

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

Regular Meeting
Available via GoToMeeting and
City Hall
City Council Chambers

July 10, 2023
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 June 12, 2023
2. Bills
3. Financial Reports

CONTINUING BUSINESS

1. Potential OPA for public infrastructure on northwest corner Gov't Way/Miles (Action Item)
2. Funding Agreement for Croffoot Park (Action Item)
3. Funding Agreement for Ramsey Sewer (Action Item)
4. Public Hearing – FY 24 Budget (Action Item)
5. Resolution 23-02 – Approving FY 24 Budget (Action Item)

NEW BUSINESS

1. Update on City Citizen Survey results from City Administrator
2. FY22 Audit Presentation by Anderson Brothers (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

EXECUTIVE SESSION

1. Discuss legal options in accordance with Idaho Code 74-206(1)(f) (Action Item)

NEXT MEETING

September 11, 2023 – Regular Meeting
(Note: August meeting has been cancelled.)

ADJOURNMENT (Action Item)

All public meetings held will be available to the public and governing body by phone and computer via GoToMeeting.

Join the meeting through your computer:

Log on to: <https://www.gotomeet.me/cityofhayden>

This will allow a person to JOIN A MEETING with their computer.

Join the meeting by phone:

Call: (872) 240-3212*

Access Code: 504-226-013

*This number is a long distance phone number and charges may apply. If you are concerned about long distance charges please contact Hayden City Hall for additional information

HAYDEN URBAN RENEWAL AGENCY
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City Hall
City Council Chambers
Regular Meeting
June 12, 2023
3:00 p.m.

MINUTES

CALL TO ORDER

Ms. Mitchell called the meeting to order at 3:01 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present
Steve Meyer	Present at 3:03 p.m.
Colin Meehan	Absent
Michael Thayer	Absent
Randy McIntire	Present
Matt Roetter	Present
Joy Richards	Present

STAFF PRESENT

Pete Bredeson, Board Attorney
Melissa Cleveland, Executive Director
Lindsay Spencer, Clerk

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.

VISITOR/PUBLIC COMMENT

No visitor/public comment.

CONSENT CALENDAR

1. Minutes
2. Bills
3. Financial Reports

Mr. McIntire moved to approve the Consent Calendar contingent upon amending Ms. Mitchell's recommendation to move funds (\$150,000) to higher yield account and the remainder to Bank CDA. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Yes
Steve Meyer	Yes
Randy McIntire	Yes
Matt Roetter	Yes

Joy Richards Yes

The motion was approved by unanimous roll call vote.

CONTINUING BUSINESS

1. Contract with Coeur d'Alene Creative for Videoing HURA Meetings

The Agreement was presented in the board packet.

Mr. Roetter moved to approve the Agreement contingent upon correcting the Agreement with the correct owner through the Agreement. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote.

2. Update on Croffoot Park Bids

Mr. Boyer (City of Hayden) stated that the bids came in \$200,000 under Engineer's Estimate. Ms. Mitchell questioned why, if it's because of scope changes, construction cost, etc. Mr. Boyer will discuss with Mr. Soderling (City of Hayden) and get back to the HURA Board.

NEW BUSINESS

1. Request from City of Hayden to Fund Ramsey Road Sewer Construction

Mr. Wright (City of Hayden) presented exhibits for construction of sewer along Ramsey Road. The City is requesting \$285,791 from HURA. The project will bid June 1.

Mr. Meyer moved to approve the request.. Ms. Richards seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote.

2. FY 24 Budget Workshop

Ms. Cleveland has the hearing slated for July 10, 2023. Before hearing amend FY 2024 Budget. Allocate funds for park land purchase, contingent upon expansion.

Ms. Richards moved to approve the budget hearing. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote.

3. Direct Staff to answer City Councilperson questions.

Mr. Roetter suggested AIC as a resource. A conference in Boise is the last week of June. Many questions can be answered in that forum. HURA will readdress after the seminar.

4. Potential OPA for public infrastructure on northwest corner Gov't Way/Miles

Sean Fallmer presented a pickleball project. They are requesting \$100,000 from HURA for frontage improvements. Mr. Meyer has concerns with the frontage design/landscaping. Mr. Fallmer suggested a compromise and will come back to the next meeting with changes.

REPORTS

1. Executive Director's Report

Ms. Cleveland reminded the Board the bank needs them all to provide information and sign the signature cards.

Mr. McIntire moved to end the regular meeting and start Executive Session. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by unanimous roll call vote. The regular meeting ended at 4:35 p.m.

Executive Session started at 4:36 p.m.

Mr. Roetter motioned to end Executive Session. Mr. Meyer seconded the motion. The motion passed unanimously. Executive Session ended at 4:46 p.m.

The regular meeting was called back to order at 4:46 p.m.

HURA Regular Meeting

July 10, 2023

ADJOURNMENT

The meeting adjourned at 4:46 p.m.

PERIOD ENDING 06/30/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 06/30/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	(486,814.40)
300-103-11313	HURA BANKCDA SAVINGS #1109	641,814.40
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	5,460,000.56
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
TOTAL ASSETS		6,370,757.63
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	614.64
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
TOTAL LIABILITIES		5,760.64
Fund Equity		
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
TOTAL FUND EQUITY		5,725,601.53
Revenues		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	595,020.89
300-311-41111	PROPERTY TAXES DELINQUENT	20,257.07
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98
300-361-46111	INTEREST REVENUES	124,204.27
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	8,775.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
TOTAL REVENUES		757,825.21
Expenditures		
300-241-53101	AUDIT	3,700.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	6,850.00
300-241-54100	HURA UTILITIES	1,582.00
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,264.85
300-241-55801	TRAVEL, MEETINGS, TRAINING	0.00
300-241-56101	OFFICE SUPPLIES	10.05
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	7,662.69
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	25,783.48
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	702.00
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	59,504.87
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	5,300.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00

PERIOD ENDING 06/30/2023

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 06/30/2023 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		118,429.75
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		6,370,757.63
BEG. FUND BALANCE		5,725,601.53
+ NET OF REVENUES & EXPENDITURES		639,395.46
= ENDING FUND BALANCE		6,364,996.99
+ LIABILITIES		5,760.64
= TOTAL LIABILITIES AND FUND BALANCE		6,370,757.63

PERIOD ENDING 06/30/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BDGT 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	595,020.89		920,000.00	324,979.11	64.68
300-311-41111	PROPERTY TAXES DELINQUENT	20,257.07		0.00	(20,257.07)	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		624,745.94		920,000.00	295,254.06	67.91
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	124,204.27		15,000.00	(109,204.27)	828.03
Total Dept 361 - INTEREST REVENUES		124,204.27		15,000.00	(109,204.27)	828.03
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	8,775.00		20,000.00	11,225.00	43.88
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00	0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		8,875.00		760,100.00	751,225.00	1.17
TOTAL REVENUES		757,825.21		3,355,367.00	2,597,541.79	22.59
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	3,700.00		4,500.00	800.00	82.22
300-241-53102	LEGAL/PROFESSIONAL SERVICES	6,850.00		7,000.00	150.00	97.86
300-241-54100	HURA UTILITIES	1,582.00		1,815.00	233.00	87.16
300-241-55201	ICRMP INSURANCE PREMIUM	1,767.00		2,000.00	233.00	88.35
300-241-55301	REAL PROPERTY ASSESSMENTS	3,302.81		3,700.00	397.19	89.27
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	0.00		300.00	300.00	0.00
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	10.05		200.00	189.95	5.03
Total Dept 241 - OPERATING & ADMINISTRATIVE		19,476.71		27,515.00	8,038.29	70.79
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	7,662.69		9,000.00	1,337.31	85.14
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	25,783.48		80,000.00	54,216.52	32.23
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	702.00		1,700.00	998.00	41.29
Total Dept 248 - PROFESSIONAL SERVICES		34,148.17		95,700.00	61,551.83	35.68
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	59,504.87		69,000.00	9,495.13	86.24
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 IMPR	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 PROMISORY NOTE	0.00		40,000.00	40,000.00	0.00
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		64,804.87		2,411,000.00	2,346,195.13	2.69
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		821,152.00	821,152.00	0.00

PERIOD ENDING 06/30/2023

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE 06/30/2023		2022-23 AMENDED BUDGET		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY								
Expenditures								
Total Dept 900 - FUND BALANCE CARRYFORWARD			0.00	821,152.00		821,152.00		0.00
TOTAL EXPENDITURES			118,429.75	3,355,367.00		3,236,937.25		3.53
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:								
TOTAL REVENUES			757,825.21	3,355,367.00		2,597,541.79		22.59
TOTAL EXPENDITURES			118,429.75	3,355,367.00		3,236,937.25		3.53
NET OF REVENUES & EXPENDITURES			639,395.46	0.00		(639,395.46)		100.00

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?			
2023-Per08-May2023	\$ 5,000.00	\$ 641,814.40	\$ 4,951,702.61	\$ -	\$ -	\$ 5,598,517.01	
2023-Per07-Apr2023	\$ 5,000.00	\$ 633,794.27	\$ 4,932,085.89	\$ -	\$ -	\$ 5,570,880.16	
2023-Per06-Mar2023	\$ 5,000.00	\$ 641,143.47	\$ 4,913,730.94	\$ -	\$ -	\$5,559,874.41	
2023-Per05-Feb2023	\$ 5,000.00	\$ 703,164.39	\$ 4,895,727.03	\$ -	\$ -	\$5,603,891.42	
2023-Per04-Jan2023	\$ 5,000.00	\$ 693,958.03	\$ 4,879,581.26	\$ -	\$ -	\$5,578,539.29	
2023-Per03-Dec2022	\$ 5,000.00	\$ 136,577.96	\$ 4,864,477.43	\$ -	\$ -	\$5,006,055.39	
2023-Per02-Nov2022	\$ 5,000.00	\$ 139,270.06	\$ 4,851,749.84	\$ -	\$ -	\$4,996,019.90	
2023-Per01-Oct2022	\$ 5,000.00	\$ 139,676.14	\$ 4,840,517.47	\$ -	\$ -	\$4,985,193.61	
2022-Per12-Sep2022	\$ 5,000.00	\$ 158,030.89	\$ 4,817,073.03	\$ -	\$ -	\$4,980,103.92	
2022-Per11-Aug2022	\$ 5,000.00	\$ 124,137.68	\$ 4,808,778.15	\$ -	\$ -	\$4,937,915.83	
2022-Per10-Jul2022	\$ 5,000.00	\$ 338,189.72	\$ 4,608,026.37	\$ -	\$ -	\$4,951,216.09	
2022-Per09-Jun2022	\$ 5,000.00	\$ 193,709.73	\$ 4,554,205.65	\$ -	\$ -	\$4,752,915.38	
2022-Per08-May2022	\$ 5,000.00	\$ 160,173.30	\$ 4,550,865.24	\$ -	\$ -	\$4,716,038.54	
2022-Per07-Apr2022	\$ 5,000.00	\$ 160,064.23	\$ 4,548,425.76	\$ -	\$ -	\$4,713,489.99	
2022-Per06-Mar2022	\$ 5,000.00	\$ 133,987.85	\$ 4,546,903.55	\$ -	\$ -	\$4,685,891.40	
2022-Per05-Feb2022	\$ 5,000.00	\$ 146,628.67	\$ 4,546,030.53	\$ -	\$ -	\$4,697,659.20	
2022-Per04-Jan2022	\$ 5,000.00	\$ 655,300.64	\$ 4,013,085.34	\$ -	\$ -	\$4,673,385.98	
2022-Per03-Dec2021	\$ 5,000.00	\$ 146,832.32	\$ 4,012,611.84	\$ -	\$ -	\$4,164,444.16	
2022-Per02-Nov2021	\$ 5,000.00	\$ 83,137.16	\$ 4,074,068.78	\$ -	\$ -	\$4,162,205.94	
2022-Per01-Oct2021	\$ 5,000.00	\$ 129,467.60	\$ 4,073,680.00	\$ -	\$ -	\$4,208,147.60	
2021-Per12-Sep2021	\$ 5,000.00	\$ 141,251.89	\$ 4,073,288.87	\$ -	\$ -	\$4,219,540.76	
2021-Per11-Aug2021	\$ 5,000.00	\$ 146,839.76	\$ 4,072,885.28	\$ -	\$ -	\$4,224,725.04	
2021-Per10-Jul2021	\$ 5,000.00	\$ 417,708.28	\$ 3,972,466.23	\$ -	\$ -	\$4,395,174.51	
2021-Per09-Jun2021	\$ 5,000.00	\$ 148,597.95	\$ 3,872,018.75	\$ -	\$ -	\$4,025,616.70	
2021-Per08-May2021	\$ 5,000.00	\$ 127,485.64	\$ 3,889,054.91	\$ -	\$ -	\$4,021,540.55	
2021-Per07-Apr2021	\$ 5,000.00	\$ 147,857.75	\$ 3,888,492.44	\$ -	\$ -	\$4,041,350.19	
2021-Per06-Mar2021	\$ 5,000.00	\$ 135,348.85	\$ 3,887,905.69	\$ -	\$ -	\$4,028,254.54	
2021-Per05-Feb2021	\$ 5,000.00	\$ 167,030.57	\$ 3,887,223.86	\$ -	\$ -	\$4,059,254.43	
2021-Per04-Jan2021	\$ 5,000.00	\$ 606,230.17	\$ 3,554,869.02	\$ -	\$ -	\$4,166,099.19	
2021-Per03-Dec2020	\$ 5,000.00	\$ 146,759.95	\$ 3,553,983.48	\$ -	\$ -	\$3,705,743.43	
2021-Per02-Nov2020	\$ 5,000.00	\$ 147,625.56	\$ 3,586,448.11	\$ -	\$ -	\$3,739,073.67	
2021-Per01-Oct2020	\$ 5,000.00	\$ 635,744.78	\$ 3,492,872.86	\$ -	\$ -	\$4,133,617.64	
2020-Per12-Sep2020	\$ 5,000.00	\$ 147,035.82	\$ 3,491,206.22	\$ -	\$ -	\$3,643,242.04	
2020-Per11-Aug2020	\$ 5,000.00	\$ 145,061.80	\$ 3,663,007.43	\$ -	\$ -	\$3,813,069.23	
2020-Per10-Jul2020	\$ 5,000.00	\$ 415,015.20	\$ 3,573,786.77	\$ -	\$ -	\$3,993,801.97	
2020-Per09-Jun2020	\$ 5,000.00	\$ 159,261.96	\$ 3,571,184.52	\$ -	\$ -	\$3,735,446.48	
2020-Per08-May2020	\$ 5,000.00	\$ 146,631.86	\$ 3,567,954.99	\$ -	\$ -	\$3,719,586.85	
2020-Per07-Apr2020	\$ 5,000.00	\$ 142,194.96	\$ 3,564,031.31	\$ -	\$ -	\$3,711,226.27	
2020-Per06-Mar2020	\$ 5,000.00	\$ 145,038.08	\$ 3,559,641.29	\$ -	\$ -	\$3,709,679.37	
2020-Per05-Feb2020	\$ 5,000.00	\$ 145,138.21	\$ 3,567,462.24	\$ -	\$ -	\$3,717,600.45	
2020-Per04-Jan2020	\$ 5,000.00	\$ 583,107.88	\$ 3,117,242.43	\$ -	\$ -	\$3,705,350.31	
2020-Per03-Dec2019	\$ 5,000.00	\$ 136,273.12	\$ 3,112,220.60	\$ -	\$ -	\$3,253,493.72	
2020-Per02-Nov2019	\$ 5,000.00	\$ 141,862.96	\$ 3,106,886.91	\$ -	\$ -	\$3,253,749.87	
2020-Per01-Oct2019	\$ 5,000.00	\$ 148,076.83	\$ 3,101,548.17	\$ -	\$ -	\$3,254,625.00	
2019-Per12-Sep2019	\$ 5,000.00	\$ 146,532.85	\$ 3,095,819.21	\$ -	\$ -	\$3,247,352.06	
2019-Per11-Aug2019	\$ 5,000.00	\$ 155,029.01	\$ 3,080,379.94	\$ -	\$ -	\$3,240,408.95	
2019-Per10-Jul2019	\$ 5,000.00	\$ 403,580.12	\$ 2,854,676.69	\$ -	\$ -	\$3,263,256.81	
2019-Per09-Jun2019	\$ 5,000.00	\$ 135,168.31	\$ 2,848,646.07	\$ -	\$ -	\$2,988,814.38	
2019-Per08-May2019	\$ 5,000.00	\$ 122,021.61	\$ 2,842,668.82	\$ -	\$ -	\$2,969,690.43	
2019-Per07-Apr2019	\$ 5,000.00	\$ 147,467.95	\$ 2,836,471.77	\$ -	\$ -	\$2,988,939.72	
2019-Per06-Mar2019	\$ 5,000.00	\$ 139,663.22	\$ 2,830,486.62	\$ -	\$ -	\$2,975,149.84	
2019-Per05-Feb2019	\$ 5,000.00	\$ 145,195.42	\$ 2,824,334.46	\$ -	\$ -	\$2,974,529.88	

Hayden Urban Renewal Agency
Project Expenditures by Fiscal Year
Through February 2023

PROJECT	TOTAL	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
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	393,333.59				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	59,504.87
Property improvements - 58 E Orchard	15,601.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,300.00
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	
TOTALS	4,674,987.50	153,642.14	1,050,208.25	166,149.48	74,323.65	434,698.30	73,931.00	850,556.33	479,639.21	57,783.59	64,804.87

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 07/10/2023 - 07/10/2023
 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:							
1108 43061	BREDESON LAW GROUP REVIEW DOCUMENTS FOR FY 2024 BUDGET, apowers 300-241-53102	06/22/2023 apowers	07/10/2023	750.00	750.00	Open	N 07/10/2023
	LEGAL/PROFESSIONAL SERVICES			750.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>750.00</u>	<u>750.00</u>		
Vendor 0022 - CDA PRESS:							
0000010430 43059	CDA PRESS HURA FY2024 BUDGET HEARING 300-241-55401	06/22/2023 apowers	07/10/2023	583.14	583.14	Open	N 07/10/2023
	ADVERTISING, PUBLISHING, RECORDING			583.14			
	Total for vendor 0022 - CDA PRESS:			<u>583.14</u>	<u>583.14</u>		
Vendor 0028 - CITY OF HAYDEN:							
STAFF SUPPORT 05/23 43056	CITY OF HAYDEN HURA CITY STAFF SUPPORT MAY 2023 300-200-21402	05/31/2023 apowers	07/10/2023	281.26	281.26	Open	N 07/10/2023
	HURA PAYABLE TO CITY OF HAYDEN			281.26			
STAFF SUPPORT 06/202 43057	CITY OF HAYDEN HURA CITY STAFF SUPPORT JUNE 2023 300-200-21402	06/30/2023 apowers	07/10/2023	330.98	330.98	Open	N 07/10/2023
	HURA PAYABLE TO CITY OF HAYDEN			330.98			
POSTAGE JUN 2023 43058	CITY OF HAYDEN HURA POSTAGE JUNE 2023 300-200-21402	06/30/2023 apowers	07/10/2023	2.40	2.40	Open	N 07/10/2023
	HURA PAYABLE TO CITY OF HAYDEN			2.40			
	Total for vendor 0028 - CITY OF HAYDEN:			<u>614.64</u>	<u>614.64</u>		
Vendor 0230 - WELCH COMER & ASSOCIATES INC.:							
41388000-005 43060	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES 300-248-53205	06/01/2023 apowers	07/10/2023	4,602.61	4,602.61	Open	N 07/10/2023
	HURA EXECUTIVE DIRECTOR CONTRACT			4,602.61			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			<u>4,602.61</u>	<u>4,602.61</u>		
# of Invoices:	6	# Due:	6	Totals:	6,550.39		6,550.39
# of Credit Memos:	0	# Due:	0	Totals:	0.00		0.00
Net of Invoices and Credit Memos:					<u>6,550.39</u>		<u>6,550.39</u>

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 07/10/2023 - 07/10/2023
 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						
--- TOTALS BY FUND ---							
	300 - HAYDEN URBAN RENEWAL AGENCY			6,550.39	6,550.39		
--- TOTALS BY DEPT/ACTIVITY ---							
	200 - OTHER LIABILITIES			614.64	614.64		
	241 - OPERATING & ADMINISTRATIVE			1,333.14	1,333.14		
	248 - PROFESSIONAL SERVICES			4,602.61	4,602.61		



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 Fax: 208.665.5990
<http://www.bankcda.com>



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




Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **05/31/2023**

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

REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 04/28/23		5,000.00
Deposits	1	598.00+
Debits	3	8,033.11
Automatic Withdrawals	2	15,391.28
Automatic Deposits	3	22,826.39+
Ending Balance On 05/31/23		5,000.00
Average Balance (Ledger)	5,000.00+	

ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
05/05/23	Deposit	598.00						

Date	Description	Amount
05/08/23	KOOTENAI COUNTY PAY INV	14,793.28
05/16/23	MCMG TFR FROM 000024001109	5,383.11
05/22/23	MCMG TFR FROM 000024001109	2,650.00

ELECTRONIC DEBITS

Date	Description	Amount
05/05/23	MCMG TFR TO 000024001109	598.00
05/08/23	MCMG TFR TO 000024001109	14,793.28

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
05/16/23	1710	950.00	05/16/23	1711	4,433.11	05/22/23	1712	2,650.00

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 04/28/23 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
05/05/23	5,000.00	05/16/23	5,000.00		
05/08/23	5,000.00	05/22/23	5,000.00		

Continued

2/150/1



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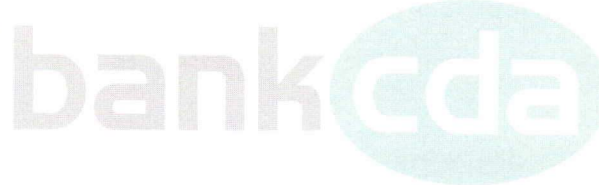
FINANCIAL SERVICES STATEMENT

Statement Date: **05/31/2023**

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

This Statement Cycle Reflects 33 Days

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



Continued

2/150/2

07/06/2023 04:27 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 301 (HURA CHECKING)
FROM 05/01/2023 TO 05/31/2023
Reconciliation Record ID: 961
Finalized

Beginning GL Balance:	19,793.28
Less: Cash Disbursements	(8,033.11)
Add: Journal Entries/Other	21,427.50
	<hr/>

Ending GL Balance:	33,187.67
--------------------	-----------

Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	28,187.67
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	33,187.67
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
04/01/2023			300-102-11312 HURA BANKCDA CHECKING #0934		BEG. BALANCE		8,763.91
04/10/2023	CD	CHK	SUMMARY CD 04/10/2023			8,967.65	(203.74)
04/13/2023	CD	CHK	SUMMARY CD 04/13/2023			2,650.00	(2,853.74)
04/30/2023	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT APR	2146	14,793.28		11,939.54
04/30/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2147		3,763.91	8,175.63
04/30/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2147	11,617.65		19,793.28
04/30/2023			300-102-11312	END BALANCE	26,410.93	15,381.56	19,793.28
GRAND TOTALS:					26,410.93	15,381.56	19,793.28



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



Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **05/31/2023**

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

FIRST RATE BUSINESS MMDA SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 04/28/23		633,794.27
Debits		0.00
Automatic Withdrawals	2	8,033.11
Automatic Deposits	2	15,391.28+
Interest Added This Statement		661.96+
Ending Balance On 05/31/23		641,814.40
Annual Percentage Yield Earned	1.15%	
Interest Paid This Year	2,422.97	
Interest Paid Last Year	487.75	
Average Balance (Collected)	641,629.26+	

ALL CREDIT ACTIVITY

Date	Description	Amount
05/05/23	MCMG TFR FROM 000027000934	598.00
05/08/23	MCMG TFR FROM 000027000934	14,793.28
05/31/23	INTEREST PAID	661.96

ELECTRONIC DEBITS

Date	Description	Amount
05/16/23	MCMG TFR TO 000027000934	5,383.11
05/22/23	MCMG TFR TO 000027000934	2,650.00

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 04/28/23 was 633,794.27

Date	Balance	Date	Balance	Date	Balance
05/05/23	634,392.27	05/16/23	643,802.44	05/31/23	641,814.40
05/08/23	649,185.55	05/22/23	641,152.44		

This Statement Cycle Reflects 33 Days

**The Interest Earned And The Annual Percentage Yield Earned
 Are Based On The Period 04/29/2023 Through 05/31/2023**

Continued

2/138/1



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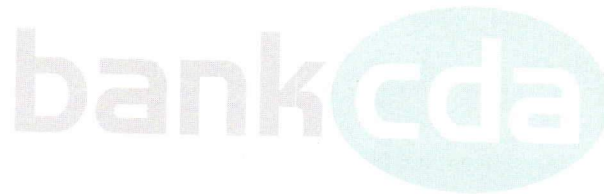
Member
FDIC

FINANCIAL SERVICES STATEMENT

Statement Date: **05/31/2023**

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

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



07/06/2023 04:29 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 302 (HURA SAVINGS)
FROM 05/01/2023 TO 05/31/2023
Reconciliation Record ID: 962

Beginning GL Balance:	633,794.27
Add: Journal Entries/Other	<u>8,020.13</u>
Ending GL Balance:	641,814.40
Ending Bank Balance:	641,814.40
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	641,814.40
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
05/01/2023			300-103-11313 HURA BANKCDA SAVINGS #1109		BEG. BALANCE		633,794.27
05/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2173	15,391.28		649,185.55
05/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2173		8,033.11	641,152.44
05/31/2023	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2173	661.96		641,814.40
05/31/2023			300-103-11313	END BALANCE	16,053.24	8,033.11	641,814.40
GRAND TOTALS:					16,053.24	8,033.11	641,814.40



OFFICE OF THE IDAHO STATE TREASURER

Julie A. Ellsworth, State Treasurer

LGIP Monthly Statement

Hayden Urban Renewal Agency

Sandee Rudy
8930 N. Government Way
Hayden, Idaho 83835

Statement Period

5/1/2023 through 5/31/2023

Summary

Beginning Balance	\$4,913,730.94	Fund Number	3354
Contributions	\$18,354.95	Distribution Yield	4.6830 %
Withdrawals	\$0.00	May Accrued Interest	\$19,616.72
Ending Balance	\$4,932,085.89	Average Daily Balance	\$4,932,085.89

Detail

Date	Activity	Status	Type	Amount	Balance
05/01/2023	Beginning Balance				\$4,913,730.94
05/01/2023	Contribution	Processed	April Reinvestment	\$18,354.95	\$4,932,085.89
05/31/2023	Ending Balance				\$4,932,085.89

Although every effort is made by the Idaho State Treasurer's Office to supply current and accurate information on this monthly statement, it is the responsibility of your agency to verify the enclosed information and report any discrepancies to the Fund Administrator. Please review your statement and report discrepancies within thirty days of the date of this statement.

An investment in the LGIP is not insured or guaranteed by the Federal Deposit Insurance Corporation (FDIC) or any other government agency. Although the LGIP seeks to preserve the value of your investment at \$1.00 per share, it is possible to lose money by investing in the LGIP.

07/06/2023 04:33 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 303 (HURA LGIP)
FROM 05/01/2023 TO 05/31/2023
Reconciliation Record ID: 963

Beginning GL Balance:	4,932,085.89
Add: Journal Entries/Other	19,616.72
	<hr/>
Ending GL Balance:	4,951,702.61
Ending Bank Balance:	4,932,085.89
Add: Miscellaneous Transactions	19,616.72
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	4,951,702.61
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

07/06/2023 04:31 PM
User: apowers
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN
FROM 300-103-11328 TO 300-103-11328
TRANSACTIONS FROM 05/01/2023 TO 05/31/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
05/01/2023			300-103-11328 HURA LGIP #3354		BEG. BALANCE		4,932,085.89
05/31/2023	GJ	JE	HURA RECORD LGIP INTEREST	2174	19,616.72		4,951,702.61
05/31/2023			300-103-11328	END BALANCE	19,616.72	0.00	4,951,702.61
GRAND TOTALS:					19,616.72		4,951,702.61

Hayden Pickleball OPA Request

HAYDEN PICKLEBALL
10500 N. GOVERNMENT WAY
HAYDEN, ID 83835

June 7th, 2023

Hayden Urban Renewal Agency ("HURA")

Attn: Melissa Cleveland

8930 N. Government Way

Hayden, Idaho 83835

Re: Hayden Pickleball

Dear Ms. Cleveland,

My business partner Eric Johnson and I purchased the property at the NW corner of Government Way and Miles Avenue in Hayden, Idaho in January of 2023. The property consists of a 2.43 ac vacant parcel of unimproved land in a section of Government Way that is in the process of being re-developed / improved to better serve the surrounding residential neighborhoods. We purchased the property with the goal of constructing a best-in-class pickleball facility to serve the local community.

We initiated discussions with the City of Hayden ("City") vis-à-vis a Pre-Development Meeting regarding the development of the property as well as our intended use on December 16th, 2022. Subsequently, we have had two subsequent in-person meetings with the City regarding our project; all of which have been constructive. We have been working with a local architect on our project and anticipate submitting final plans for a building permit in the next few weeks. As part of our project, the City is requesting us to grant them an easement and to perform frontage / road improvements along both Miles Avenue and Government Way; including road widening, sidewalks and swales.

Currently the the land is assessed at \$538,724 producing a total of \$2,262.36 per year in property tax revenue. Our proposed project construction as well as the requested improvements are expected to cost in excess of \$3.5mln. Based on these estimates, and once completed, it is anticipated that the revised property assessment could be ~\$4 mln. Subsequently, based on the same levy rate, the improvements are expected to generate approximately \$17,000 of tax revenue which represents an incremental annual tax revenue increase to the City of approximately \$15,000 or 700%.

Based on the projected increase in tax revenue to the City of Hayden and the Hayden Urban Renewal Agency ("Agency"), combined with the betterment of the area as a result of our planned best-in-class facility, we are requesting assistance with the completion of the site/frontage improvements which have been requested by the City of Hayden not to exceed \$100,000. Based on the projects contained herein, both the City and the Agency would re-coup the requested amount in under 6 years. Moreover, should valuations in the area continue to rise, the timeline to recoup the requested amount may in fact be less.

We are grateful for the opportunity to present our project for your consideration and thank you for taking the time to review our proposal package. Kindly reach out with additional questions or comments.

Very Best Regards,

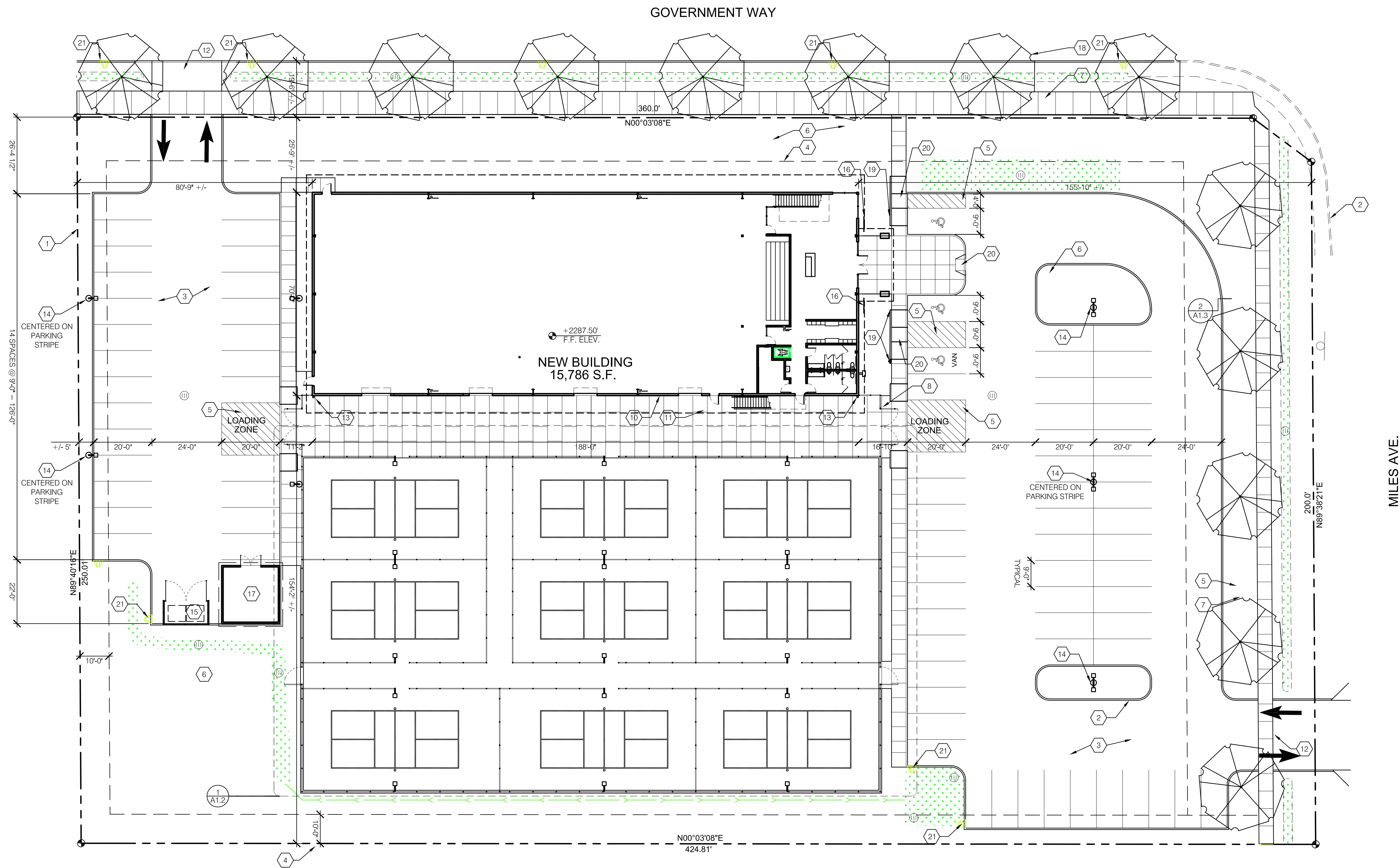


Sean Fallmer

sean@fallmer.net

(208)920-1583

New site plan as of 7-7-2023



GENERAL NOTES

- A. REFER TO CIVIL GRADING PLAN FOR SPOT ELEVATIONS
- B. PROVIDE NEW PARALLEL PEDESTRIAN RAMP PER CITY OF HAYDEN STANDARD DRAWING ST-008 - REFER TO CIVIL DRAWINGS
- C. PROVIDE IRRIGATION SLEEVES FOR PIPING AND WIRES UNDER THE IMPROVED SURFACES

KEYNOTES

- 1. PROPERTY LINE.
- 2. NEW CURB - REFER TO SITE DETAILS.
- 3. NEW ASPHALT - REFER TO SITE DETAIL 3/A1.3
- 4. SETBACK.
- 5. STRIPING.
- 6. LANDSCAPE AREA - REFER TO CIVIL & LANDSCAPE PLANS.
- 7. SIDEWALK.
- 8. 10'-0" TALL PERIMETER CHAIN LINK FENCE W/ 2'-6"X10'-0" GATES (4 LOCATIONS) - REFER TO DETAIL 5/A1.3
- 9. 4'-0" TALL CHAIN LINK FENCE BETWEEN COURTS. TYPICAL - REFER TO DETAIL 5/A1.3
- 10. EXTERIOR WALL OF NEW BUILDING.
- 11. EDGE OF ROOF OVERHANG ABOVE.
- 12. NEW DRIVEWAY APPROACH. REFER TO CIVIL DRAWINGS/DETAILS.
- 13. DOWNSPOUT PIPE TO DRYWELL.
- 14. POLE MOUNTED PARKING LOT LIGHT - REFER TO SITE LIGHTING PLAN AND BASE DETAIL 4/A1.3.
- 15. TRASH ENCLOSURE LOCATION WITH 6' TALL CHAINLINK FENCE WITH PRIVACY SLATS.
- 16. BIKE RACK - REFER TO DETAIL 1/A1.3.
- 17. 20'-0" X 20'-0" STORAGE SHED - PROVIDED BY OWNER.
- 18. STREET TREE - REFER TO LANDSCAPE PLAN.
- 19. ACCESSIBLE PARKING SIGN - REFER TO DETAIL 8/A1.3
- 20. PEDESTRIAN APPROACH - REFER TO DETAIL 8/A1.3
- 21. CURB/CUT DRAIN - REFER TO CIVIL

Site Plan
Permit Set
06.27.23

Hayden Pickleball Club
10500 N Government Way
Hayden, Id. 83835

LICENSED ARCHITECT
AR-2587
ANNESE MILLER
STATE OF IDAHO
06.27.23

REV. DATE:

PROJECT NO.: 2228
DESIGNED BY: AM
DRAWN BY: AM
A1.1

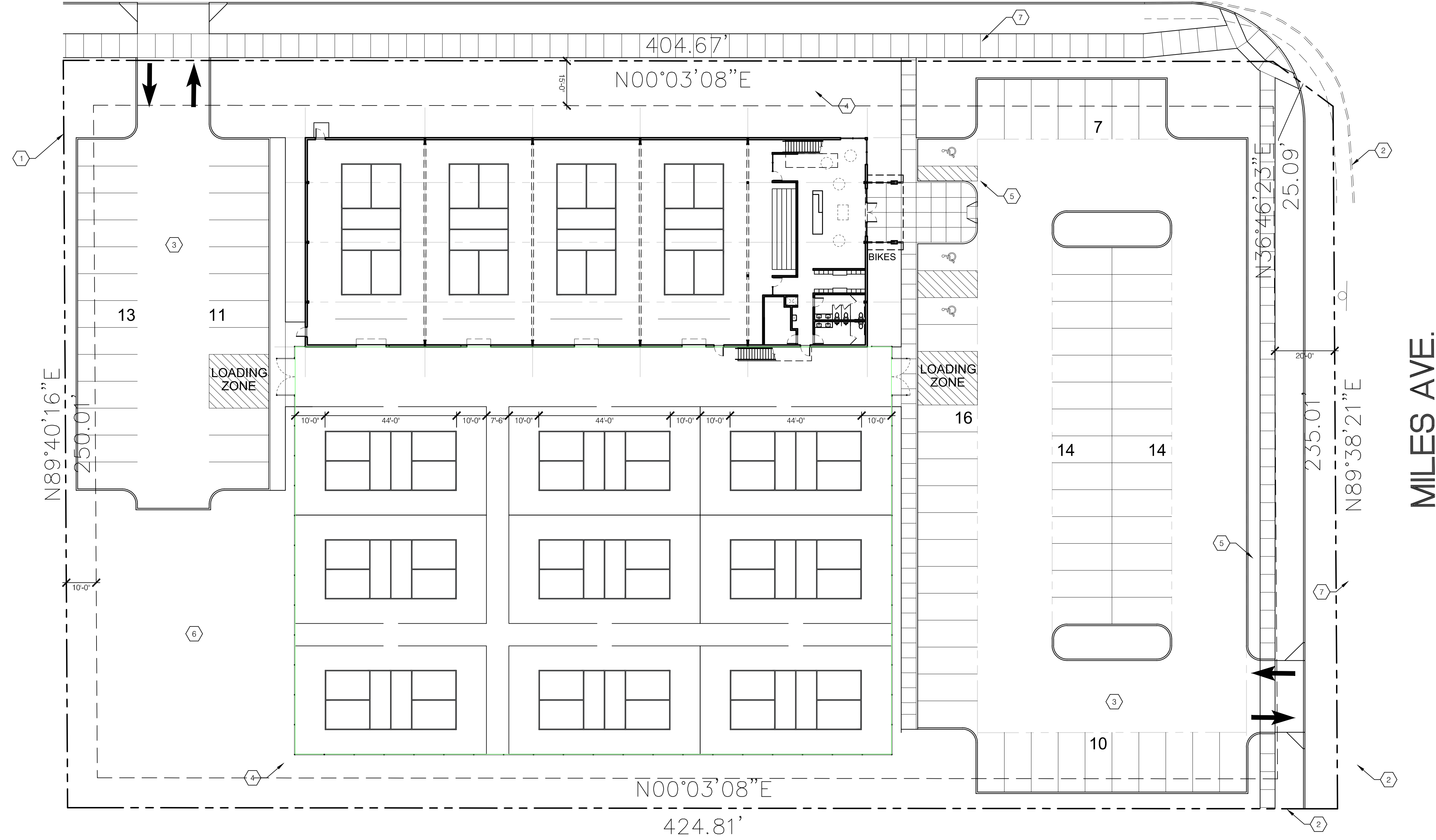
SITE PLAN
SCALE: 1" = 20'-0"

s:\hayden pickleball club\cd\sheet\vol1 site plan.dwg

5/12/2023 4:03:36 PM

Site plan in original packet
(6-2023)

GOVERNMENT WAY



SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

A. ...

KEYNOTES

1. PROPERTY LINE
2. NEW/EXISTING CURB - REFER TO SITE DTL XXX
3. NEW/EXISTING ASPHALT - REFER TO SITE DTL XXX
4. SETBACK
5. STRIPING
6. SWALE
7. SIDEWALK



View 1 →

W Miles Ave

View 2 ↑

N Government Way

← **View 3**



View 1



View 1



View 2



View 2



View 3



View 3

Cost Estimate Date:

3/10/2023

Hayden Pickleball Club

* COST ESTIMATE - EXHIBIT "C" *



Code	Activity	Price
1	Plans & Architecture (Idagon)	\$4,657.50
2	Survey & Engineering	\$5,750.00
3	Interior Design Fees	\$0.00
4	Job Organization	\$11,960.00
5	Permit Fees (By Owner)	\$0.00
6	Jobsite Mobilization - All Phases	\$920.00
7	Temporary Utilities	\$5,842.00
8	Temporary Toilet & Other	\$2,668.00
9	Utility Connection Fees	\$16,675.00
10	Excavation	\$316,086.70
11	Asphalt Paving	\$174,404.40
12	Septic Tank & Pump	\$0.00
13	Footings & Foundation	\$105,294.00
14	Flatwork & Curbing	\$337,438.75
15	Framing Material	\$658,538.46
16	Framing Labor	\$205,470.50
17	Framing Hardware	\$2,875.00
18	Trusses	\$0.00
19	Windows	\$17,250.00
20	Storefront Doors	\$16,100.00
21	Garage Doors	\$57,500.00
22	Roofing & Joint Treatment	\$4,094.00
23	Siding Material (Upper Wainscot)	\$20,700.00
24	Siding Labor (Upper Wainscot)	\$10,350.00
25	Masonry	\$0.00
26	Fireplace	\$0.00
27	Fireplace Surround	\$0.00
28	Plumbing	\$70,840.00
29	Plumbing Fixture	\$0.00
30	Electrical	\$119,600.00
31	Lighting Fixture	\$0.00
32	HVAC	\$212,750.00

Code	Activity	Price
33	Fire Suppression System	\$75,900.00
34	Central Vac., Security & Sound	\$0.00
35	Insulation	\$94,484.00
36	Drywall	\$30,284.10
37	Painting Interior	\$36,744.23
38	Painting/Staining Exterior	\$0.00
39	Millwork & Lockers	\$38,812.50
40	Counter Tops	\$31,050.00
41	Carpet Tile (Upstairs)	\$13,800.00
42	Hardwood Floors	\$0.00
43	Tile & Slate	\$32,200.00
44	Interior Doors & Trim Materials	\$11,040.00
45	Interior Hardware	\$2,760.00
46	Interior Door & Trim Labor	\$2,300.00
47	Mirrors & Toilet Accessoies	\$21,850.00
48	Misc Metals/Railing	\$36,282.50
49	Acoustic Ceiling Tile	\$0.00
50	Downspouts & Gutters	\$0.00
51	Dumbwaiter	\$13,800.00
52	Landscaping & Fencing	\$132,250.00
53	Specialties - 1 Sport Court	\$176,137.50
54	Specialties - 2 Curtainwall	\$86,250.00
55	Specialties - 3 Temporary Fencing	\$6,900.00
56	Punchlist & Detailing	\$2,185.00
57	Periodic & Final Clean	\$12,305.00
58	Equipment Rental	\$23,000.00
59	Inhouse Labor	\$0.00
60	Superintendent/Proj. Mgr.	\$86,020.00
61	Warranty Provision	\$2,300.00
62	Subtotal	\$3,346,419.14
63	Profit and Overhead	\$0.00
64	Total Price (P&O Included)	\$3,346,419.14

*Notes -

1. This Cost Estimate summarizes over 500 individual items. The purpose of this Cost Estimate is to provide a basis for appropriate draws in a Percentage of Completion based the Draw Schedule.
2. The items highlighted in yellow have allowance components included in them. See Contract for specific allowance Calculations.

Funding Agreement for Croffoot Park

**PARTICIPATION AGREEMENT FOR FINANCING OF IMPROVEMENTS
CROFFOOT PARK SOCCER FIELDS AND
EXPANSION PROJECT**

This Agreement is entered into between the Hayden Urban Renewal Agency (the "Agency") and the City of Hayden (the "City") relating to the financing of Croffoot Park Soccer Fields and Expansion Project (the "Project"). The City and the Agency are each referred to herein as a "Party" and collectively as the "Parties."

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

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

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

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

WHEREAS, pursuant to the Act, the Law and Plan, the Agency is authorized to carry out the purposes and various projects under the Plan and to enter into and carry out contracts or agreements in connection therewith, including but not limited to the provisions of parks and community facilities that is consistent with the goals of the Plan; and

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

WHEREAS, City has solicited bids for the Project and has done so in compliance with Idaho Code §67-2320; and

WHEREAS, City received a low bid of \$1,840,156.50; and

WHEREAS, City has awarded the Project to the lowest bidder and has done so in compliance with Idaho Code §67-2320; and

WHEREAS, the sum of the Agency Contribution defined below and any other "public funds" that are utilized for the "total project cost" as those terms are defined in Idaho Code §50-2905A does not constitute 51% or more of the total project cost or the total project cost does not exceed \$1,000,000.

WHEREAS, Agency agreed at its April 14, 2023 special meeting, in accordance with its Plan, and for the benefit of City and Agency, to allocate \$1,300,000 toward financing construction of the Project;

NOW THEREFORE, it is agreed as follows:

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

2. Financing of Project. Agency and City agree to share the costs incurred for the construction of the Project (collectively, the "Project Costs") as follows:

(a) City Financial Responsibilities. The City will be the contracting agency for the Project and shall be financially responsible \$972,000 for cost of construction, which includes \$486,000 grant funding from the State of Idaho.

(b) Agency Financial Responsibilities. Agency is financially responsible to reimburse the City the final construction costs less the City's financial responsibility, but not to exceed \$1,300,000.00 (the "Agency Contribution"). The Agency Contribution is currently calculated at \$868,156.50 based upon the awarded bid price and the City's financial responsibility.

(c) Construction Change Orders. Construction change orders, both additive and deductive, may be necessary and can effect the final construction cost. The City, as the contracting agency, will issue all necessary change orders, but shall not increase the overall scope of the project without first obtaining Agency's approval.

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

3. Payments by the Agency.

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

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

5. Insurance. City shall, or through its contractor shall, at its sole cost, obtain and maintain in force for the duration of this Agreement insurance of the following types, with limits not less than those set forth below:

City shall purchase and maintain, for the benefit of City, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed by City (including City's agents and employees) on the Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of City's employees; and claims arising out of the performance of this Agreement and caused by negligent acts for which City is legally liable. The terms and limits of liability shall be determined solely by City, and nothing herein shall be

construed as any waiver of any claim or defense by City or Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act.

City shall also purchase and maintain property damage insurance for any property damage to the Project or other property owned by City.

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

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

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

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

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

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

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

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

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

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

12. Notice and Receipt.

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

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

To City:
Abbi Sanchez
City Clerk
City of Hayden
8930 North Government Way
Hayden, ID 83835
copy to Alan Soderling, Public Work Director

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

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

- (i) the date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- (ii) the date of actual receipt of the notice or other document by the person or entity specified above; or
- (iii) in the case of refusal to accept delivery or inability to deliver

the notice or other document, the earlier of:

- (a) the date of the attempted delivery or refusal to accept delivery,
- (b) the date of the postmark on the return receipt, or
- (c) the date of receipt of notice of refusal or notice of non-delivery by the sending Party.

13. Authorized Representative. The Agency hereby designates Melissa Cleveland, as its Authorized Representative. The City hereby designates Alan Soderling, Public Works Director as its Authorized Representative.

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

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

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

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

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

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

CITY OF HAYDEN

HAYDEN URBAN RENEWAL AGENCY

By: Scott Forssell, Mayor

By: Ronda Mitchell, Chair

ATTEST

ATTEST

By: Abbi Sanchez, Clerk

By: _____

Its: _____

Funding Agreement for Ramsey Sewer

**PARTICIPATION AGREEMENT FOR FINANCING OF IMPROVEMENTS
NORTH RAMSEY ROAD GRAVITY SEWER - 2.06.8**

This Agreement is entered into between the Hayden Urban Renewal Agency (the "Agency") and the City of Hayden (the "City") relating to the financing of North Ramsey Road Gravity Sewer – 2.06.8 (the "Project"). The City and the Agency are each referred to herein as a "Party" and collectively as the "Parties."

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

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

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

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

WHEREAS, pursuant to the Act, the Law and Plan, the Agency is authorized to carry out the purposes and various projects under the Plan and to enter into and carry out contracts or agreements in connection therewith, including but not limited to, the installation, construction, or reconstruction of utilities, including the development of water and sewer systems to encourage new development that is consistent with the goals of the Plan; and

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

WHEREAS, City has solicited bids for the Project and has done so in compliance with Idaho Code §67-2320; and

WHEREAS, City received a low bid of \$285,791.00; and

WHEREAS, City has awarded the Project to the lowest bidder and has done so in compliance with Idaho Code §67-2320; and

WHEREAS, Agency agreed at its May 8, 2023 regular meeting, in accordance with its Plan, and for the benefit of City and Agency, to contribute certain funds of Agency for the purpose of financing the Project's budgeted shortfall;

NOW THEREFORE, it is agreed as follows:

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

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

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

(b) Agency Financial Responsibilities. Agency is financially responsible to reimburse the City an amount not-to-exceed \$285,791.00 (the "Agency Contribution"):

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

3. Payments by the Agency.

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

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

5. Insurance. City shall, or through its contractor shall, at its sole cost, obtain and maintain in force for the duration of this Agreement insurance of the following types, with limits not less than those set forth below:

City shall purchase and maintain, for the benefit of City, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed by City (including City's agents and employees) on the Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of City's employees; and claims arising out of the performance of this Agreement and caused by negligent acts for which City is legally liable. The terms and limits of liability shall be determined solely by City, and nothing herein shall be construed as any waiver of any claim or defense by City or Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act.

City shall also purchase and maintain property damage insurance for any property damage to the Project or other property owned by City.

6. Damage and Destruction; Condemnation. In the event that the Project, or any part thereof, is damaged or destroyed, or title to the Project, or any part thereof, is taken by any governmental body other than the City or Agency through the exercise of the power of eminent domain, any condemnation award or insurance proceeds payable to or for the account of the City shall be used

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

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

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

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

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

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

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

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

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

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

12. Notice and Receipt.

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

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

To City:
Abbi Sanchez
City Clerk
City of Hayden
8930 North Government Way
Hayden, ID 83835
copy to Alan Soderling, Public Work Director

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

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

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

13. Authorized Representative. The Agency hereby designates Melissa Cleveland, as its Authorized Representative. The City hereby designates Alan Soderling, Public Works Director as its Authorized Representative.

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

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

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

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

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

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

CITY OF HAYDEN

HAYDEN URBAN RENEWAL AGENCY

By: Scott Forssell, Mayor

By: Ronda Mitchell, Chair

ATTEST

ATTEST

By: Abbi Sanchez, Clerk

By: _____

Its: _____

FY24 Budget Hearing Info

**NOTICE OF PUBLIC HEARING
PROPOSED BUDGET FOR FISCAL YEAR 2024
HAYDEN URBAN RENEWAL AGENCY**

A public hearing pursuant to Idaho Code §§ 50-1002, 50-2006 and 50-2903(5) will be held for consideration of the proposed budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024. 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, July 10, 2023. 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	FY 22 Actual (unaudited)	FY 23 Budgeted	FY 24 Proposed
Property Taxes	858,508	920,000	939,000
Investment Earnings	31,790	15,000	40,000
Other Revenue	18,075	760,100	18,040
Fund Balance Forward From Previous Year	4,911,907	1,660,267	4,573,656
TOTAL REVENUES	5,820,280	3,355,367	5,570,696

EXPENDITURES	FY 22 Actual (Unaudited)	FY 23 Budgeted	FY 24 Proposed
General	16,652	27,515	40,732
Professional Services	20,243	95,700	121,500
Capital Projects	57,784	2,411,000	4,695,000
Fund Balance Forward To Next Year	5,725,601	821,152	713,464
TOTAL EXPENDITURES	5,820,280	3,355,367	5,570,696

The proposed revenues and expenditures for fiscal year 2024 have been tentatively approved by the Hayden Urban Renewal Agency at their meeting on June 12, 2023.

Publish June 22 and June 29, 2023

Hayden Urban Renewal Agency FY 24 Budget

Revenues		FY 22 (2021-2022 Actual Unaudited)	FY23 Budget	FY23 Activity Thru 6-6-2023	FY23 Projected Activity Through 9-30-2023	FY24 Requested Budget (DRAFT)
212 Fund Balance Carryover						
300-212-49550	Fund Balance Carryover (beginning balance)	\$4,911,907	\$1,660,267		\$5,725,601	\$4,573,656
313 Real Property Taxes						
300-311-41110	Property Taxes Current	\$820,496	\$920,000	\$552,401	\$939,000	\$939,000
300-311-41111	Property Taxes Delinquent	\$1,652		\$19,896	\$19,896	
300-311-41112	Property Taxes Penalties & Interest	\$2,415				
300-311-41113	Personal Ptax Exemption Repl.	\$33,945		\$9,468	\$9,468	
Total for 313		\$858,508	\$920,000	\$581,765	\$968,364	\$939,000
361 Interest Revenues						
300-361-46111	Interest Revenues	\$31,790	\$15,000	\$85,066	\$102,000	\$40,000
390 Other Financing						
300-390-47006	Proceeds from Sale of Land		\$740,000			
300-390-57008	HURA Public Parking Lot Lease	200	\$100	\$100	\$100	\$100
300-390-47009	HURA 58 E Orchard Rental	\$17,875	\$20,000	\$8,775	\$17,940	\$17,940
300-390-47010	HURA Reimbursements from City of Hayden					
Total for 361		\$18,075	\$760,100	\$8,875	\$18,040	\$18,040
Total Revenues		\$5,820,280	\$3,355,367	\$675,706	\$6,814,005	\$5,570,696
Expenses						
241 Operating and Administrative						
300-241-53101	Audit	4150	\$4,500	\$3,700	\$4,500	\$5,000
300-241-53102	Legal/Professional Services	3125	\$7,000	\$5,975	\$11,375	\$15,000
300-241-54100	HURA Utilities	1701	\$1,815	\$956	\$1,434	\$2,500
300-241-55201	ICRMP Insurance Premium	1715	\$2,000	\$1,767	\$2,000	\$2,032
300-241-55301	Real Property Assessments	3539	\$3,700	\$1,657	\$3,314	\$4,000
300-241-55401	Advertising, Publishing, Recording	202	\$300		\$300	\$400
300-241-55701	Dues, Memberships, and Subscriptions	2185	\$3,000	\$1,930	\$3,000	\$3,000
300-241-55801	Travel, Meetings, Training		\$5,000			\$5,000
300-241-56101	Office Supplies	35	\$200	\$6	\$200	\$200
300-241-53xxx	Video Meetings					\$3,600
Total for 241		\$16,652	\$27,515	\$15,991	\$26,123	\$40,732
248 Professional Services						
300-248-53203	Study/Project Professional Services		\$5,000			\$10,000
300-248-53204	HURA City Staff Support	\$18,813	\$9,000	\$7,050	\$10,575	\$9,600
300-248-53205	HURA Executive Director		\$80,000	\$18,781	\$49,000	\$100,000
300-248-54346	Property Management Fees - 58 E Orchard	\$1,430	\$1,700	\$702	\$1,560	\$1,900
Total for 248		\$20,243	\$95,700	\$26,533	\$61,135	\$121,500
899 Capital Purchases						
300-899-58004	HURA Arts	5590				\$5,000
300-899-59901	HURA Infrastructure Projects		\$1,500,000			\$1,500,000
300-899-59902	Property Acquisition		\$800,000			\$2,760,000
300-899-59908	H-6 Promissory Note	\$47,607	\$69,000	\$59,505	\$120,000	\$125,000
300-899-59909	Improvements 58 E Orchard	318	\$2,000	\$5,300	\$5,300	\$5,000
300-899-59910	Gov't Way/Miles Intersection Design	4268				\$30,000
300-899-59911	Government Way Corridor Study	1				
300-899-59912	CHUBBS LLC Promissory Note		\$40,000		\$7,000	\$15,000
300-899-599xx	Marketplace at Miles Promissory Note					\$5,000
300-899-599xx	Croffoot Park Supplemental Funding				\$1,300,000	
300-899-599xx	Ramsey Road Sewer				\$470,791	
300-899-599xx	Design for Infrastructure Projects					\$250,000
300-899-599xx	HURA Contribution to City Hall Remodel				\$250,000	
Total for 899		\$57,784	\$2,411,000	\$64,805	\$2,153,091	\$4,695,000
300-900-59550	Fund Balance Carryforward (Ending Balance)	\$5,725,601	\$821,152		\$4,573,656	\$713,464
Total Expenses		\$5,820,280	\$3,355,367	\$107,329	\$6,814,005	\$5,570,696

RESOLUTION NO. 23-02

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, 2023, AND ENDING SEPTEMBER 30, 2024, 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, 2023, and ending September 30, 2024, by virtue of its action at the Agency's Board Meeting of June 12, 2023;

WHEREAS, the Agency has previously published notice of a public hearing (on June 22, 2023 and June 29, 2023) to be conducted on July 10, 2023, 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 July 10, 2023, 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 2024;

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, 2023.

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 Exhibits A and B for the fiscal year commencing October 1, 2023 and ending September 30, 2024 is hereby adopted
- Section 3. That the Administrator shall submit said budget to the City of Hayden on or before September 1, 2023 and to the Local Governing Entities Registry on or before December 1, 2023.
- 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 July 10, 2023. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 10th day of July 2023.

APPROVED:

By _____
Chairman of the Board

ATTEST:

Secretary

Exhibit A Notice of Public Hearing

Exhibit B Budget

City Citizen Survey Summary

(see survey results on City's
website here:

<https://app.displayr.com/Dashboard?id=eb655a60-049a-4971-acc4-7dd5f2780540#page=669a68fc-322d-41f6-899b-db37db637768>

Draft FY22 Audit

**HAYDEN URBAN
RENEWAL AGENCY**

FOR THE YEAR ENDED
SEPTEMBER 30, 2022

FINANCIAL AUDIT REPORTS AND STATEMENTS

Prepared by

ANDERSONBROS.CPA

TAX, ASSURANCE, ACCOUNTING, ADVISORY

DRAFT 7.7.23

BASIC FINANCIAL STATEMENTS

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	5,741,365

LIABILITIES

Accounts payable and accrued expenses	7,102
Total liabilities	7,102

NET POSITION

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

DRAFT 7.7.23

See accompanying notes and independent auditors report

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	
FUNCTIONS/PROGRAMS:	Expenses			Governmental Activities
Governmental Activities				
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

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	<u>\$ 5,000,157</u>

LIABILITIES

Accounts payable	\$ 7,102
Total liabilities	<u>7,102</u>

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue - property taxes	<u>26,212</u>
--------------------------------------	---------------

FUND BALANCES

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

**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	<u>26,212</u>
Net position of governmental activities at September 30, 2022	<u>\$ 5,734,263</u>

See accompanying notes and independent auditors report

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	890,823

EXPENDITURES

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

EXCESS OF REVENUES OVER EXPENDITURES

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

**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	\$ 817,210

See accompanying notes and independent auditors report

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

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

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

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

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:

<i>Deposits without exposure to custodial credit risk:</i>	
Amount insured by FDIC or other agencies	\$ 163,031
<i>Deposits with exposure to custodial credit risk:</i>	
Amount collateralized with securities held in trust, but not in the Agency's name	4,807,921
Total bank balance (deposits)	<u>\$ 4,970,952</u>

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

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 FY2016, the Agency designated 5% of tax assessments collected to be used for the arts. As of September 30, 2022, the Agency has \$37,126 remaining to be used for the arts.

See independent auditors report

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.

DRAFT 7.7.23

REQUIRED SUPPLEMENTARY INFORMATION

DRAFT 7.7.23

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
REVENUES			
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>
EXPENDITURES			
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>
EXCESS OF REVENUES OVER EXPENDITURES	<u>(259,465)</u>	<u>796,144</u>	<u>1,055,609</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from the sale of capital assets	600,000	-	(600,000)
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>4,511,234</u>
Fund Balances - Ending	<u>\$ 4,911,907</u>	<u>\$ 4,966,843</u>	<u>\$ 4,966,843</u>

* Budget was not amended

*See accompanying notes and
independent auditors report*

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.