30/24	5,000.00

**OVERDRAFT FEE SUMMARY**

	Total For This Period	Total Year-To-Date	Total Last Year
Total Overdraft Fees	\$0.00	\$0.00	\$36.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00
Fees Refunded	\$0.00	\$0.00	\$0.00
Fees Waived	\$0.00	\$0.00	\$0.00

**This Statement Cycle Reflects 33 Days**

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

Continued

2/142/2



HAYDEN URBAN REN AGENCY HURA  
 Account No. : 27000934  
 Stmt. Date : 01/31/2024

Bank : 017  
 Images : 6  
 Page : 3

**IMAGE STATEMENT**

DATE: 1/30/24  
 HAYDEN URBAN REN AGENCY  
 8930 NORTH GOVERNMENT WAY  
 HAYDEN, ID 83835

CURRENCY	
COIN	
TOTAL CASH	4620
CHECKS	1495.00
TOTAL DEPOSIT	1495.00

bankcda  
 TOTAL DEPOSIT \$ 1495.00  
 ⑆123403826⑆27000934⑆ 151

DATE: 1/30/24  
 HAYDEN URBAN REN AGENCY  
 8930 NORTH GOVERNMENT WAY  
 HAYDEN, ID 83835

CURRENCY	
COIN	
TOTAL CASH	4819
CHECKS	1564.00
TOTAL DEPOSIT	1564.00

bankcda  
 TOTAL DEPOSIT \$ 1564.00  
 ⑆123403826⑆27000934⑆ 151

AMT: 1,495.00 STS: Deposit  
 CHK: DATE: 01/30/2024 SEQ: 22400040

AMT: 1,564.00 STS: Deposit  
 CHK: DATE: 01/30/2024 SEQ: 22400060

DATE: 1/10/2024  
 HAYDEN URBAN REN AGENCY  
 8930 NORTH GOVERNMENT WAY  
 HAYDEN, ID 83835

CURRENCY	
COIN	
TOTAL CASH	50931
CHECKS	100.00
TOTAL DEPOSIT	100.00

bankcda  
 TOTAL DEPOSIT \$ 100.00  
 ⑆123403826⑆27000934⑆ 151

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

01/04/2024

PAY: \*\*\*ONE THOUSAND TWO HUNDRED SIX AND 90/100 DOLLARS\*\*\*

CITY OF HAYDEN  
 8930 N GOVERNMENT WAY  
 HAYDEN, ID 83835

001748  
 82-8827231

1,206.90

⑆001748⑆ ⑆123403826⑆ 27000934⑆

AMT: 100.00 STS: Deposit  
 CHK: 27000934 DATE: 01/10/2024 SEQ: 23000320

AMT: 1,206.90 STS: Paid  
 CHK: 1748 DATE: 01/11/2024 SEQ: 80100630

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

01/04/2024

PAY: \*\*\*ONE THOUSAND ONE HUNDRED AND 00/100 DOLLARS\*\*\*

BREDESON LAW GROUP  
 1677 E MILES AVE, STE 202  
 HAYDEN LAKE, ID 83835

001749  
 82-8827231

\$1,100.00

⑆001749⑆ ⑆123403826⑆ 27000934⑆

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

01/04/2024

PAY: \*\*\*THREE THOUSAND TWO HUNDRED NINETEEN AND 95/100 DOLLARS\*\*\*

WELCH COMER & ASSOCIATES INC.  
 330 E LAKEVIEW AVENUE, SUITE 101  
 COEUR D'ALENE, ID 83814

001751  
 82-8827231

\$3,219.95

⑆001751⑆ ⑆123403826⑆ 27000934⑆

AMT: 1,100.00 STS: Paid  
 CHK: 1749 DATE: 01/16/2024 SEQ: 80100200

AMT: 3,219.95 STS: Paid  
 CHK: 1751 DATE: 01/17/2024 SEQ: 80301910

03/07/2024 06:05 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 301 (HURA CHECKING)  
FROM 01/01/2024 TO 01/31/2024  
Reconciliation Record ID: 1130  
Finalized

Beginning GL Balance:	527,405.49
Less: Cash Disbursements	(5,526.85)
Less: Journal Entries/Other	(361,880.15)
	<hr/>

Ending GL Balance:	159,998.49
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	154,998.49
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	159,998.49
Unreconciled Difference:	0.00

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
01/01/2024			<b>300-102-11312 HURA BANKCDA CHECKING #0934</b>		BEG. BALANCE		527,405.49
01/04/2024	CD	CHK	SUMMARY CD 01/04/2024			5,526.85	521,878.64
01/10/2024	GJ	JE	HURA DEPOSIT BANKCDA PARKING LOT LEAS	2396	100.00		521,978.64
01/30/2024	GJ	JE	HURA DEPOSIT CASH BANKCDA FOR RENTAL	2411	1,564.00		523,542.64
01/30/2024	GJ	JE	HURA DEPOSIT CASH BANKCDA FOR RENTAL	2412	1,495.00		525,037.64
01/31/2024	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT JAN	2477	154,998.49		680,036.13
01/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2478		525,564.49	154,471.64
01/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2478	5,526.85		159,998.49
01/31/2024			300-102-11312	END BALANCE	163,684.34	531,091.34	159,998.49
GRAND TOTALS:					163,684.34	531,091.34	159,998.49



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



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**FINANCIAL SERVICES STATEMENT**

Statement Date: **01/31/2024**

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

**FIRST RATE BUSINESS MMDA SUMMARY**

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 12/29/23		206,911.57
Debits		0.00
Automatic Withdrawals	3	5,526.85
Automatic Deposits	3	525,564.49+
Interest Added This Statement		291.25+
Ending Balance On 01/31/24		727,240.46
Annual Percentage Yield Earned	1.03%	
Interest Paid This Year	291.25	
Interest Paid Last Year	3,719.85	
Average Balance (Collected)	315,211.94+	

**ALL CREDIT ACTIVITY**

Date	Description	Amount
01/10/24	MCMG TFR FROM 000027000934	100.00
01/25/24	MCMG TFR FROM 000027000934	522,405.49
01/30/24	MCMG TFR FROM 000027000934	3,059.00
01/31/24	INTEREST PAID	291.25

**ELECTRONIC DEBITS**

Date	Description	Amount
01/11/24	MCMG TFR TO 000027000934	1,206.90
01/16/24	MCMG TFR TO 000027000934	1,100.00
01/17/24	MCMG TFR TO 000027000934	3,219.95

**DAILY BALANCE SUMMARY**

Beginning Ledger Balance on 12/29/23 was 206,911.57

Date	Balance	Date	Balance	Date	Balance
01/10/24	207,011.57	01/17/24	201,484.72	01/31/24	727,240.46
01/11/24	205,804.67	01/25/24	723,890.21		
01/16/24	204,704.67	01/30/24	726,949.21		

Continued

2/12/71



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**FINANCIAL SERVICES STATEMENT**

Statement Date: **01/31/2024**

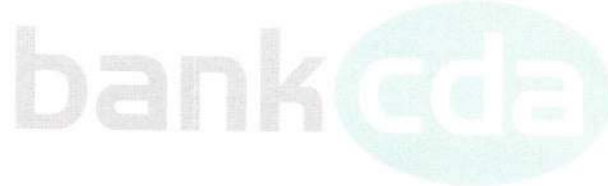
Account No.: **24001109** Page: **2**

**This Statement Cycle Reflects 33 Days**

**The Interest Earned And The Annual Percentage Yield Earned  
Are Based On The Period 12/30/2023 Through 01/31/2024**

---

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



03/07/2024 06:10 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 302 (HURA SAVINGS)  
FROM 01/01/2024 TO 01/31/2024  
Reconciliation Record ID: 1131

Beginning GL Balance:	206,911.57
Add: Journal Entries/Other	<u>520,328.89</u>
Ending GL Balance:	727,240.46
Ending Bank Balance:	727,240.46
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	727,240.46
Unreconciled Difference:	0.00

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
01/01/2024			<b>300-103-11313 HURA BANKCDA SAVINGS #1109</b>		BEG. BALANCE		206,911.57
01/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2478	525,564.49		732,476.06
01/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2478		5,526.85	726,949.21
01/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2478	291.25		727,240.46
01/31/2024			300-103-11313	END BALANCE	525,855.74	5,526.85	727,240.46
GRAND TOTALS:					525,855.74	5,526.85	727,240.46





# 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

1/1/2024 through 1/31/2024

### Summary

<b>Beginning Balance</b>	\$5,011,585.87	<b>Fund Number</b>	3354
<b>Contributions</b>	\$23,058.98	<b>Distribution Yield</b>	5.4051 %
<b>Withdrawals</b>	\$0.00	<b>January Accrued Interest</b>	\$23,112.04
<b>Ending Balance</b>	\$5,034,644.85	<b>Average Daily Balance</b>	\$5,034,644.85

### Detail

Date	Activity	Status	Type	Amount	Balance
01/01/2024	Beginning Balance				\$5,011,585.87
01/01/2024	Contribution	Processed	December Reinvestment	\$23,058.98	\$5,034,644.85
01/31/2024	Ending Balance				\$5,034,644.85

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.

03/07/2024 06:17 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 303 (HURA LGIP)  
FROM 01/01/2024 TO 01/31/2024  
Reconciliation Record ID: 1132

Beginning GL Balance:	5,034,644.85
Add: Journal Entries/Other	<u>23,112.04</u>
Ending GL Balance:	5,057,756.89
Ending Bank Balance:	5,034,644.85
Add: Miscellaneous Transactions	23,112.04
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	5,057,756.89
Unreconciled Difference:	0.00

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

03/07/2024 05:45 PM  
User: apowers  
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN  
FROM 300-103-11328 TO 300-103-11328  
TRANSACTIONS FROM 01/01/2024 TO 01/31/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
01/01/2024			<b>300-103-11328 HURA LGIP #3354</b>		BEG. BALANCE		5,034,644.85
01/31/2024	GJ	JE	HURA RECORD LGIP INTEREST	2479	23,112.04		5,057,756.89
01/31/2024			300-103-11328	END BALANCE	23,112.04	0.00	5,057,756.89
GRAND TOTALS:					23,112.04		5,057,756.89

## 58 E Orchard Inspection



## **LIFE / SAFETY INSPECTION FOR RENTAL HOUSE**

**58 EAST ORCHARD AVE.**

**FEB.9,2024**

**HAYDEN, IDAHO**

**REQUESTED BY MELISSA CLEVELAND FOR "HURA"**

### **EXTERIOR OF HOUSE:**

**FRONT STEP NEEDS REPAIR TO AVOID TRIPPING.**

**CLEAN OUT AND FILL LARGE GAP IN TREAD.**



---

**THE POWER LINE FROM ROAD TO POLE BY HOUSE AND FROM POLE TO HOUSE IS LAYING ACROSS NUMEROUS TREE BRANCHES. BRANCHES NEED TRIMMING TO AVOID DAMAGE TO LINES OR FIRE POTENTIAL.**

---

## **INTERIOR OF HOUSE:**

### **ELECTRICAL:**

**THERE ARE NO GFI OUTLETS IN THE BATHROOMS OR IN THE KITCHEN. THIS GIVES THE POTENTIAL FOR SOMEONE TO BE SHOCKED OR INJURED.**

---

**THERE ARE NO SMOKE DETECTORS OR C.O. DETECTORS IN THE HOME. SHOULD HAVE C.O. DETECTORS ON EACH LEVEL OF HOME AND A SMOKE DETECTOR IN EACH BEDROOM AND IN HALLWAYS OUTSIDE OF BEDROOMS.**

---

**DINNING ROOM LIGHT GOES ON AND OFF WHEN SOMEONE IS ACTIVE IN THE UPSTAIRS BEDROOM ABOVE DINNING ROOM.**



**OTHER LIGHTS NEED REATTACHMENT IN NUMEROUS PLACES.**

---

**THE KITCHEN AND BATHROOMS NEED EXHAUST FANS. THIS IS TO PREVENT MORE MOLD FROM FORMING ON THE WALLS IN BATHROOMS AND AROUND WINDOW FRAME IN THE KITCHEN.**



**SEE MOLD IN CORNER OVER SHOWER.**



**MOLD AROUND TOP OF WALLS.**

---

**PLUMBING:**

**THE HALL BATHROOM SINK FAUCET IS LEAKING LARGE STREAM OF WATER.**



**THERE IS A WATER LEAK BEHIND THE HOT WATER TANK IN THE BASEMENT THAT IS DRIPPING ON THE FLOOR AND CAUSING MOLD ON THE WALL BEHIND THE TANK.**



---

**THE UPSTAIR BEDROOM ACCESS BY THE CIRCULAR STAIR DOES NOT MEET ANY CURRENT CODE REQUIREMENTS FOR ACCESS. IT WOULD BE EXTREMELY DIFFICULT TO GET SOMEONE DOWN THESE STAIRS IN AN EMERGENCY. THE WINDOW FOR THIS ROOM DOES MEET EGRESS STANDARDS, ALTHOUGH YOU ARE ABOVE THE GROUND ABOUT 10 FEET ON THE ROOF.**





**I WOULD SUGGEST BLADING AND PUTTING SOMR GRAVEL ON THE DRIVEWAY TO PREVENT ANY EMERGENCY VEHICLES FROM GETTING STUCK.**



**INSPECTION DONE BY LARRY R STARK**

**10620 N. MAPLE ST.**

**HAYDEN, IDAHO 83835**

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**FOR THE SUM OF \$175.00 - ONE HUNDRED SEVENTY-FIVE DOLLARS, NO CENTS.**

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**FEB. 20,2024**

# FY 23 Annual Report

## HAYDEN URBAN RENEWAL AGENCY 2023 ANNUAL REPORT

### About HURA

- This annual report is required under Idaho Code 50-20 Urban Renewal Law, Chapter 2006(5)(c). The purpose of this report is to summarize activities for the preceding calendar year.
- HURA was created in December 2005 and will mature in 2029. The 720-acre boundary is shown on the following page.
- Meetings are held at Hayden City Hall and are generally held the second Monday of each month at 3:00 PM.

### 2023 Achievements

- HURA contributed \$250,000 to help fund the City Hall ADA upgrades which include improvements in the second story to improve the customer experience and an elevator.
- HURA helped fund the City's design and construction of a sewer line on Ramsey Road in advance of the construction of the City's road project.
- HURA agreed to help fund the City's project at Croffoot Park.
- HURA requested expansion of the district to be able to assist the City with infrastructure projects and parkland acquisition. A public meeting regarding the expansion was held by the City on December 5, 2023.
- Began live streaming and video recording meetings.

### Objectives

HURA was established with the following summarized objectives:

- Elimination of environmental deficiencies such as obsolete/aged buildings, inadequate public improvements, and environmental remediation.
- Consolidation of land into parcels suitable for modern, integrated development.
- Development of underdeveloped areas which are stagnant or improperly utilized.
- Strengthening the economic base by installation of needed public improvements to stimulate new commercial expansion and employment.
- Establishment and implementation of design standards to provide unity and integrity of properties within HURA.
- Strengthening of the tax base by encouraging private development thus increasing the assessed valuation within the HURA boundary.
- Creating of public spaces, gateway entries, and public art.
- Participate in the development of civic buildings or community facilities.
- Providing for adequate land for open space and street rights of ways.
- The construction and improvement of major street corridors along with accompanying utility connections.

### 2023 HURA Board

Ronda Mitchell, Chair  
Randy McIntire, Vice Chair  
Steve Meyer, Treasurer  
Colin Meehan, Secretary  
Matt Roetter  
Michael Thayer  
Joy Richards

### Contact

Melissa Cleveland, Executive Director  
(208)664-6942  
mccleveland@welchcomer.com



Photos of 2023 City Hall upgrades

# HURA's Positive Impact 2005—2023

# DRAFT

Over the past 13 years, HURA pursuit of meeting the objectives outlined in the plan has had a significant impact and resulted in nearly \$303,000,000 in assessed value increase. Some of HURA's impact within the district is shown on this page in the form of before and after imagery. The "before" photos were all taken in 2007. HURA has collected roughly \$8.89 million<sup>1</sup> in increment since 2005 and has spent approximately \$5.6 million on public infrastructure, facility upgrades, and public art.



The property which now is part of the Capone's parking lot was an abandoned gas station. HURA purchased this property and remediated it so that it could be repurposed into much needed parking.



The northwest corner of the Government Way/Hayden Avenue intersection had deteriorated buildings including an abandoned carwash. HURA purchased the properties, completed demolition and remediation to make the property attractive for development.

In 2005, the Cotton Club caught fire and was inhabitable. HURA purchased the property, demolished structures and performed remediation, and then constructed the public parking that exists today.



HURA contributed to the City Hall remodel and façade improvements, which helped to set the character of Hayden's downtown.



HURA contributed to the final design and construction of Hayden Avenue, which did not include curb, gutter, and sidewalks.

1) Total increment estimate provided by Kootenai County in December 2023.

## Financial Overview

At the time of this report, the 2022 audit was the most recent. The 2022 audit and 2023 unaudited fiscal year reporting are attached to this report. The major difference in revenues was an anticipated sale of land that did not occur. The major difference in expenditures were infrastructure projects and property acquisition that did not occur. All expenses for fiscal year 2023 were within budget.

Budget Item	Approved Budget (FY23) <sup>1</sup>	Actual Revenues or Expenditures (FY23)
Property Taxes	\$920,000	\$820,069
Interest Earnings	\$15,000	\$215,583
Other Revenue	\$760,100	\$19,600
<b>Total Revenues</b>	<b>\$1,695,100</b>	<b>\$1,055,252</b>
Operating/Administrative	\$27,515	\$25,335
Professional Services	\$95,700	\$54,803
Capital Purchases/Projects	\$2,411,000	\$464,548
<b>Total Expenditures</b>	<b>\$2,534,215</b>	<b>\$544,686</b>

Notes

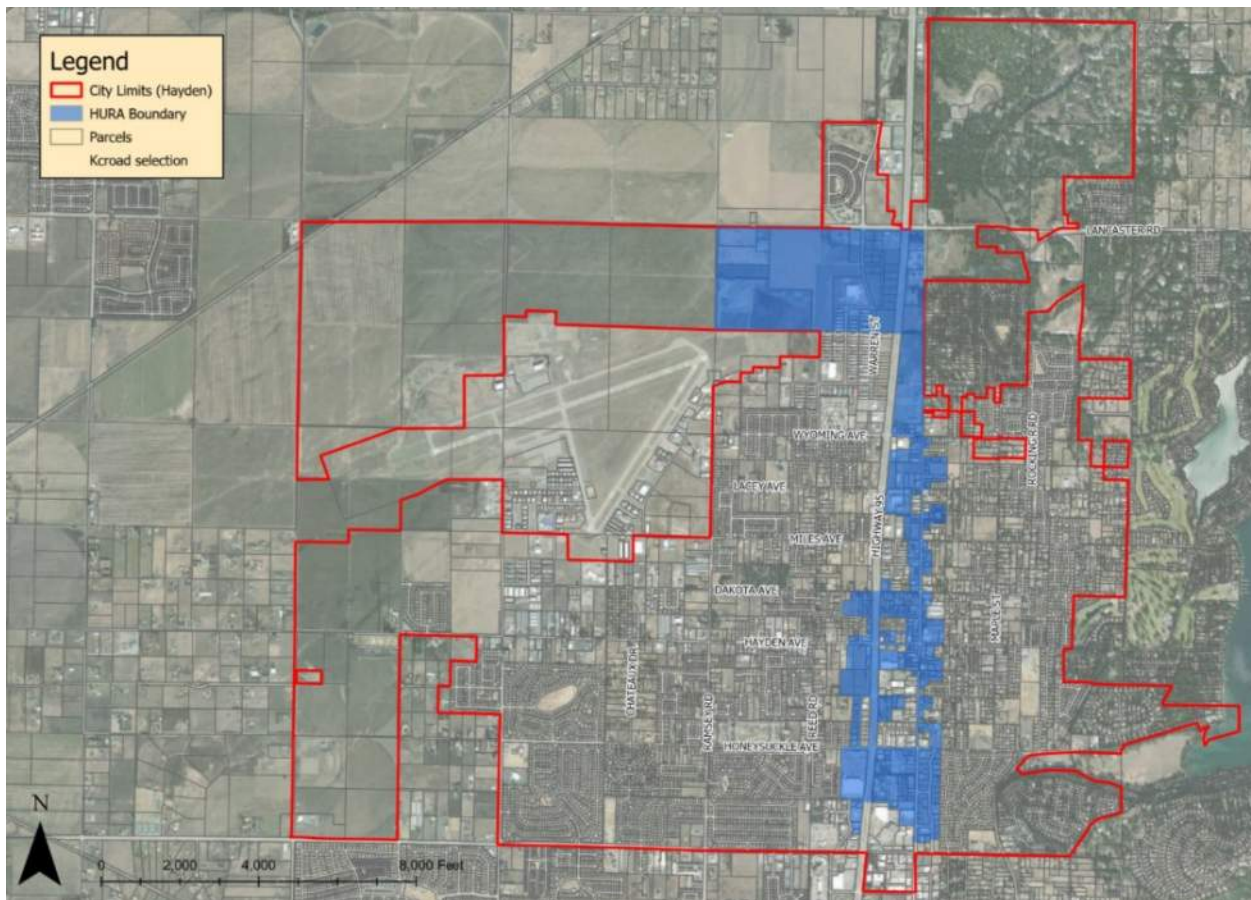
1) Fund balance carryforwards are excluded from this table, but are shown in the unaudited report.

## Financial History

	2019	2020	2021	2022 <sup>5</sup>	2023 <sup>5</sup>
Tax Increment	\$739,400	\$845,000	\$825,800	\$858,508	\$820,069
Total Revenues	\$838,100	\$1.45 million <sup>1</sup>	\$874,800	\$908,373	\$1,055,252
Total Expenditures	\$126,000	\$993,300 <sup>2</sup>	\$417,000 <sup>2,3,4</sup>	\$94,678	\$541,680 <sup>6</sup>
Total Assets	\$4.27 million	\$4.73 million	\$5.22 million	\$5.73 million	\$6.24 million

Notes

- 1) Included sale of land.
- 2) Included reimbursement for Hayden Avenue final design and construction.
- 3) Included reimbursement for Gov't Way/Miles intersection design.
- 4) Included reimbursement for Gov't Way. Corridor Study.
- 5) 2022 and 2023 financial history is reported as fiscal year. Proceeding years are reported as calendar year.
- 6) Included reimbursement for City Hall remodel and design of Ramsey Road sewer project.



Hayden city limits and HURA boundary

## Active Owner Participation Agreements

HURA has four active OPA Agreements:

- Rock Properties is a subdivision that created 19 commercial lots. The OPA was approved January 2022 for reimbursement of up to \$1,685,000 for Warren Street and Lancaster Road frontage improvements, as well as, other public infrastructure paid through 75% of the HURA tax increment collected on the subject property. HURA received final costs, and the promissory note was executed in September 2022. No reimbursement of increment was paid to Rock Properties' owners in FY2023 because the OPA is nested within the Hayden Village OPA. Once, the Hayden Village OPA is paid off (likely to occur in 2024), Rock Properties will begin receiving increment reimbursement.
- Marketplace at Miles OPA was approved August 2022 for reimbursement of up to \$40,000 for demolition of existing building at the intersection of Miles Avenue and Government Way paid through 75% of the HURA tax increment collected on the subject property. HURA is awaiting final costs; therefore, no reimbursements were paid in 2023. HURA does not become obligated to reimburse until the public improvements are completed and final costs are reviewed.
- Chubbs, LLC OPA was approved in September 2020 for removal of blighted structures and Hayden Avenue frontage improvements paid through 75% of the HURA tax increment collected on the subject property. The promissory note was executed in February 2023. No reimbursements were paid in FY2023. The HURA obligation for this OPA is \$80,955.95.
- Hayden Village OPA amendment No. 1 was approved April 2017 for reimbursement of up to \$500,987 for a 24" sewer line to serve large light industrial and commercial properties in the northern part of the City. Approximately, \$84,740 in increment was reimbursed in FY2023 for a total of approximately \$418,570. The outstanding HURA obligation is approximately \$82,417.

## HURA-Owned Properties

- HURA owns a home and 1.7-acre parcel east of the Government Way/Orchard intersection. The property was rented through 2023 and is planned to continue until a plan is in place for the property. HURA has held onto the property because this property may potentially help achieve the objective of participating in the development of civic buildings or community facilities. This property is located northeast of Hayden City Hall.
- HURA owns the parcels on Government Way that serve as public overflow parking for City Hall, McIntire Family Park, and the downtown core. HURA has held onto this property rather than selling or transferring the property to another organization because it is immediately adjacent to the HURA-owned property on Orchard Avenue that may potentially assist in the development of civic buildings or community facilities. This property is north of Hayden City Hall.



Public infrastructure constructed as a part of the Rock Properties OPA.



Frontage improvements constructed as a part of the Chubbs OPA



Building demolished as part of Marketplace at Miles OPA

### Attachments:

1) Balance sheet delineating Agency assets, liability and equity, 2) Resolution No. 22-01 with Budget 3) Unaudited FY2023 financial report with budget, and 4) 2022 Audit

**DRAFT**

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 09/30/2023 NORMAL (ABNORMAL)
<b>Fund 300 - HAYDEN URBAN RENEWAL AGENCY</b>		
<b>Assets</b>		
300-102-11312	HURA BANKCDA CHECKING #0934	5,000.00
300-103-11313	HURA BANKCDA SAVINGS #1109	128,112.48
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,355,523.75
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
<b>TOTAL ASSETS</b>		<b>6,244,393.30</b>
<b>Liabilities</b>		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	72.04
300-200-21403	HURA DEFERRED PROPERTY TAXES	5,146.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
<b>TOTAL LIABILITIES</b>		<b>5,218.04</b>
<b>Fund Equity</b>		
300-250-24100	FUND BALANCE RESTRICTED	4,941,677.53
300-250-24104	HURA FUND BALANCE ASSIGNED ARTS	42,716.00
300-250-24105	HURA INVESTED IN CAPITAL ASSETS	741,208.00
<b>TOTAL FUND EQUITY</b>		<b>5,725,601.53</b>
<b>Revenues</b>		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	780,778.02
300-311-41111	PROPERTY TAXES DELINQUENT	20,356.47
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96
300-361-46111	INTEREST REVENUES	215,583.33
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	19,500.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00
<b>TOTAL REVENUES</b>		<b>1,055,253.78</b>
<b>Expenditures</b>		
300-241-53101	AUDIT	4,500.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	9,050.00
300-241-53409	VIDEO RECORDING	0.00
300-241-54100	HURA UTILITIES	1,692.00
300-241-55201	ICRMP INSURANCE PREMIUM	3,799.00
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	583.14
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00
300-241-56101	OFFICE SUPPLIES	142.82
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	8,034.19
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	42,448.11
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,562.00
300-899-58004	HURA ARTS	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00
300-899-59902	PROPERTY ACQUISITION	0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	84,740.95
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	5,300.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 09/30/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	124,260.18
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUC'	0.00
300-899-59915	HURA CITY HALL REMODLE	250,000.00
300-899-59916		0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		541,680.05
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		6,244,393.30
BEG. FUND BALANCE		5,725,601.53
+ NET OF REVENUES & EXPENDITURES		513,573.73
= ENDING FUND BALANCE		6,239,175.26
+ LIABILITIES		5,218.04
= TOTAL LIABILITIES AND FUND BALANCE		6,244,393.30



**DRAFT**

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BGDG USED
		NORMAL	(ABNORMAL)	2022-23 AMENDED BUDGET NORMAL	BALANCE (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Revenues						
Dept 212 - FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00	1,660,267.00	1,660,267.00		0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00	1,660,267.00	1,660,267.00		0.00
Dept 311 - REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	780,778.02	920,000.00	139,221.98		84.87
300-311-41111	PROPERTY TAXES DELINQUENT	20,356.47	0.00	(20,356.47)		100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00	0.00	0.00		0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96	0.00	(18,935.96)		100.00
Total Dept 311 - REAL PROPERTY TAXES		820,070.45	920,000.00	99,929.55		89.14
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	215,583.33	15,000.00	(200,583.33)		1,437.22
Total Dept 361 - INTEREST REVENUES		215,583.33	15,000.00	(200,583.33)		1,437.22
Dept 390 - OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00	740,000.00	740,000.00		0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00	100.00	0.00		100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	19,500.00	20,000.00	500.00		97.50
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00	0.00	0.00		0.00
Total Dept 390 - OTHER FINANCING SOURCES		19,600.00	760,100.00	740,500.00		2.58
TOTAL REVENUES		1,055,253.78	3,355,367.00	2,300,113.22		31.45
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	4,500.00	4,500.00	0.00		100.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	9,050.00	7,000.00	(2,050.00)		129.29
300-241-53409	VIDEO RECORDING	0.00	0.00	0.00		0.00
300-241-54100	HURA UTILITIES	1,692.00	1,815.00	123.00		93.22
300-241-55201	ICRMP INSURANCE PREMIUM	3,799.00	2,000.00	(1,799.00)		189.95
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81	3,700.00	397.19		89.27
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	583.14	300.00	(283.14)		194.38
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85	3,000.00	735.15		75.50
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00	5,000.00	5,000.00		0.00
300-241-56101	OFFICE SUPPLIES	142.82	200.00	57.18		71.41
Total Dept 241 - OPERATING & ADMINISTRATIVE		25,334.62	27,515.00	2,180.38		92.08
Dept 248 - PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00	5,000.00	5,000.00		0.00
300-248-53204	HURA CITY STAFF SUPPORT	8,034.19	9,000.00	965.81		89.27
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	42,448.11	80,000.00	37,551.89		53.06
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,562.00	1,700.00	138.00		91.88
Total Dept 248 - PROFESSIONAL SERVICES		52,044.30	95,700.00	43,655.70		54.38
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00	0.00	0.00		0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00	1,500,000.00	1,500,000.00		0.00
300-899-59902	PROPERTY ACQUISITION	0.00	800,000.00	800,000.00		0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00	0.00	0.00		0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00	0.00	0.00		0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00	0.00	0.00		0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	84,740.95	69,000.00	(15,740.95)		122.81
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	5,300.00	2,000.00	(3,300.00)		265.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00	0.00	0.00		0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00	0.00	0.00		0.00
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE	0.00	40,000.00	40,000.00		0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	124,260.18	0.00	(124,260.18)		100.00
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTION	0.00	0.00	0.00		0.00
300-899-59915	HURA CITY HALL REMODLE	250,000.00	0.00	(250,000.00)		100.00
300-899-59916		0.00	0.00	0.00		0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00	0.00	0.00		0.00

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HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2022-23		% BGD USED
		NORMAL	(ABNORMAL)	AMENDED	BUDGET NORMAL	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		464,301.13		2,411,000.00	1,946,698.87	19.26
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		821,152.00	821,152.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		821,152.00	821,152.00	0.00
TOTAL EXPENDITURES		541,680.05		3,355,367.00	2,813,686.95	16.14
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		1,055,253.78		3,355,367.00	2,300,113.22	31.45
TOTAL EXPENDITURES		541,680.05		3,355,367.00	2,813,686.95	16.14
NET OF REVENUES & EXPENDITURES		513,573.73		0.00	(513,573.73)	100.00

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## RESOLUTION NO. 22-01

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 BUDGET RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE ADMINISTRATOR TO SUBMIT SAID BUDGET; 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 Sections 50-2006, 50-2903(5), and 50-1002, Agency staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2022, and ending September 30, 2023, by virtue of its action at the Agency's Board Meeting of July 11, 2022;

WHEREAS, the Agency has previously published notice of a public hearing (on July 29, 2022 and August 5, 2022) to be conducted on August 8, 2022, at 3:00 p.m. at the Hayden City Hall, Hayden, Idaho, a copy of which notice is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, on August 8, 2022, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Hayden City Hall City Council Chambers, Hayden, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2023;

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WHEREAS, pursuant to Sections 50-2006 and 50-2903, Idaho Code, the Agency is required to annually approve a budget for the following fiscal year and submit the budget to the City of Hayden, Idaho;

WHEREAS, pursuant to Idaho Code § 67-1076(2)(b)(i), the budget must also be submitted to the Local Governing Entities Central Registry by December 1, 2022.

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 budget attached hereto as Exhibit B for the fiscal year commencing October 1, 2022 and ending September 30, 2023 is hereby adopted.

Section 3. That the Administrator shall submit said budget to the City of Hayden on or before September 1, 2022 and to the Local Governing Entities Registry on or before December 1, 2022.

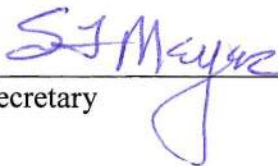
Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Hayden, Idaho, on August 8, 2022. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 8th day of August, 2022.

APPROVED:

By  \_\_\_\_\_  
Chairman of the Board

ATTEST:

 \_\_\_\_\_  
Secretary

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## EXHIBIT A

### NOTICE OF PUBLIC HEARING PROPOSED BUDGET FOR FISCAL YEAR 2023 HAYDEN URBAN RENEWAL AGENCY

A public hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023. The hearing will be held at the City of Hayden City Council Chambers, 8930 N. Government Way, Hayden, Idaho 83835, at 3:00 pm on Monday, August 8, 2022. All interested persons are invited to appear and provide comments regarding the proposed budget. Copies of the budget are available during regular office hours (8:00 am to 5:00 pm weekdays) at City Hall. Assistance for persons with disabilities will be provided upon 24-hour notice prior to the public hearing.

REVENUES	2021 Actual	2022 Budgeted	2023 Proposed
Property Taxes	876,965	870,000	920,000
Investment Earnings	7,619	15,000	15,000
Other Revenue	563,777	620,100	760,100
Fund Balance Forward From Prior Year		836,850	1,660,267
<b>TOTAL REVENUES</b>	<b>1,448,361</b>	<b>2,341,950</b>	<b>3,355,367</b>

EXPENDITURES	2021 Actual	2022 Budgeted	2023 Proposed
General	15,087	26,865	27,515
Professional Services	21,432	36,700	95,700
Capital Projects	479,639	1,101,000	2,411,000
Fund Balance Forward To Next Year		1,177,385	821,152
<b>TOTAL EXPENDITURES</b>	<b>516,158</b>	<b>2,341,950</b>	<b>3,355,367</b>

The proposed revenues and expenditures for fiscal year 2023 have been tentatively approved by the Hayden Urban Renewal Agency at their meeting on July 11, 2022.

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 DB: Hayden

BUDGET REPORT FOR CITY OF HAYDEN  
 Fund: 300 HAYDEN URBAN RENEWAL AGENCY  
 Calculations as of 09/30/2022

## Exhibit B

Page: 1/2

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY THRU 09/30/22	2021-22 AMENDED BUDGET	2021-22 PROJECTED ACTIVITY	2022-23 REQUESTED BUDGET
<b>ESTIMATED REVENUES</b>						
Dept 212 - FUND BALANCE CARRYOVER						
FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER			836,850	836,850	1,660,267
	FUND BALANCE CARRYOVER			836,850	836,850	1,660,267
	Totals for dept 212 - FUND BALANCE CARRYOVER			836,850	836,850	1,660,267
Dept 311 - REAL PROPERTY TAXES						
REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	871,006	624,700	870,000		920,000
300-311-41111	PROPERTY TAXES DELINQUENT	1,850	1,652		3,224	
300-311-41112	PROPERTY TAXES PENALTIES & INTERE:	4,109	779		1,245	
	REAL PROPERTY TAXES	876,965	627,131	870,000	904,469	920,000
	Totals for dept 311 - REAL PROPERTY TAXES	876,965	627,131	870,000	904,469	920,000
Dept 361 - INTEREST REVENUES						
INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	7,619	7,357	15,000	8,000	15,000
	INTEREST REVENUES	7,619	7,357	15,000	8,000	15,000
	Totals for dept 361 - INTEREST REVENUES	7,619	7,357	15,000	8,000	15,000
Dept 390 - OTHER FINANCING SOURCES						
OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	532,855		600,000		740,000
300-390-47008	HURA PUBLIC PARKING LOT LEASE		200	100	200	100
300-390-47009	HURA 58 E ORCHARD RENTAL	20,924	11,375	20,000	20,000	20,000
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF I	9,998				
	OTHER FINANCING SOURCES	563,777	11,575	620,100	20,200	760,100
	Totals for dept 390 - OTHER FINANCING SOURCES	563,777	11,575	620,100	20,200	760,100
<b>TOTAL ESTIMATED REVENUES</b>		<b>1,448,361</b>	<b>646,063</b>	<b>2,341,950</b>	<b>1,769,519</b>	<b>3,355,367</b>

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 DB: Hayden

BUDGET REPORT FOR CITY OF HAYDEN  
 Fund: 300 HAYDEN URBAN RENEWAL AGENCY  
 Calculations as of 09/30/2022

Exhibit B

Page: 2/2

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY THRU 09/30/22	2021-22 AMENDED BUDGET	2021-22 PROJECTED ACTIVITY	2022-23 REQUESTED BUDGET
<b>APPROPRIATIONS</b>						
Dept 241 - OPERATING & ADMINISTRATIVE						
OPERATING EXPENSES						
300-241-53101	AUDIT	4,400	2,500	4,150	4,150	4,500
300-241-53102	LEGAL/PROFESSIONAL SERVICES	1,975	1,850	7,000	4,000	7,000
300-241-54100	HURA UTILITIES	1,401	1,596	1,815	1,700	1,815
300-241-55201	ICRMP INSURANCE PREMIUM	1,573	1,715	1,700	1,700	2,000
300-241-55301	REAL PROPERTY ASSESSMENTS	3,312	3,539	3,700	3,539	3,700
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	199		300	300	300
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,185	2,185	3,000	2,125	3,000
300-241-55801	TRAVEL, MEETINGS, TRAINING			5,000		5,000
300-241-56101	OFFICE SUPPLIES	42	34	200	63	200
	<b>OPERATING EXPENSES</b>	<b>15,087</b>	<b>13,419</b>	<b>26,865</b>	<b>15,877</b>	<b>27,515</b>
	Totals for dept 241 - OPERATING & ADMINISTRATIVE	15,087	13,419	26,865	15,877	27,515
Dept 248 - PROFESSIONAL SERVICES						
PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES			5,000		5,000
300-248-53204	HURA CITY STAFF SUPPORT	19,758	13,524	30,000	20,000	9,000
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT					80,000
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD	1,674	910	1,700	1,700	1,700
	<b>PROFESSIONAL SERVICES</b>	<b>21,432</b>	<b>14,434</b>	<b>36,700</b>	<b>21,700</b>	<b>95,700</b>
	Totals for dept 248 - PROFESSIONAL SERVICES	21,432	14,434	36,700	21,700	95,700
Dept 899 - CAPITAL PURCHASES/PROJECTS						
CAPITAL PURCHASES & PROJECTS						
300-899-58004	HURA ARTS	2,100		20,000		
300-899-59901	HURA INFRASTRUCTURE PROJECTS			360,000		1,500,000
300-899-59902	PROPERTY ACQUISITION			650,000		800,000
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	4,406	(4,406)			
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONSR	275,828				
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	61,344	27,248	69,000	62,000	69,000
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	2,342	318	2,000	1,000	2,000
300-899-59910	HURA GOVT WAY/MILES INTERSECTION	93,116	4,268		4,268	
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	40,503	4,407		4,407	
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE					40,000
	<b>CAPITAL PURCHASES &amp; PROJECTS</b>	<b>479,639</b>	<b>31,835</b>	<b>1,101,000</b>	<b>71,675</b>	<b>2,411,000</b>
	Totals for dept 899 - CAPITAL PURCHASES/PROJECTS	479,639	31,835	1,101,000	71,675	2,411,000
Dept 900 - FUND BALANCE CARRYFORWARD						
FUND BALANCE CARRYOVER						
300-900-59550	HURA FUND BALANCE CARRYFORWARD			1,177,385	1,660,267	821,152
	<b>FUND BALANCE CARRYOVER</b>	<b></b>	<b></b>	<b>1,177,385</b>	<b>1,660,267</b>	<b>821,152</b>
	Totals for dept 900 - FUND BALANCE CARRYFORWARD			1,177,385	1,660,267	821,152
<b>TOTAL APPROPRIATIONS</b>		<b>516,158</b>	<b>59,688</b>	<b>2,341,950</b>	<b>1,769,519</b>	<b>3,355,367</b>
<b>NET OF REVENUES/APPROPRIATIONS - FUND 300</b>		<b>932,203</b>	<b>586,375</b>	<b></b>	<b></b>	<b></b>
	BEGINNING FUND BALANCE	4,248,616	4,911,907	4,911,907	4,911,907	4,911,907
	FUND BALANCE ADJUSTMENTS	(268,912)				
	ENDING FUND BALANCE	4,911,907	5,498,282	4,911,907	4,911,907	4,911,907

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HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BGD USED
		NORMAL	(ABNORMAL)	2022-23 AMENDED BUDGET NORMAL	BALANCE (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Revenues						
Dept 212 - FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00	1,660,267.00	1,660,267.00		0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00	1,660,267.00	1,660,267.00		0.00
Dept 311 - REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	782,291.82	920,000.00	137,708.18		85.03
300-311-41111	PROPERTY TAXES DELINQUENT	20,356.47	0.00	(20,356.47)		100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00	0.00	0.00		0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96	0.00	(18,935.96)		100.00
Total Dept 311 - REAL PROPERTY TAXES		821,584.25	920,000.00	98,415.75		89.30
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	215,583.33	15,000.00	(200,583.33)		1,437.22
Total Dept 361 - INTEREST REVENUES		215,583.33	15,000.00	(200,583.33)		1,437.22
Dept 390 - OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00	740,000.00	740,000.00		0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00	100.00	0.00		100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	19,500.00	20,000.00	500.00		97.50
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00	0.00	0.00		0.00
Total Dept 390 - OTHER FINANCING SOURCES		19,600.00	760,100.00	740,500.00		2.58
TOTAL REVENUES		1,056,767.58	3,355,367.00	2,298,599.42		31.49
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	4,500.00	4,500.00	0.00		100.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	9,050.00	7,000.00	(2,050.00)		129.29
300-241-53409	VIDEO RECORDING	0.00	0.00	0.00		0.00
300-241-54100	HURA UTILITIES	1,692.00	1,815.00	123.00		93.22
300-241-55201	ICRMP INSURANCE PREMIUM	3,799.00	2,000.00	(1,799.00)		189.95
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81	3,700.00	397.19		89.27
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	583.14	300.00	(283.14)		194.38
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85	3,000.00	735.15		75.50
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00	5,000.00	5,000.00		0.00
300-241-55901	HURA BANKING FEES & CHARGES	0.00	0.00	0.00		0.00
300-241-56101	OFFICE SUPPLIES	142.82	200.00	57.18		71.41
Total Dept 241 - OPERATING & ADMINISTRATIVE		25,334.62	27,515.00	2,180.38		92.08
Dept 248 - PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00	5,000.00	5,000.00		0.00
300-248-53204	HURA CITY STAFF SUPPORT	8,034.19	9,000.00	965.81		89.27
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	45,207.05	80,000.00	34,792.95		56.51
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,562.00	1,700.00	138.00		91.88
Total Dept 248 - PROFESSIONAL SERVICES		54,803.24	95,700.00	40,896.76		57.27
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00	0.00	0.00		0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00	1,500,000.00	1,500,000.00		0.00
300-899-59902	PROPERTY ACQUISITION	0.00	800,000.00	800,000.00		0.00
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00	0.00	0.00		0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00	0.00	0.00		0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00	0.00	0.00		0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	84,740.95	69,000.00	(15,740.95)		122.81
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	5,547.00	2,000.00	(3,547.00)		277.35
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00	0.00	0.00		0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00	0.00	0.00		0.00
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE	0.00	40,000.00	40,000.00		0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	124,260.18	0.00	(124,260.18)		100.00
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTION	0.00	0.00	0.00		0.00
300-899-59915	HURA CITY HALL REMODLE	250,000.00	0.00	(250,000.00)		100.00
300-899-59916		0.00	0.00	0.00		0.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00	0.00	0.00		0.00



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HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2022-23		% BDGT USED
		NORMAL	(ABNORMAL)	AMENDED BUDGET	NORMAL (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		464,548.13		2,411,000.00	1,946,451.87	19.27
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		821,152.00	821,152.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		821,152.00	821,152.00	0.00
TOTAL EXPENDITURES		544,685.99		3,355,367.00	2,810,681.01	16.23
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		1,056,767.58		3,355,367.00	2,298,599.42	31.49
TOTAL EXPENDITURES		544,685.99		3,355,367.00	2,810,681.01	16.23
NET OF REVENUES & EXPENDITURES		512,081.59		0.00	(512,081.59)	100.00

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**HAYDEN URBAN  
RENEWAL AGENCY**

FOR THE YEAR ENDED  
SEPTEMBER 30, 2022

FINANCIAL AUDIT REPORTS AND STATEMENTS

*Prepared by*

**ANDERSONBROS.CPA**  
TAX, ASSURANCE, ACCOUNTING, ADVISORY

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INDEPENDENT AUDITORS' REPORT

**DRAFT**

# ANDERSONBROS.CPA

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## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
Hayden Urban Renewal Agency  
Hayden, Idaho

### Report on the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Hayden Urban Renewal Agency, a component unit of the City of Hayden, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Hayden Urban Renewal Agency, as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities or the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

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## ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidencing regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the budgetary comparison information as noted in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

# DRAFT

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 26, 2023, on our consideration of the Hayden Urban Renewal Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Hayden Urban Renewal Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Hayden Urban Renewal Agency's internal control over financial reporting and compliance.



Anderson Bros. CPAs  
Post Falls, Idaho  
July 26, 2023

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**BASIC FINANCIAL STATEMENTS**



**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Statement of Net Position**  
**September 30, 2022**

**ASSETS**

Cash and cash equivalents	\$ 4,971,173
Property tax receivable	27,217
Prepaid expenses	1,767
Land	741,208
Total assets	<u>5,741,365</u>

**LIABILITIES**

Accounts payable and accrued expenses	7,102
Total liabilities	<u>7,102</u>

**NET POSITION**

Net investment in capital assets	741,208
Unrestricted	4,993,055
Total Net Position	<u>\$ 5,734,263</u>

*See accompanying notes and  
independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Statement of Activities**  
**For the Year Ended September 30, 2022**

	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>FUNCTIONS/PROGRAMS:</b>	<b>Expenses</b>			
<b>Governmental Activities</b>				
General government	\$ 36,895	\$ -	\$ -	\$ (36,895)
Redevelopment projects	4,587	-	-	(4,587)
Tax increment rebate	47,607	-	-	(47,607)
Public art	5,590	-	-	(5,590)
	<u>\$ 94,679</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (94,679)</u>

General revenues:

Property tax increment revenue	880,545
Interest income	13,269
Other income	18,075
Total general revenues	<u>911,889</u>
Change in Net Position	817,210
Net position - October 1, 2021	<u>4,917,053</u>
Net position - September 30, 2022	<u>\$ 5,734,263</u>

*See accompanying notes and  
independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Balance Sheet**  
**September 30, 2022**

**ASSETS**

Cash and cash equivalents	\$ 4,971,173
Taxes receivable	27,217
Prepaid expenses	1,767
Total assets	\$ 5,000,157

**LIABILITIES**

Accounts payable	\$ 7,102
Total liabilities	7,102

**DEFERRED INFLOWS OF RESOURCES**

Unavailable revenue - property taxes	26,212
--------------------------------------	--------

**FUND BALANCES**

Assigned - Arts	37,126
Nonspendable	1,767
Unassigned	4,927,950
Total fund balances	4,966,843
Total liabilities, deferred inflows of resources and fund balances	\$ 5,000,157

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

Total fund balances at September 30, 2022 - Governmental Fund	\$ 4,966,843
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds:	
Add: Land	741,208
Deferred inflows of resources represent an acquisition of fund equity that will be recognized as an inflow of resources in a future period and therefore, are not reported in the funds:	
Deferred inflows of resources - unavailable property taxes	26,212
Net position of governmental activities at September 30, 2022	\$ 5,734,263

*See accompanying notes and independent auditors report*

# DRAFT

## HAYDEN URBAN RENEWAL AGENCY Statement of Revenues, Expenditures and Changes In Fund Balances – Governmental Fund For the Year Ended September 30, 2022

### REVENUES

Property taxes	\$ 859,479
Interest income	13,269
Other income	18,075
Total revenues	<u>890,823</u>

### EXPENDITURES

General government	36,895
Redevelopment projects	4,587
Tax increment rebate	47,607
Public art	5,590
Total expenditures	<u>94,679</u>

### EXCESS OF REVENUES OVER EXPENDITURES

	<u>796,144</u>
Net Change in Fund Balance	796,144
Fund Balance - October 1	4,170,699
Fund Balance - September 30	<u>\$ 4,966,843</u>

### RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Net Change in Fund Balances - total governmental funds	\$ 796,144
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Difference between revenue earned on property taxes on modified accrual basis versus revenue on property taxes on accrual basis	21,066
Change in net position of governmental activities	<u>\$ 817,210</u>

See accompanying notes and independent auditors report

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

Hayden Urban Renewal Agency (the “Agency”) is an urban renewal agency created by and existing under the Idaho Urban Renewal Law of 1965, as amended, and is an independent public body.

The accompanying financial statements include all aspects controlled by the Board of Commissioners of Hayden Urban Renewal Agency. The Agency is included in the City of Hayden, Idaho financial reporting. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City of Hayden, Idaho in conformity with generally accepted accounting principles (GAAP).

Under the Idaho Code, in May 2006 the Hayden City Council passed an ordinance that created the Hayden Urban Renewal Agency. The Agency was established to promote urban development and improvement in and around the City of Hayden. The Agency is governed by a board of seven commissioners. Under the Idaho Code, the Agency has the authority to issue bonds. Any bonds issued by the Agency are payable solely from the revenues attributable to tax increment financing. Any bonds issued are not a debt of the City. Hayden City Council is not responsible for approving the Agency budget or funding any annual deficits. The Agency controls disbursements independent of City Council.

The accounting methods and procedures adopted by Hayden Urban Renewal Agency conform to generally accepted accounting principles as applied to governmental entities. The Governmental Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following notes to the financial statements are an integral part of the Agency's basic financial statements.

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America for governmental units as prescribed by the Governmental Accounting Standards Board (GASB). The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The most significant of the Agency’s accounting policies are described below.

**Basis of Presentation – Government-wide Financial Statements**

While separate government-wide and fund financial statements are presented, they are interrelated. Separate financial statements are provided for governmental funds. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

**Basis of Presentation – Fund Financial Statements**

The Agency uses funds to maintain its financial records during the fiscal year. Fund accounting is designed to demonstrate legal compliance and to aid management by segregating transactions related to certain Agency functions or activities. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The Agency has the following fund type:

Governmental Funds – Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance. The following is the Agency’s major governmental fund:

General Fund – The general fund is used to account for all financial resources except those required to be accounted for in another fund. The general fund is available for any purpose provided it is expended or transferred according to the laws of the state of Idaho.

*See independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the Agency.

Expenses/Expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred. When applicable, the fair value of donated assets used during the year is reported in the operating statement as an expense with a like amount reported as donated assets revenue.

**Cash and Investments**

In the governmental funds, cash received by the Agency is pooled for investment purposes and is presented as “cash and cash equivalents” on the financial statements. For presentation in the financial statements, cash and cash equivalents include cash on hand, amounts due from banks, and investments with an original maturity of three months or less at the time they are purchased by the Agency. Investments with an initial maturity of more than three months are reported as investments.

**Receivables**

All trade and property tax receivables are shown net of an allowance for uncollectibles. Allowance for uncollectibles for property taxes was -0- at September 30, 2022.

*See independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported in the government-wide statement of net position but are not reported in the fund financial statements.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated fixed assets are recorded at their fair market values as of the date received. The Agency does not possess any infrastructure. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not.

**Accrued Liabilities and Long-term Obligations**

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources.

However, claims and judgments and the non-current portion of capital leases, which will be paid from governmental funds, are reported as a liability in the fund financial statements only to the extent that they will be paid with current, expendable, available financial resources. Bonds and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until due.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has one type of items, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the items, unavailable revenue, are reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from one source: property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

**Net Position Flow Assumptions**

Net position represents the difference between assets and liabilities. Net investment in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

*See independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Net Position Flow Assumptions (continued)**

Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

**Fund Balance Flow Assumptions**

Classifications of fund balance are hierarchical and are based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in the funds may be spent. Application of the Statement requires the Agency to classify and report amounts in the appropriate fund balance classifications. The Agency’s accounting and finance policies are used to interpret the nature and/or requirements of the funds and their corresponding assignment of restricted, committed, assigned, or unassigned.

Fund balances of the governmental funds are classified as follows in the fund financial statements:

Nonspendable—Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted—Amounts that can be spent only for specific purposes because of the state or federal laws, or externally imposed conditions by grantors or creditors.

Committed—Amounts that can be used only for specific purposes determined by a formal action by the Board of Commissioners by ordinance or resolution.

Assigned—Amounts that are designated by the Board of Commissioners for a specific purpose but are not spendable until a budget ordinance is passed by the Board of Commissioners.

Unassigned—All amounts not included in other spendable classifications.

Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Property Tax Revenues**

Property taxes are levied by taxing agencies each November on the assessed value listed as of the previous December tax rolls. Assessed values are an approximation of market value. Assessed values are established by the County Assessor. Property tax payments are due in one-half installments every December and June. The County Treasurer remits the appropriate collected taxes to the Agency on a monthly basis.

*See independent auditors report*



**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)**

Property taxes are recognized when measurable and available to finance current expenditures. The criterion of available has been defined as having been received within 60 days after year-end. Any portion of taxes receivable not meeting this criterion are recorded in the deferred inflows of resources – unavailable revenue account and will be recognized as revenue when measurable and available.

**NOTE 2 – CASH AND INVESTMENTS**

**General**

State statutes authorize the Agency’s investments and deposits. The Agency is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an “A” rating or higher, government pool and money market funds consisting of any of these securities listed. No violations of these categories have occurred during the year.

**Custodial Credit Risk**

Custodial credit risk is the risk that, in the event of a bank failure, the Agency’s deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk as it deposits funds in financial institutions that are members of the U.S. Federal Deposit Insurance Corporation (FDIC) and has never experienced such a loss. As of September 30, 2022, the Agency’s deposits were exposed to custodial credit risk as follows:

*Deposits without exposure to custodial credit risk:*

Amount insured by FDIC or other agencies	\$ 163,031
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*Deposits with exposure to custodial credit risk:*

Amount collateralized with securities held in trust, but not in the Agency's name	4,807,921
Total bank balance (deposits)	\$ 4,970,952

**Fair value**

The Agency’s investments in 2a-7-like pools are valued based upon the value of pool shares. The Agency invests in one 2a-7-like pool, the Idaho State Investment Pool. The advisory board of the Idaho State Investment Pool is composed of members appointed pursuant to the requirements of the Public Funds Investment Act. The State Investment Pool is duly chartered and administered by the State Treasurer’s office and consists of US Treasury bills and notes, collateralized certificates of deposit and repurchase agreements. The pool does not include any involuntary participants.

The balances that the Agency has in the State Investment Pool are carried at its fair market value of \$4,807,921. The Agency’s portion of the State Investment Pool had an unrealized loss of \$9,152 at September 30, 2022, which has been recorded and recognized in the financial statements.

The Agency considers funds held in the State Investment Pool to be cash equivalents, as the Agency is able to liquidate their account at any time.

**Credit risk**

The Idaho State Investment Pool does not have an established credit rating but invests in entities with a minimum credit rating of “A” as stipulated by Idaho code. The Agency does not have a formal policy for credit risk. Financial information on the investment pool can be obtained by contacting the Idaho State Treasurer.

*See independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 3 – CAPITAL ASSETS**

The following is a summary of capital asset activity for the year ended September 30, 2022:

	Beginning Balance	Additions	Disposals	Ending Balance
Land	\$ 741,208	\$ -	\$ -	\$ 741,208

**NOTE 4 – TRANSACTIONS WITH PRIMARY GOVERNMENT**

Effective August of the fiscal year ending September 30, 2017, the Agency has a contract with the City of Hayden whereby amounts paid to the City of Hayden would be based on actual hours worked by support staff. In total, the amounts paid to the City of Hayden for administrative services totaled \$18,813 for the fiscal year ending September 30, 2022, included in general government expenditures.

**NOTE 5 – COMMITMENTS AND CONTINGENCIES**

On December 14, 2016, a limited Recourse Promissory Note was entered into between the Agency and Hayden Village, LLC, an Idaho limited liability company, and New Frontiers Investments, LLC in the amount of \$411,875 at 0.00% simple interest per annum. The note is scheduled to be paid in semi-annual payments at 75% of the tax revenue allocation proceeds from the private development known as the New Frontiers Property. Payments will continue until paid in full or by December 31, 2030. On December 10, 2018, the Limited Recourse Promissory Note was amended by an Allonge to the Limited Recourse Promissory Note via Resolution 18-03 which increased the principal amount owed on the Note to \$500,978 with all other provisions set forth in the Note remaining in full force and effect. Subsequently, Hayden Village, LLC assigned their rights of the note to Todd and Zetta Stam on August 1, 2019. On March 22, 2021, New Frontiers Investments, LLC assigned their rights of the note to Todd and Zetta Stam.

**NOTE 6 – RISK MANAGEMENT**

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Agency contracts with an insurance company for property insurance (including boiler and machinery) and general liability insurance.

An outside insurance company protects professional liability with a \$2,000,000 liability and a \$3,000,000 umbrella. Errors and omissions liability has a \$2,000,000 liability with \$2,000,000 in the aggregate annually per insured. Additionally, crime, boiler and machinery insurance is maintained. Automobile liability has a \$2,000,000 single limit of liability.

**NOTE 7 – ASSIGNED FUND BALANCE**

In fiscal year ending September 30, 2016, the Agency designated 5% of the tax assessments collected in that fiscal year to only be used for the arts. As of September 30, 2022, the Agency has \$37,126 remaining to be used specifically for the arts.

*See independent auditors report*

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Financial Statements**  
**September 30, 2022**

**NOTE 8 – REDEVELOPMENT PROJECTS**

Expenditures for redevelopment projects for Hayden Urban Renewal Agency for the fiscal year ended September 30, 2022, related to projects on North Government Way.

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REQUIRED SUPPLEMENTARY INFORMATION

# DRAFT

HAYDEN URBAN RENEWAL AGENCY  
Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	*		
	Final Budgeted Amounts	Actual Amounts	Variance With Final Budget
<b>REVENUES</b>			
Property taxes	\$ 870,000	\$ 859,479	\$ (10,521)
Interest income	15,000	13,269	(1,731)
Other income	20,100	18,075	(2,025)
Total revenues	<u>905,100</u>	<u>890,823</u>	<u>(14,277)</u>
<b>EXPENDITURES</b>			
General government	63,565	36,895	26,670
Redevelopment projects	362,000	4,587	357,413
Tax increment rebate	69,000	47,607	21,393
Public art	20,000	5,590	14,410
Capital assets	650,000	-	650,000
Total expenditures	<u>1,164,565</u>	<u>94,679</u>	<u>1,069,886</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>(259,465)</u>	<u>796,144</u>	<u>1,055,609</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from the sale of capital assets	<u>600,000</u>	<u>-</u>	<u>(600,000)</u>
Net Change in Fund Balances	340,535	796,144	455,609
Fund Balances - Beginning	<u>4,571,372</u>	<u>4,170,699</u>	<u>(400,673)</u>
Fund Balances - Ending	<u>\$ 4,911,907</u>	<u>\$ 4,966,843</u>	<u>\$ 54,936</u>

\* Budget was not amended

See accompanying notes and  
independent auditors report

**DRAFT**  
**HAYDEN URBAN RENEWAL AGENCY**  
**Notes to Budget and Actual Schedule**  
**For the Year Ended September 30, 2022**

**NOTE 1: STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**Budgetary Data**

Budgets are adopted on a basis consistent with generally accepted accounting principles. An annual budget is adopted for the general fund. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed as an extension of formal budgetary integration in the general fund.

This is in conformance with Idaho State Statutes, which require that appropriations lapse at the end of a fiscal year and are not available to be carried forward to be used in addition to the succeeding year's appropriation. The budget was amended in the current fiscal year.

The following procedures are followed in establishing the budgetary data reflected in the financial statements:

- a) The Agency publishes a proposed budget for public review.
- b) Public hearings are set to obtain taxpayer comments.
- c) Prior to October 1, the budget is adopted by resolution of the Board of Commissioners and published.

Lapsing of Appropriations – At the close of each year, all unspent appropriations revert to the respective funds from which they were appropriated and become subject to future appropriation.

The Agency properly prepared and published its budget for the year, as required by US generally accepted accounting principles and Idaho Code 33-2713A. The budget is adopted on a modified accrual basis, consistent with the fund financial statements.

DRAFT

REPORT REQUIRED BY GAO

**DRAFT**

# ANDERSONBROS.CPA

TAX, ASSURANCE, ACCOUNTING, ADVISORY

Office (208) 777-1099 Fax (202) 773-5108  
1810 E. Schneidmiller Ave, Ste 310  
Post Falls, ID 83854

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners  
Hayden Urban Renewal Agency  
Hayden, ID 83835

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of Hayden Urban Renewal Agency, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise Hayden Urban Renewal Agency's basic financial statements and have issued our report thereon dated July 26, 2023.

### **Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Hayden Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Hayden Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Hayden Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Hayden Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.



# DRAFT

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Anderson Bros. CPAs  
Post Falls, Idaho  
July 26, 2023

# Arts Commission Request



March 6, 2024

Hayden Urban Renewal Agency Board:

The Hayden Arts Commission has been working on a project for artistic public benches to be installed in the Central Business District along Government Way; between Hayden Avenue and Centa Avenue. This project is titled *Come Together* and after years of planning, we are excited to present it to you. As you are aware, the City does not have funds dedicated for public art. The historical partnership and support of your Board to participate in funding of public art has been a lifeline for the City; to achieve its desire of enriching the lives of all Hayden and area citizens, by developing visual arts for their enjoyment and benefit. As well as, achieving one of HURA's major objectives identified in its Capital Development Plan. With support from the City Council, the Arts Commission is requesting financial participation from HURA for this project.

The purpose of this project is to provide an attractive, unique, and artistic place for pedestrians to gather and rest while in the Central Business District. The Arts Commission is partnering with the company Canvas out of Ohio for the benches. Canvas offers a variety of benches using fiberglass from decommissioned windmill turbine blades to create unique and fun benches. Canvas offers a match funding program, utilizing funds from corporate donors, they have offered this program to the City of Hayden to help offset our cost. The costs vary depending on style. A minimum of nine (9) benches are required to be purchased for a full shipment.

Following a presentation by Canvas of their products, looking at all the bench styles and consideration of costs, the Commission has chosen four bench styles: *Willow Classic Large*, *Faye Classic Medium*, *Belle Classic Large*, and *Mimi Bold with Backrest*. These benches will come primed and ready with the plan for them to be painted by local artists. While exact locations have not been decided, the benches will be placed in existing City right-of-way or with easements dedicated for benches within the current Hayden Urban Renewal District.

Based on the benches selected, the total project cost is approximately \$48,500 for nine (9) benches and shipping. Canvas is offering \$23,685 in match funds from their corporate donors. The Arts Commission is requesting that HURA partner with the City to provide funding for the remaining funds, up to but no more than \$25,000.

Attached you will find the package details, benches, and Match offer Proposal for your information. Please note the **Match Offer Proposal ends June 2024**. Should funding not be secured, the future of this project is unknown.

Thank you for your consideration,  
Stephanie Saterfiel, Vice-Chair Hayden Arts Commission

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

CITYOFHAYDENID.US ·   @cityofhaydenID

**canvus**



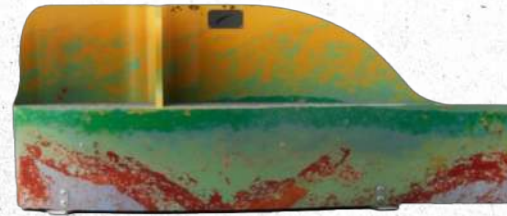
product overview



# canvas product proposal



**Willow Bench**  
x1



**Faye Bench**  
x2



**Mimi Bench**  
x3



**Belle Bench**  
x3



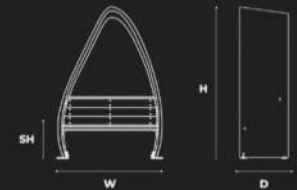
# willow bench

\$6,862

The Willow Bench offers a focal point for large outdoor spaces, featuring an organically shaped arch that showcases the unique curves of the blade, while providing overhead protection from the elements. This comfortable bench features composite lumber seating made from recycled plastics, and stabilizing recycled aluminum feet.

large

Width:	60" - 70"
Depth:	30"
Height:	91" - 112"
Seat Height:	19"



## seating material



**composite lumber**  
durable maintenance-free  
boards with timeless charm

## available finishes



stone



PAR

**PAR** means  
Primed and Ready



# faye classic bench

\$4,624

The Faye Classic Bench is built from a retired wind turbine blade, with seating made from recycled tires and shoes and recycled aluminum feet. Its design features an organically curved backrest and a dividing wall that creates two separate yet connected seating areas.

medium

Width:	94" - 118"
Depth:	24" - 36"
Height:	36.5"
Seat Height:	19"



## seating material



**composite lumber**  
durable maintenance-free  
boards with timeless charm

## available finishes



stone



PAR

**PAR** means  
Primed and Ready



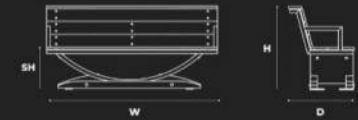
# mimi bench

\$4,150

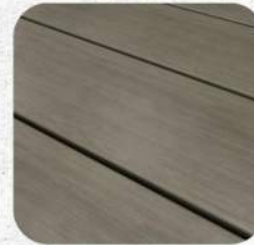
The Mimi Bench elevates traditional seating with a unique crescent-shaped design built from the root of a wind turbine blade. This spacious and versatile bench offers composite lumber seating made from recycled plastics, two armrests, and a stabilizing recycled aluminum base and frame.

6 foot

Width:	72"
Depth:	26.7
Height:	35" - 35.2"
Seat Height:	19"



## seating material

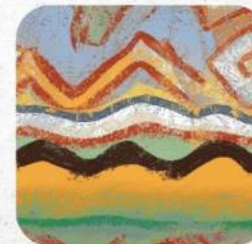


**composite lumber**  
durable maintenance-free  
boards with timeless charm

## available finishes



stone



PAR

**PAR** means  
Primed and Ready





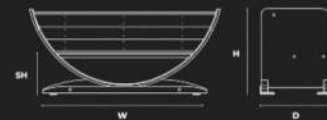
# belle bench

**\$4,530**

The Belle Bench features a crescent-shaped design built from the root of a wind turbine blade. It offers spacious seating with a composite lumber bench made from recycled plastics, two armrests formed from the blade, and a stabilizing recycled aluminum base and frame.

large

Width:	60" - 88"
Depth:	30"
Height:	38.5"
Seat Height:	19"



## seating material



### composite lumber

durable maintenance-free boards with timeless charm

## available finishes



stone



PAR

**PAR** means  
Primed and Ready

# canvus

## MATCH OFFER

## PROPOSAL

Reference # 13616157214

---

Prepared for

**City of Hayden, ID**

Abbi Sanchez  
asanchez@cityofhaydenid.us

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**Canvus**

18500 Lake Road  
Rocky River, Ohio 44116

Prepared by  
Sean Calhoun

## Welcome to the Canvus Community

Thank you for your interest in the **Canvus Match Offer**. With this package, we will match your order of any five or more Canvus furniture items with products of

equal value. These beautiful amenities will make an immediate and lasting impact on your community, citizens, and visitors for decades to come. We know that they will inspire many more ideas and future installations.

## Package Details

---

### 10+ Epic Canvas Pieces

- **Choose Your Products to Purchase (min. 5)**
  - Classic Benches: Belle, Faye, Mimi
  - Covered Benches: Cove, Deborah, Willow
  - Picnic Set: Carole
  - Gathering Benches: Gus, Rose, Sanctuary
- **Choose Your Style**
  - Bench
  - Hybrid (Bench + Planter)
- **Choose Your Finish**
  - Sand (Beige)
  - Meadow (Green)
  - Timber (Brown)
  - Primed-And-Ready (PAR)

### Personalized Legacy Plaques

- Each of your Canvas pieces includes a 4"x6" aluminum Legacy Plaque with a unique QR code to share stories digitally.
  - You may personalize each physical plaque with a logo, name or brief message – up to 100 characters
  - Digital content may include photos, videos, links, and messages to tell an impactful story and honor your community's heroes
  - Content can be easily updated at any time

### Freight & Delivery

- All products are made to order and typically ship in 8-12 weeks.
- Products arrive assembled and ready to be placed
- Customer is responsible for offloading, placement and geotagging products in your selected location.

# 1 PROPOSAL

**Issued**  
January 22, 2024  
**Expires**  
June 30, 2024

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Image	Quantity	UOM	Product Name	Price
	1		Willow - Classic - Bench - Large - PAR - Unpainted	\$6,862.00
	1		Faye - Classic - Bench - Medium - PAR - Unpainted	\$4,624.00
	1		Faye - Classic - Bench - Medium - PAR - Unpainted	\$4,624.00

Image	Quantity	UOM	Product Name	Price
	1		Mimi - Bold - Bench w/ Backrest - 6 feet - PAR - Unpainted	\$4,150.00
	1		Mimi - Bold - Bench w/ Backrest - 6 feet - PAR - Unpainted	\$4,150.00
	1		Mimi - Bold - Bench w/ Backrest - 6 feet - PAR - Unpainted	\$0.00 after \$4,150.00 discount
	1		Belle - Classic - Bench - Large - PAR - Unpainted	\$0.00 after \$4,530.00 discount
	1		Belle - Classic - Bench - Large - PAR - Unpainted	\$0.00 after \$4,530.00 discount

Image	Quantity	UOM	Product Name	Price
	1		Belle - Classic - Bench - Large - PAR - Unpainted	\$0.00 after \$4,530.00 discount
	1		Freight Included	\$0.00 after \$5,945.00 discount
One-time subtotal				\$24,410.00
				after \$23,685.00 discount
<b>Total</b>				<b>\$24,410.00</b>

# PROPOSAL ACCEPTANCE

*By accepting and signing this proposal, you agree to the purchase of the Canvus products listed above and to the [Canvus Terms and Conditions](#).*

*You will receive an invoice and payment instructions to complete your transaction on receipt of your acceptance.*

*Production will not begin until the payment is received in full.*

## Signature

Before you sign this quote, an email must be sent to you to verify your identity.  
Find your profile below to request a verification email.

**Abbi Sanchez**

asanchez@cityofhaydenid.us

[ sig|req|signer1 ]

Download

Print

# Executive Director Report



## Memorandum

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TO: HURA CHAIRMAN AND BOARD  
FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR  
SUBJECT: EXECUTIVE DIRECTOR REPORT  
DATE: 3/7/2024  
CC: LINDSAY SPENCER, CLERK

---

### OPAs

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

### Tax Commission Conference at Kootenai County

I'm attending the tax commission conference at Kootenai County on March 27<sup>th</sup> and 28<sup>th</sup>. If any members of the board wish to attend, let me know and we'll get you registered. The cost of \$250. The flyer for the conference is attached to this memo.

### Property Purchase

The PSA for 9178 N. Government Way was executed and the closing is tentatively planned for March 15<sup>th</sup>.

### HURA Boundary Expansion

It seems like the Mayor and Council are planning to move forward with the HURA boundary expansion in some form. I have not seen the final areas for which they plan complete feasibility. It sounds like this could be an agenda item for March 12<sup>th</sup>. I will continue to let you know as I hear more information.

### HURA Project Plan

Once the property purchase and the boundary expansion are underway, I'd like to get clarity on HURA's project plan for the next 5 years. This will help both HURA and the City plan, so decisions are intentional rather than reactionary. We had this discussion a year ago, but many of the planned projects or property purchases hinged on the boundary expansion. We could tentatively plan this discussion to begin at the April meeting.