

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

Regular Meeting
City Hall
City Council Chambers

June 9, 2025
3:00 p.m.

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

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

1. Minutes from the regular meeting on May 12, 2025
2. Minutes from the special meeting on June 4, 2025
3. Bills
4. Financial packet

NEW BUSINESS

1. Update on First Amendment to the HURA Capital Development Plan
2. Update on the HURA Expansion Area Economic Feasibility
3. FY24 Audit Presentation (Action Item)
4. Add Kaci Medlock (HURA Clerk) to LGIP account and bankCDA accounts. (Action Item)

CONTINUING BUSINESS

1. Civic Center and McIntire Park (Action Item)

WORKSHOP

1. Budget Workshop (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Update from ULI Conference
2. Executive Director's Report

NEXT MEETING

July 14, 2025 Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: <https://www.youtube.com/live/Mc0MZ5s-sbY>

Consent Calendar

HAYDEN URBAN RENEWAL AGENCY
8930 North Government Way
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Regular Meeting Minutes
City Hall
City Council Chambers
May 12, 2025 – 3:00 p.m.

CALL TO ORDER

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

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

Led by Ms. Richards.

ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

CALL FOR CONFLICTS OF INTEREST

None.

VISITOR/PUBLIC COMMENTS

None.

CONSENT CALENDAR (ACTION ITEM)

1. Minutes from March 10, 2025 Regular Meeting and Workshop
2. Minutes from March 27, 2025 Special Meeting
3. Reconciliation of April bills
4. Bills
5. Financial packet

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

All members present voted to affirm. The motion passed.

CONTINUING BUSINESS

Discuss Civic Center and Next Steps (Action Item)

Executive Director Melissa Cleveland provided a summary and memo recapping the March workshop with Bernardo Wills and recent discussions with the Hayden Senior Center. Key highlights included space planning, cost limitations, and funding strategies. Board provided direction to simplify the concept, engage with stakeholders, and return with a refined, scalable design proposal for phased development with clearer cost estimates.

NEW BUSINESS

Budget Workshop (Action Item)

Melissa presented the preliminary FY2026 budget. Estimated carryforward is \$3.6M with annual revenues projected at ~\$1.1M. Discussions included allocating funds for Civic Center design, potential Ramsey Road reimbursements, and initiating park improvements in preparation for grant deadlines. Another workshop is scheduled before the final budget hearing in July.

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

Executive Director's Report

- OPAs: H6 closed; Rock Properties now active
- Owl Café demolition completed successfully
- HURA boundary expansion update in June
- Rent check delays for Orchard resolved
- FY2024 audit in progress
- Introduction of new HURA Clerk, Kaci Medlock

NEXT REGULAR MEETING

June 9, 2025 – Regular Meeting

ADJOURNMENT (ACTION ITEM)

Mr. McIntire moved to adjourn the meeting. Ms. Richards seconded the motion. All members present voted to affirm. The motion passed.

Meeting adjourned at 4:08 p.m.

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Special Meeting
City Hall
City Council Chambers
June 4, 2025 – 8:00 a.m.

CALL TO ORDER

Ronda Mitchell called the meeting to order at 8:04 a.m.

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT

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

OTHERS PRESENT

Jay Wojnowski, KCEMS (via Go To Meeting)

ADDITIONS OR CORRECTIONS TO THE AGENDA

None.

CALL FOR CONFLICTS OF INTEREST

None.

NEW BUSINESS (ACTION ITEM)

1. Resolution No. 2025-01 re: KC Ambulance District (KCEMS) request to withdraw from HURA RAA

Mr. Bredeson explained that House Bill 436 allowed the ambulance and fire districts to request removal from a urban renewal agency (URA) revenue allocation area (RAA) if the urban renewal plan establishing the revenue allocation financing provision does not have any outstanding bonds, contractual obligations, or other indebtedness being funded by such revenue allocation financing provision greater than the amount of the revenue allocation proceeds as of December 31 of the previous year. On May 21, 2025 Hayden URA received a resolution from Kootenai County EMS requesting withdraw and on May 14, 2025 Hayden URA received accounting from Kootenai County showing the Kootenai County EMS portion of Hayden URA funding for the

previous calendar year was \$25,801.34. Hayden URA has Owner Participation Agreements (OPAs) with debt obligations that exceed that amount.

Mr. Thayer asked if the revenue should be prorated based on the Kootenai EMS share of the total revenue and also if the attorney general has given any guidance.

Mr. Bredeson indicated that prorating has not been the interpretation for other URAs in the state and that there has not been guidance from the attorney general.

Mr. Meyer asked if there has been any action by ambulance or fire districts after denial in other areas of the state. Mr. Bredeson indicated that there has not been any action yet, but that most of these requests have been denied because of the debt obligations.

Ms. Mitchell also noted that if the request is not denied, HURA could potentially face litigation from private parties with existing OPAs, as those parties expect to receive their allocated share of the increment.

Being no further discussion, Ms. Richards moved to approve Resolution No. 2025-01 and deny KC Ambulance District (KCEMS) request to withdraw from HURA RAA. Mr. Roetter second the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by majority roll call vote.

NEXT REGULAR MEETING

June 9, 2025 – Regular Meeting

ADJOURNMENT (ACTION ITEM)

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

Meeting adjourned at 8:16 a.m.

Unpaid Bills Report - Copy
Hayden Urban Renewal Agency
All Dates

DATE	TRANSACTION TYPE	NUM	LINE DESCRIPTION	DUE DATE	AMOUNT
Accuwize Consulting					
05/31/2025	Bill	78015	300-248-53204	05/31/2025	482.50
Total for Accuwize Consulting					\$482.50
Bernardo Wills Architects, PC					
04/30/2025	Bill	25223		04/30/2025	13,562.50
Total for Bernardo Wills Architects, PC					\$13,562.50
Bredeson Law Group					
06/03/2025	Bill	1263	300-241-53102 Legal & Professional Fees	06/03/2025	900.00
Total for Bredeson Law Group					\$900.00
City of Hayden (vendor)					
05/15/2025	Bill			05/15/2025	116.00
Total for City of Hayden (vendor)					\$116.00
Knock Marketing & Design					
05/13/2025	Bill	4788		05/13/2025	400.00
Total for Knock Marketing & Design					\$400.00
Welch Comer & Associates					
05/18/2025	Bill	41388000-028	300-248-53205 HURA Executive Director Contract	05/18/2025	5,395.65
Total for Welch Comer & Associates					\$5,395.65
TOTAL					\$20,856.65

FY-PER-MOYEAR	BANK # 301		BANK # 302		BANK # 303		TOTAL CASH IN BANK
	bankcda		bankcda		LGIP	SUSPENSE	
	#0934		#1109		#3354		
	300-102-11312		300-102-11304		300-103-11328	where is it?	
2025-Per08-May2025	\$ 5,000.00	\$	289,760.26	\$	3,247,446.48	\$ -	\$3,542,206.74
2025-Per07-Apr2025	\$ 5,000.00	\$	276,111.84	\$	3,247,446.48	\$ -	\$3,528,558.32
2025-Per06-Mar2025	\$ 5,000.00	\$	244,514.93	\$	3,335,987.68	\$ -	\$3,585,502.61
2025-Per05-Feb2025	\$ 5,000.00	\$	936,424.07	\$	2,635,773.46	\$ -	\$3,577,197.53
2025-Per04-Jan2025	\$ 5,000.00	\$	744,668.92	\$	2,625,682.01	\$ -	\$3,375,350.93
2024-Per03-Dec2024	\$ 5,000.00	\$	250,850.19	\$	2,615,224.00	\$ -	\$2,871,074.19
2024-Per02-Nov2024	\$ 5,000.00	\$	252,291.77	\$	2,604,694.82	\$ -	\$2,861,986.59
2024-Per01-Oct2024	\$ 5,000.00	\$	254,139.07	\$	2,643,671.30	\$ -	\$2,902,810.37
2024-Per12-Sep2024	\$ 5,000.00	\$	258,371.94	\$	2,670,737.76	\$ -	\$2,934,109.70
2024-Per11-Aug2024	\$ 5,000.00	\$	251,820.42	\$	2,659,459.04	\$ -	\$2,916,279.46
2024-Per10-Jul2024	\$ 5,000.00	\$	544,920.64	\$	2,345,284.19	\$ -	\$2,895,204.83
2024-Per09-Jun2024	\$ 5,000.00	\$	297,735.68	\$	2,415,598.68	\$ -	\$2,718,334.36
2024-Per08-May2024	\$ 5,000.00	\$	258,706.55	\$	4,286,322.10	\$ -	\$4,550,028.65
2024-Per07-Apr2024	\$ 5,000.00	\$	253,320.41	\$	4,728,892.01	\$ -	\$4,987,212.42
2024-Per06-Mar2024	\$ 5,000.00	\$	802,782.20	\$	4,199,494.91	\$ -	\$5,007,277.11
2024-Per05-Feb2024	\$ 5,000.00	\$	875,703.59	\$	5,079,602.67	\$ -	\$5,960,306.26
2024-Per04-Jan2024	\$ 5,000.00	\$	727,240.46	\$	5,057,756.89	\$ -	\$5,789,997.35
2024-Per03-Dec2023	\$ 5,000.00	\$	206,911.57	\$	5,034,644.85	\$ -	\$5,246,556.42
2024-Per02-Nov2023	\$ 5,000.00	\$	234,658.02	\$	5,011,585.87	\$ -	\$5,251,243.89
2024-Per01-Oct2023	\$ 4,990.00	\$	238,875.37	\$	4,989,405.73	\$ -	\$5,233,271.10
2023-Per12-Sept2023	\$ 5,000.00	\$	128,112.48	\$	5,355,523.75	\$ -	\$5,488,636.23
2023-Per11-Aug2023	\$ 5,000.00	\$	161,559.18	\$	5,308,694.06	\$ -	\$5,475,253.24
2023-Per10-Jul2023	\$ 5,000.00	\$	339,718.61	\$	5,480,770.64	\$ -	\$5,825,489.25
2023-Per09-Jun2023	\$ 5,000.00	\$	150,348.58	\$	5,460,000.56	\$ -	\$5,615,349.14
2023-Per08-May2023	\$ 5,000.00	\$	641,814.40	\$	4,951,702.61	\$ -	\$5,598,517.01
2023-Per07-Apr2023	\$ 5,000.00	\$	633,794.27	\$	4,932,085.89	\$ -	\$5,570,880.16
2023-Per06-Mar2023	\$ 5,000.00	\$	641,143.47	\$	4,913,730.94	\$ -	\$5,559,874.41
2023-Per05-Feb2023	\$ 5,000.00	\$	703,164.39	\$	4,895,727.03	\$ -	\$5,603,891.42
2023-Per04-Jan2023	\$ 5,000.00	\$	693,958.03	\$	4,879,581.26	\$ -	\$5,578,539.29
2023-Per03-Dec2022	\$ 5,000.00	\$	136,577.96	\$	4,864,477.43	\$ -	\$5,006,055.39
2023-Per02-Nov2022	\$ 5,000.00	\$	139,270.06	\$	4,851,749.84	\$ -	\$4,996,019.90
2023-Per01-Oct2022	\$ 5,000.00	\$	139,676.14	\$	4,840,517.47	\$ -	\$4,985,193.61
2022-Per12-Sep2022	\$ 5,000.00	\$	158,030.89	\$	4,817,073.03	\$ -	\$4,980,103.92
2022-Per11-Aug2022	\$ 5,000.00	\$	124,137.68	\$	4,808,778.15	\$ -	\$4,937,915.83
2022-Per10-Jul2022	\$ 5,000.00	\$	338,189.72	\$	4,608,026.37	\$ -	\$4,951,216.09
2022-Per09-Jun2022	\$ 5,000.00	\$	193,709.73	\$	4,554,205.65	\$ -	\$4,752,915.38
2022-Per08-May2022	\$ 5,000.00	\$	160,173.30	\$	4,550,865.24	\$ -	\$4,716,038.54
2022-Per07-Apr2022	\$ 5,000.00	\$	160,064.23	\$	4,548,425.76	\$ -	\$4,713,489.99
2022-Per06-Mar2022	\$ 5,000.00	\$	133,987.85	\$	4,546,903.55	\$ -	\$4,685,891.40
2022-Per05-Feb2022	\$ 5,000.00	\$	146,628.67	\$	4,546,030.53	\$ -	\$4,697,659.20
2022-Per04-Jan2022	\$ 5,000.00	\$	655,300.64	\$	4,013,085.34	\$ -	\$4,673,385.98
2022-Per03-Dec2021	\$ 5,000.00	\$	146,832.32	\$	4,012,611.84	\$ -	\$4,164,444.16
2022-Per02-Nov2021	\$ 5,000.00	\$	83,137.16	\$	4,074,068.78	\$ -	\$4,162,205.94
2022-Per01-Oct2021	\$ 5,000.00	\$	129,467.60	\$	4,073,680.00	\$ -	\$4,208,147.60
2021-Per12-Sep2021	\$ 5,000.00	\$	141,251.89	\$	4,073,288.87	\$ -	\$4,219,540.76
2021-Per11-Aug2021	\$ 5,000.00	\$	146,839.76	\$	4,072,885.28	\$ -	\$4,224,725.04
2021-Per10-Jul2021	\$ 5,000.00	\$	417,708.28	\$	3,972,466.23	\$ -	\$4,395,174.51
2021-Per09-Jun2021	\$ 5,000.00	\$	148,597.95	\$	3,872,018.75	\$ -	\$4,025,616.70
2021-Per08-May2021	\$ 5,000.00	\$	127,485.64	\$	3,889,054.91	\$ -	\$4,021,540.55
2021-Per07-Apr2021	\$ 5,000.00	\$	147,857.75	\$	3,888,492.44	\$ -	\$4,041,350.19
2021-Per06-Mar2021	\$ 5,000.00	\$	135,348.85	\$	3,887,905.69	\$ -	\$4,028,254.54
2021-Per05-Feb2021	\$ 5,000.00	\$	167,030.57	\$	3,887,223.86	\$ -	\$4,059,254.43

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

Statement of Financial Position

Hayden Urban Renewal Agency

As of May 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
300-102-11312 HURA BankCDA Checking #0934	5,000.00
300-103-11313 HURA Bank CDA Savings #1109	289,760.26
300-103-11328 HURA LGIP #3354	3,247,446.48
Total for Bank Accounts	\$3,542,206.74
Accounts Receivable	
300-105-11500 HURA Property Taxes Receivable	5,180.00
Total for Accounts Receivable	\$5,180.00
Other Current Assets	
300-103-11316 LGIF FMV Adjustments (Audit)	9,369.00
Total for Other Current Assets	\$9,369.00
Total for Current Assets	\$3,556,755.74
Fixed Assets	
300-160-11601 Land	741,208.07
Total for Fixed Assets	\$741,208.07
Other Assets	
Total for Assets	\$4,297,963.81
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
300-202-21101 HURA Accounts Payable	20,856.65
Total for Accounts Payable	\$20,856.65
Credit Cards	
Other Current Liabilities	
300-200-21403 HURA Deferred Property Taxes	5,146.00
Total for Other Current Liabilities	\$5,146.00
Total for Current Liabilities	\$26,002.65
Long-term Liabilities	
Total for Liabilities	\$26,002.65
Equity	
Retained Earnings	0
Net Income	624,848.79
300-250-24100 Fund Balance Restricted	2,863,188.37
300-250-24104 HURA Fund Balance Assigned Arts	42,716.00
300-250-24105 HURA Invested In Capital Assets	741,208.00
Total for Equity	\$4,271,961.16
Total for Liabilities and Equity	\$4,297,963.81

Hayden Urban Renewal Agency

Statement of Activity

October 2024 - May 2025

	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
Revenue									
300-311-41110 Property Taxes Income			6,653.33	490,117.23	205,832.34	5,855.68	12,935.78	28,495.19	749,889.55
300-311-41111 Property Taxes Delinquent	8,903.47	6.03	58.56	65.64			4,447.55	139.92	13,621.17
300-311-41113 Personal PTax Exemption Repl				9,467.98					9,467.98
300-361-46111 Interest Revenues	235.60	11,509.94	10,743.18	10,811.19	10,875.05	9,531.61	11,683.91	248.94	65,639.42
300-390-47008 HURA Public Parking Lot Lease						100.00			100.00
300-390-47009 HURA 58 E Orchard Rental		1,615.00	3,250.00		3,450.00	1,508.80		3,026.80	12,850.60
Total Revenue	\$ 9,139.07	\$ 13,130.97	\$ 20,705.07	\$ 510,462.04	\$ 220,157.39	\$ 16,996.09	\$ 29,067.24	\$ 31,910.85	\$ 851,568.72
Expenditures									
300-241-53101 Audit					7,200.00	923.75	4,252.50		12,376.25
300-241-53102 Legal & Professional Fees		1,125.00		1,000.00	1,369.00	2,078.00	1,052.00	1,382.50	8,006.50
300-241-53409 Video Recording	400.00			800.00		400.00		400.00	2,000.00
300-241-54100 HURA Utilities	350.69	1,043.08		241.20					1,634.97
300-241-54101 HURA Utilities 58 Orchard				116.00		116.00		116.00	348.00
300-241-55301 Real Property Assessments		193.22	180.74						373.96
300-241-55401 Advertising, Publishing, Recording				31.10	82.22				113.32
300-241-55701 Dues, Memberships & Subscriptions	2,600.00		680.00	250.00		31.50			3,561.50
300-241-55801 Travel, Meetings & Training								635.00	635.00
300-241-56101 Office Supplies						72.70			72.70
300-248-53204 HURA City Staff Support	344.98	528.54							873.52
300-248-53205 HURA Executive Director Contract	4,011.77	3,759.66		12,275.74	6,452.44	6,280.75	13,657.93	4,760.65	51,198.94
300-248-54346 Property Mgmt Fees - 58 E Orchard Ave		129.20	322.00		340.40				791.60
300-899-59252 Owl Cafe Demo & Civic Center Planning					6,437.50	34,800.00	13,562.50		54,800.00
300-899-59901 HURA Infrastructure Projects				2,139.00					2,139.00
300-899-59908 HURA H-6 Promissory Note	40,468.19								40,468.19
300-899-59912 CHUBBS LLC Promissory Note	7,142.40					7,449.07			14,591.47
300-899-59917 Marketplace at Miles Promissory Note	618.44					364.20			982.64
300-899-59918 Rock Properties LLC Promissory Note	5,184.31					26,568.06			31,752.37
Total Expenditures	\$ 61,120.78	\$ 6,778.70	\$ 1,182.74	\$ 16,853.04	\$ 21,881.56	\$ 79,084.03	\$ 32,524.93	\$ 7,294.15	\$ 226,719.93

Hayden Urban Renewal Agency FY 25 Budget

Revenues		YTD Balance as of 5/31/2025	FY25 Requested Budget	Variance / Actual vs. Budget	% of Budget Used
212 Fund Balance Carryover					
300-212-49550	Fund Balance Carryover (beginning balance)	2,670,738	2,674,476		
313 Real Property Taxes					
300-311-41110	Property Taxes Current	749,890	945,000	195,110	79.35
300-311-41111	Property Taxes Delinquent	13,621	-	(13,621)	0.00
300-311-41112	Property Taxes Penalties & Interest	-	-	-	0.00
300-311-41113	Personal Ptax Exemption Repl.	9,468	-	(9,468)	0.00
Total for 313		772,979	945,000	172,021	
361 Interest Revenues					
300-361-46111	Interest Revenues	65,639	123,000	57,361	53.37
390 Other Financing					
300-390-47006	Proceeds from Sale of Land	-	-	-	
300-390-57008	HURA Public Parking Lot Lease	100	100	-	100.00
300-390-47009	HURA 58 E Orchard Rental	13,245	17,940	4,695	73.83
300-390-47010	HURA Reimbursements from City of Hayden				
Total for 361		13,345	18,040	4,695	
Total Revenues Not Counting Fund Balance Carry Forward		851,963	1,086,040		
Total Revenues		3,522,701	3,760,516	237,816	
Expenses					
241 Operating and Administrative					
300-241-53101	Audit	12,376	9,400	(2,976)	131.66
300-241-53102	Legal/Professional Services	8,007	15,000	6,994	53.38
300-241-53409	Video Recording	2,000	5,300	3,300	37.74
300-241-54100	HURA Utilities	1,635	8,300	6,665	19.70
300-241-54101	HURA Utilities 58 Orchard	348	-	-	0.00
300-241-55201	ICRMP Insurance Premium	-	3,500	3,500	0.00
300-241-55301	Real Property Assessments	374	500	126	74.79
300-241-55401	Advertising, Publishing, Recording	113	400	287	28.33
300-241-55701	Dues, Memberships, and Subscriptions	3,562	3,000	(562)	118.72
300-241-55801	Travel, Meetings, Training	635	5,000	4,365	12.70
300-241-55901	HURA Banking Fees and Charges	-	-	-	0
300-241-56101	Office Supplies	73	200	127	36.35
Total for 241		29,122	50,600		
248 Professional Services					
300-248-53203	Study/Project Professional Services	-	50,000	50,000	0.00
300-248-53204	HURA Accounting Support	874	9,600	8,726	9.10
300-248-53205	HURA Executive Director	51,199	100,000	48,801	51.20
300-248-54346	Property Management Fees - 58 E Orchard	1,186	1,900	714	62.42
Total for 248		53,258	161,500		
899 Capital Purchases					
300-899-58004	HURA Arts		5,000	5,000	0.00
300-899-59251	Ramsey Road LHTAC Supplemental Funding			-	0.00
300-899-59901	HURA Infrastructure Projects	2,139	1,500,000	1,497,861	0.14
300-899-59902	Property Acquisition		700,000	700,000	0.00
300-899-59908	H-6 Promissory Note	40,468	30,000	(10,468)	134.89
300-899-59909	Improvements 58 E Orchard		10,000	10,000	0.00
300-899-59910	Gov't Way/Miles Intersection Design		30,000	30,000	0.00
300-899-59912	CHUBBS LLC Promissory Note	14,591	15,000	409	97.28
300-899-59913	Ramsey Road Sewer Design		-	-	0.00
300-899-59914	Ramsey Road Sewer Construction		-	-	0.00
300-899-59915	HURA Contribution to City Hall Remodel		-	-	0.00
300-899-59916	Croffoot Park Supplemental Funding		-	-	0.00
300-899-59917	Marketplace at Miles Promissory Note	983	5,000	4,017	19.65
300-899-59918	Rock Properties LLC Promissory Note	31,752	-	(31,752)	0.00
300-899-59252	Owl Café Demo & Civic Center Planning	54,800	-	(54,800)	0.00
Total for 899		144,734	2,295,000		
300-900-59550	Fund Balance Carryforward (Ending Balance)	3,295,587	1,253,416		
Total Expenses not Counting Fund Balance Carryforward		227,114			
Total Expenses		3,522,701	3,760,516		
	Revenues-Expenses	-	-		



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

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



Statement Date: **05/30/2025**

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

FIRST RATE BUSINESS MMDA SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 04/30/25		276,111.84
Deposits	1	3,026.80 +
Debits		0.00
Automatic Withdrawals	3	18,262.43
Automatic Deposits	1	28,635.11 +
Interest Added This Statement		248.94 +
Ending Balance On 05/30/25		289,760.26
Annual Percentage Yield Earned	1.07%	
Interest Paid This Year	2,082.97	
Interest Paid Last Year	4,959.61	
Average Balance (Collected)	285,610.27 +	

ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
05/22/25	Deposit	3,026.80						

Date	Description	Amount
05/12/25	MCMG TFR FROM 000027000934	28,635.11
05/30/25	INTEREST PAID	248.94

ELECTRONIC DEBITS

Date	Description	Amount
05/15/25	MCMG TFR TO 000027000934	13,657.93
05/16/25	MCMG TFR TO 000027000934	4,427.50
05/23/25	MCMG TFR TO 000027000934	177.00

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 04/30/25 was 276,111.84

Date	Balance	Date	Balance	Date	Balance
05/12/25	304,746.95	05/16/25	286,661.52	05/23/25	289,511.32
05/15/25	291,089.02	05/22/25	289,688.32	05/30/25	289,760.26

Continued

2/573/1



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

Statement Date: **05/30/2025**

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

This Statement Cycle Reflects 30 Days

**The Interest Earned And The Annual Percentage Yield Earned
Are Based On The Period 05/01/2025 Through 05/30/2025**

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



HAYDEN URBAN REN AGENCY HURA
Account No. : 24001109
Stmt. Date : 05/30/2025

Bank : 017
Images : 1
Page : 3

IMAGE STATEMENT

DDA Credit	
BANKCDA	
Amount: 3026.80	
Account Number: 24001109	
Tran Code: 042	
Date: 5/22/2025	
Customer Name: Hayden Urban Ren Agency	
Comment:	
⑆555501510⑆24001109⑆ 042	

AMT: 3,026.80 STS: Deposit
CHK: DATE: 05/22/2025 SEQ: 23100360





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Fax: 208.665.5990
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HAYDEN URBAN REN AGENCY HURA
8930 N GOVERNMENT WAY
HAYDEN ID 83835-9214



Statement Date: **05/30/2025**

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

REGULAR BUSINESS SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 04/30/25		5,000.00
Debits	4	18,262.43
Automatic Withdrawals	1	28,635.11
Automatic Deposits	4	46,897.54+
Ending Balance On 05/30/25		5,000.00
Average Balance (Ledger)	5,000.00+	

ALL CREDIT ACTIVITY

Date	Description	Amount
05/12/25	KOOTENAI COUNTY PAY INV	28,635.11
05/15/25	MCMG TFR FROM 000024001109	13,657.93
05/16/25	MCMG TFR FROM 000024001109	4,427.50
05/23/25	MCMG TFR FROM 000024001109	177.00

ELECTRONIC DEBITS

Date	Description	Amount
05/12/25	MCMG TFR TO 000024001109	28,635.11

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
05/16/25	1904	4,252.50	05/16/25	1906	175.00			
05/23/25	1905	177.00	05/15/25	1907	13,657.93			

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 04/30/25 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
05/12/25	5,000.00	05/16/25	5,000.00		
05/15/25	5,000.00	05/23/25	5,000.00		

Continued

2/611/1



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

Statement Date: **05/30/2025**

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

This Statement Cycle Reflects 30 Days

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



Bank : 017
Images : 4
Page : 3

IMAGE STATEMENT

PAY TO THE ORDER OF		Accuwise Consulting PO Box 2895 Coeur d'Alene, ID 83816	\$ **177.00 One hundred seventy-seven and 00/100*****	DOLLARS
MEMO		Accuwise Consulting PO Box 2895 Coeur d'Alene, ID 83816		
⑆001905⑆ ⑆423103826⑆		27000931⑆		

AMT: 177.00 STS: Paid
CHK: 1905 DATE: 05/23/2025 SEQ: 80001020

HAYDEN URBAN RENEWAL AGENCY
 9330 NORTH GOVERNMENT WAY
 HAYDEN, ID 83855

bank oia
 912 Northern Blvd
 Coeur d'Alene, ID 83814
 208-665-5393
 84-000101

1907

05/08/2025

PAY TO THE ORDER OF Welch Corner & Associates

\$ **13,657.93

Thirteen thousand six hundred fifty-seven and 93/100*****

DOLLARS

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

MEMO

Russell & Wright
Michael
 AUTHORIZED SIGNATURE

⑈001907⑈ ⑆123103826⑆ 27000931⑈

Photo Area (Required)
 Stamp on Back

AMT: 13,657.93 STS: Paid
CHK: 1907 DATE: 05/15/2025 SEQ: 80102220



OFFICE OF THE IDAHO STATE TREASURER

Julie A. Ellsworth, State Treasurer

LGIP Monthly Statement

Hayden Urban Renewal Agency

N/A

8930 N. Government Way

Hayden, Idaho 83835

Statement Period

4/1/2025 through 4/30/2025

Summary

Beginning Balance	\$3,335,987.68	Fund Number	3354
Contributions	\$11,458.80	Distribution Yield	4.3912%
Withdrawals	(\$100,000.00)	April Accrued Interest	\$11,913.27
Ending Balance	\$3,247,446.48	Average Daily Balance	\$3,300,779.81

Detail

Date	Activity	Status	Type	Amount	Balance
04/01/2025	Beginning Balance				\$3,335,987.68
04/01/2025	Contribution	Processed	March Reinvestment	\$11,458.80	\$3,347,446.48
04/17/2025	Withdrawal	Processed	ACH	(\$100,000.00)	\$3,247,446.48
04/30/2025	Ending Balance				\$3,247,446.48

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.

NEW BUSINESS

1. Update on First Amendment to the HURA Capital Development Plan
2. Update on the HURA Expansion Area Economic Feasibility Plan

**FIRST AMENDMENT TO THE
HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN
HAYDEN URBAN RENEWAL PROJECT**

HAYDEN URBAN RENEWAL AGENCY

CITY OF HAYDEN, IDAHO

**Ordinance No. 406
Adopted December 13, 2005
Effective December 16, 2005, publication**

**First Amendment to the
Hayden Urban Renewal Capital Development Plan
Ordinance No. _____
Adopted _____
Effective _____, publication**

BACKGROUND

This First Amendment (“First Amendment”) to the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the “Plan”) amends the Plan for the following purposes: 1) to add approximately 3.67 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north with Government Way intersecting the node (the “Node 1A”); 2) to add approximately 4.45 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection (the “Node 1B”); 3) to add approximately 1.59 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast corner of Miles Avenue and Government Way (the “Node 1E”); 4) to add approximately 6.13 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast corner of Wyoming Avenue and Government Way (the “Node 1F”); and 5) to add approximately 2.17 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the southeast corner of Lacey Avenue and Government Way (the “Node 1K”). Collectively, Node 1A, Node 1B, Node 1E, Node 1F and Node 1K are referred to as the amendment area (the “Amendment Area”). The scope of this First Amendment is limited to addressing the addition of Amendment Area to the Capital Development Plan Project Area. It is important to note this First Amendment to the Plan does not extend the Plan’s duration. The Plan terminates on December 31, 2029; however, revenue allocation proceeds will be received in 2030 pursuant to Idaho Code § 50-2905(7).

This First Amendment to the Plan, seeking to add the Amendment Area to the Capital Development Plan Project Area pursuant to Idaho Code Section 50-2033, is not deemed to be a modification under Idaho Code Section 50-2903A. “Modification shall not be deemed to have occurred when: . . . (ii) There is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code...” Idaho Code Section 50-2903A(1)(a)(ii). Idaho Code § 50-2033 permits an urban renewal agency, after July 1, 2011, to add area to an existing revenue allocation area one (1) time “so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area” Idaho Code § 50-2033. Contiguity cannot be established solely by a shoestring or public or railroad right-of-way. *See* Idaho Code § 50-2033. The Amendment Area to be added to the Capital Development Plan Project Area is contiguous to the existing Capital Development Plan Project Area and is less than 10% of the existing revenue allocation area, which is approximately 720 acres.

A separate base assessment value will be established for the areas to be added to the Capital Improvement Plan Project Area, effective retroactive to January 1, 2025. To the extent there are any, the Agency will receive an allocation of revenues from the Amendment Area from any increases in value above the base value through the remaining years of the Plan. The base values for the original Capital Development Plan Project Area will continue to be retroactive to January 1, 2005.

The Amendment Area to be added to the Capital Development Plan Project Area was deemed to be a deteriorated area and/or a deteriorating area under the Idaho Urban Renewal Law

of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Hayden Urban Renewal Agency District Expansion Eligibility Report, prepared by The Metts Group, dated September 2024 (the “Eligibility Report”). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 2024-03 on September 9, 2024, found the Amendment Area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the Hayden City Council, together with the Agency’s recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan amendment. The Hayden City Council, by adoption of Resolution No. 2024-05 on September 24, 2024, found the Amendment Area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a plan amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.

2. The following defined terms in the Plan are amended throughout the Plan as follows:

a. Delete “Project Area” and replace with “Amended Project Area” except where specifically referenced in this First Amendment.

b. Delete references to “Attachment 1” and replace with “Attachment 1, as supplemented by Attachment 1A” except where specifically referenced in this First Amendment.

c. Delete references to “Attachment 2” and replace with “Attachment 2, as supplemented by Attachment 2A” except where specifically referenced in this First Amendment.

d. Delete references to “Attachment 4” and replace with “Attachment 4, as supplemented by Attachment 4A” except where specifically referenced in this First Amendment.

e. Delete references to “Attachments 5, 5A and 5B” and replace with “Attachments 5, 5A, and 5B, as supplemented by Attachment 5C” except where specifically referenced in this First Amendment.

3. Amendment to List of Attachments. The List of Attachments following the Table of Contents is amended by deleting the list of attachments and replacing it as follows:

Attachment 1	Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 1A	Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K

Attachment 2	Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2A	Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K
Attachment 3	Properties Identified for Acquisition by the Agency
Attachment 4	Expected Land Uses and Current Zoning Map of the Project Area
Attachment 4A	Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area
Attachment 5	Introduction to Attachment 5, Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods
Attachment 5A	Net Value of Private Development in Hayden Revenue Allocation and Area and Annual Tax Revenue Allocation
Attachment 5B	Estimated Annual Revenues and Costs
Attachment 5C	Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area

4. Amendment to Section 100 of the Plan.

a. Section 100 is amended by deleting the list of attachments in the first paragraph and replacing it as follows:

Map of Urban Renewal Project Area and Revenue Allocation Area (Attachment 1);

Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K (Attachment 1A);

Description of Urban Renewal Project Area and Revenue Allocation Area (Attachment 2);

Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K (Attachment 2A);

Properties Identified for Acquisition by the Agency (Attachment 3);

Expected Land Uses and Current Zoning Map of the Project Area (Attachment 4);

Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area (Attachment 4A)

Introduction to Attachment 5, Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods (Attachment 5);

Net Value of Private Development in Hayden Revenue Allocation and Area and Annual Tax Revenue Allocation (Attachment 5A);

Estimated Annual Revenues and Costs (Attachment 5B); and

Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area (Attachment 5C).

Attachments 1 through 5B, as supplemented by Attachments 1A, 2A, 4A, and 5C, attached hereto (collectively, the “Plan Attachments, as supplemented”) are incorporated herein and shall be considered a part of this Plan.

5. Amendment to Section 102.1 of the Plan. Section 102.1 entitled “CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED” is amended by adding new paragraphs to the end of the existing language as follows:

Subsequent to adoption of this Plan in 2001, in fall 2024, the City retained a third-party consultant to review approximately 18.01 total acres of land divided into distinct “nodes” adjacent and contiguous to the Project Area for an eligibility determination for an urban renewal project. The area reviewed included (1) land contiguous to the northern existing boundary of the Project Area and generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north with Government Way intersecting the node (the “Node 1A”); (2) land contiguous to the northern existing boundary of the Project Area and generally an area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection (the “Node 1B”); (3) land contiguous to the existing boundary of the Project Area and generally an area situated at the northeast corner of Miles Avenue and Government Way (the “Node 1E”); (4) land contiguous to the existing boundary of the Project Area and generally an area situated at the northeast corner of Wyoming Avenue and Government Way (the “Node 1F”); and (5) land contiguous to the existing boundary of the Project Area and generally an area situated at the southeast corner of Lacey Avenue and Government Way (the “Node 1K”). Collectively, Node 1A, Node 1B, Node 1E, Node 1F and Node 1K are referred to as the amendment area (the “Amendment Area”).

The Amendment Area to be added to the Project Area was reviewed and determined to be a deteriorated area and/or a deteriorating area under the Law and the Act and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Hayden Urban Renewal Agency District Expansion Eligibility Report, prepared by The Metts Group, dated September 2024 (the “Eligibility Report”). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 2024-03 on September 9, 2024, found the additional area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the City Council, together with the Agency’s recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan

amendment. The City Council by adoption of Resolution No. 2024-05 on September 24, 2024, found the area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a plan amendment.

This First Amendment to the Plan (the “First Amendment”) seeks to add the Amendment Area to the existing Project Area, and to make corresponding updates to the Plan and Plan Attachments.

This First Amendment was prepared and submitted to the Agency for its review and approval. The Agency approved the First Amendment by the adoption of Agency Resolution No. _____ on _____, and submitted the First Amendment to the City Council with its recommendation for adoption.

In accordance with the Law, this First Amendment was submitted to the Planning and Zoning Commission of the City. After consideration of the First Amendment, the Commission reported to the City Council, by Resolution, finding that this First Amendment is in conformity with the City’s Comprehensive Plan, as amended.

Pursuant to the Law and Act, the City Council having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in the _____, a newspaper having general circulation in the City. The City Council adopted the First Amendment on _____, 2025, by Ordinance No. _____. The Amendment Area being added to the Project Area hereby creates the “Amended Project Area” as further described and shown in Attachments 1, 1A, 2, and 2A.

6. Amendment to Section 103 of the Plan. Section 103 is amended by adding new paragraphs following the last paragraph as follows:

During 2024, the City, Agency, and other interested parties began to examine the need to expand the Project Area to include certain areas along or adjacent to critical rights-of-way, transportation corridors and intersections. The approximately 18.01 acres total of land to be added to the Project Area is separated into five (5) distinct geographic areas referred to as “nodes:” Node 1A, including approximately 3.6 acres; Node 1B, including approximately 4.45 acres; Node 1E, including approximately 1.59 acres; Node 1F, including approximately 6.13 acres; and Node 1K, including approximately 2.17 acres, all as further described above.

As set forth in the Eligibility Report, each node to be added to the Project Area includes a predominance of defective or inadequate street layout and faulty lot layout in relation to size, adequacy, accessibility or usefulness.

Node 1A presents with challenging access to parking restricting access to the businesses located on that corner, which further poses a challenge for future development efforts in that area. Additionally, the intersection of Government Way and Honeysuckle Avenue is currently operating at a level of service E, indicating that the current design is inadequate for multi-modal functionality and safety. There continues to be a high

incidence of accidents in this area. The area around Node B lacks sidewalks or paved roadway shoulders on both sides of Orchard Avenue precluding safe transportation for cyclists and pedestrians. Like Node 1A, the intersection of Government Way and Orchard Avenue in Node 1B has been deemed deficient by the 2040 Transportation Strategic Plan and the Government Way Corridor Study, due to the existence of multiple driveways and access points contributing to a high incidence of vehicle accidents. Node 1E presents access issues to a portion of Node 1E. Further, Node E is also not currently suitable for cyclists and pedestrian activities because of the lack of sidewalks or paved roadway shoulders on both sides of Miles Avenue. The Miles Avenue intersection is also deficient and requires a new traffic signal and turn lanes to accommodate area growth and use of this intersection. Node 1F lacks adjacent sidewalks and paved roadways along Wyoming Avenue. The intersection of Government Way and Wyoming Avenue is currently failing during high use times and is not expected to meet future service requirements given the existing conditions and projected area growth. Similar to the other nodes, Node 1K lacks safe transportation for cyclists and pedestrians due to the lack of sidewalks and paved roadway shoulders on both sides of Lacey Avenue. The adjacent roadways require improvements for traffic control and to accommodate increased uses due to growth.

The First Amendment embraces the principles set forth in the Plan and proposes improvements to public infrastructure and other publicly owned assets throughout the expansion area, including, improvements to other public facilities, such as, but not limited to, streets, streetscapes, sewer improvements, environmental remediation/site preparation, public parking, community facilities, and pedestrian/bike amenities. A portion of the expansion area is underdeveloped and is not being used to its highest and best use due to the right-of-way deficiencies. The foregoing conditions have arrested or impaired the goals for improvements in the expansion area.

The preparation and approval of an urban renewal plan amendment including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the Amended Project Area may be used by the Agency to finance a variety of needed public improvements and facilities in the Amended Project Area.

It is unlikely individual developers or the City will take on the prohibitive costs of constructing the necessary infrastructure in the Amended Project Area without the ability of revenue allocation to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements would not occur.

7. Amendment to Section 200 of the Plan. Section 200 entitled “DESCRIPTION OF PROJECT AREA” is deleted and replaced as follows:

DESCRIPTION OF THE AMENDED PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are shown on Attachment 1, Map of Urban Renewal Project Area and Revenue Allocation Area, and

are described in Attachment 2, Description of Urban Renewal Project Area and Revenue Allocation Area.

The boundaries of the area added to the Project Area, pursuant to the First Amendment, are shown on Attachment 1A, Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K, and are described in Attachment 2A, Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K. Collectively, the Project Area, as amended, may be referred to as the “Amended Project Area.”

For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise specified, or unless the area is already within the existing Project Area.

The attachments referenced above are attached hereto and are incorporated herein by reference.

8. Amendment to Section 301 of the Plan.

a. Section 301 is amended by deleting paragraph 1 and replacing it as follows:

1. The acquisition of real property in accordance with Idaho Code § 50-2010(a) for public right-of-way improvements, pedestrian facilities, utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development.

b. Section 301 is amended by deleting paragraph 7 and replacing it as follows:

7. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;

c. Section 301 is amended by adding paragraphs 14-22 as follows:

14. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;

15. The engineering, design, installation, construction, and/or reconstruction of streets, including but not limited to improvements and upgrades to Government Way, Honeysuckle Avenue, Orchard Avenue, Miles Avenue, Wyoming Avenue, Dakota Avenue, Lacey Avenue, Centa Avenue, Schmidt Street, Hilgren Avenue and Hayden Avenue, and related pedestrian facilities, intersection improvements and traffic signals;

16. The engineering, design, installation, construction, and/or reconstruction of utilities including but not limited to sewer system improvements and upgrades, including sewer line expansion, and improvements and upgrades to power and gas facilities;

17. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces that may be deemed appropriate by the Board;

18. The planning, engineering, design, installation, construction, and/or reconstruction of improvements to the Civic Campus, Croffoot Park and McIntire Park.

19. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;

20. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;

21. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, multi-use pathways, parks and open space, and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

22. Other related improvements to those set forth above and as may be further described in Attachments 5, 5A, 5B and 5C.

9. Amendment to Section 302 of the Plan. Section 302 is amended by deleting the first sentence of the second paragraph and replacing it as follows:

The Amended Project Area includes the area as described in Section 200, as amended by the First Amendment.

10. Amendment to Section 401 of the Plan. Section 401 is amended by deleting the paragraph and replacing it as follows:

The Amended Project Area includes the area as described in Section 200, as amended by the First Amendment. The proposed land uses to be permitted in the Amended Project Area for all land, public and private, are depicted in Attachments 4 and 4A.

11. Amendment to Section 504 of the Plan.

a. Section 504 is amended by deleting the first sentence of the first paragraph and replacing it as follows: The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 2005, for the original Project Area and effective retroactively to January 1, 2025, for the area added to the Project Area by the First Amendment.

b. Section 504 is amended by deleting the fourth paragraph and replacing it as follows: A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in Attachments 5, 5A and 5B for the Project Area, and as supplemented in Attachment 5C for the area added to the Project Area by the First Amendment, including a 2025 update for the existing Project Area. The information contained in Attachment 5C necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations and includes analysis and assessment based on the additional estimated 18.01 acres added to the Project Area.

12. Amendment to Section 504.1 of the Plan. Section 504.1 is amended by deleting Section 504.1 and replacing it as follows:

Attachments 5, 5A and 5B consist of the Economic Feasibility Study for the Urban Renewal Area prepared by Harlan W. Mann, Urban Renewal Consultant and Lisa Key, City of Hayden Community Development Director. Attachment 5C consists of the Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area, which includes an Economic Feasibility Study for the area added to the Project Area by the First Amendment, plus a 2025 update for the existing Project Area prepared by The Metts Group (collectively, Attachments 5, 5A, 5B and 5C are referred to as the "Study"). The Study constitutes the financial analysis required by the Act.

13. Amendment to Section 504.2 of the Plan. Section 504.2 is amended by adding new paragraphs to the end of the existing language as follows:

[Provide Additional Text Based on Final 5C]

14. Amendment to Section 504.3 of the Plan. Section 504.3 is amended by deleting Section 504.3 and replacing it as follows:

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable¹ value for the entire City. According to the Kootenai County Assessor, the assessed taxable value for the City as of January 1, 2024,² less homeowners' exemptions is \$ _____. Therefore, the 10% limit is \$ _____.

The adjusted base assessed value of the existing revenue allocation area, plus the expansion area, as of January 1, 2024, is as follows:

Hayden Urban Renewal Capital Development Plan	\$ _____
2025 Amendment Area	\$ _____
TOTAL:	\$ _____

The adjusted base values for the combined revenue allocation areas total \$ _____, which is less than 10% of the City's 2024 taxable value.

Further Idaho Code § 50-2033 provides that after July 1, 2011: "[a]n urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way." The Project Area consists of approximately 720 acres; therefore, the 10% geographic limit is approximately 72 acres. The area to be added to the Project Area, which is adjacent and contiguous to the Project Area, consists of approximately 18.01 acres, which is less than 10% of the acreage included in the Project Area.

15. Amendment to Section 504.8 of the Plan. Section 504.8 of the Plan is amended by deleting Section 504.8 and replacing it as follows:

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections set forth in Attachment 5C.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which

¹ Includes taxable real and personal property; excludes operating property.

² Due to the timing of the assessment process and creation of this First Amendment, the 2024 adjusted base values of the existing revenue allocation area and the Amendment Area and the 2024 taxable values of the City have been used to establish compliance with the 10% limitation. Using these values, the total value of the existing revenue allocation area combined with the value of the Amendment Area are approximately _____% of the total taxable value of the City. Even assuming an increase in the taxable values of the City for 2025, the combined base values of the existing revenue allocation area and the base value of the Amendment Area would not exceed 10% of the current assessed taxable value for the entire City.

a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation is more a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. The Study's analysis is premised upon the fact the proposed development and/or redevelopment would not occur but for the ability to use revenue allocation funds to fund certain significant public infrastructure improvements.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available in the short term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As 2025 certified levy rates are not determined until fall 2025, the 2024 certified levy rates have been used in the Study for purposes of the analysis.³ Those taxing districts and rates are as follows:

³ Due to the timing of the taxing districts' budget and levy setting process, certification of the 2025 levy rates did not occur until after this First Amendment had been prepared and was in the process of being considered by the Agency.

Taxing Districts	Levies to UR (2024)	Levies not to UR (2024)	Total to UR (2024)
Coeur d'Alene School #271	.000008087 (tort)	.000833126	.000008087
Lakeland Joint School #272	.000011923 (tort)	0.000908221	.000011923
Community Library Network	.000143427		.000143427
Community Library Network Bond	0	.000009661	0
City of Hayden	.000793791	0	.000793791
Kootenai County	.001322448	0	.001322448
<i>Kootenai County Ambulance</i>	<i>.000077637</i>	<i>.000000104</i>	<i>.000077637</i>
Kootenai County Hospital	0	0	0
Lakes Highway #2	.000282600	0	.000282600
North Idaho Junior College	.000383916	.000000578	.000383916
North Kootenai Water	.000643288	0	.000643288
<i>Northern Lakes Fire Protection District</i>	<i>.000650873</i>	<i>.000001234</i>	<i>.000650873</i>
TOTAL:			0.004317990
Projected applicable levy rate for 2025			.00358948

House Bill 587, as amended in the Senate, effective July 1, 2020, amends Idaho Code § 50-2908 altering the allocation of revenue allocation funds to the Agency from the Lakes Highway #2 Highway District levy⁴. This amendment will apply to this Amendment Area and provides: “[i]n the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways” will be allocated to the applicable highway district, which in this case is the Lakes Highway #2 Highway District.

It is generally understood the City has, or will have, responsibility for the maintenance of the roads or highways in and around the Project Area, and therefore, the revenues from the Lakes Highway #2 Highway District levies will be allocated to the Agency, without need of a further agreement.

House Bill 436, effective retroactive to January 1, 2025, amends Idaho Code § 50-2906 providing that fire protection and ambulance service districts are not subject to the financing provisions of a revenue allocation area modified after July 1, 2025, unless the fire protection district and/or the ambulance service district each consent to be included pursuant to the process

In order to provide a basis to analyze the impact on the taxing entities, the 2024 levy rates are used. Use of the 2024 levy rates provides a more accurate base than estimating the 2025 levy rates.

⁴ Senate Bill 1107, as amended in the Senate, effective July 1, 2021, made a corresponding amendment to Idaho Code Section 40-1415(3) to address the responsibility for funding certain urban renewal projects.

outlined in Idaho Code § 50-2906(4). This amendment will apply to this Amendment Area.⁵ Should the fire protection district and/or the ambulance service district fail to consent to be included, the levies from the districts will not generate revenue for this Project Area in the Amendment Area. This is not projected to have a significant impact on the overall revenue projection in the Amendment Area; however, to be conservative, the fire protection and ambulance service district levies are not included on the revenue projection analysis set forth in Attachment 5C.

16. Amendment to Section 500 of the Plan. Section 500 of the Plan is amended by the addition of new Section 504.13 entitled “MEMBERSHIP DUES AND SUPPORT OF COMMUNITY ECONOMIC DEVELOPMENT” as follows:

504.13 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate, and support non-profit organizations established to support Agency best practices and administration. The line item of Operation Costs within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

17. Amendment to Section 800 of the Plan. Section 800 of the Plan is amended by deleting Section 800 and replacing it as follows:⁶

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2029, except for any revenue allocation proceeds received in calendar year 2030, as contemplated by Idaho Code § 50-2905(7). As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2029.

Pursuant to Idaho Code § 50-2914 the Agency may terminate an urban renewal plan containing a revenue allocation financing provision in accordance with the provisions of Idaho

⁵ HB436 also outlines a process for fire protection districts and ambulance service districts to withdraw from existing revenue allocation areas in amended Idaho Code Section 50-2906(5). Should withdrawal be granted at any point there will be a reduction to the Agency’s revenue allocation proceeds. To be conservative, these levies are not included in the revenue projections set forth in Attachment 5C for purposes of analyzing economic feasibility only. The Agency is not accepting or denying any requests for withdrawal in this First Amendment, and not including the fire protection and ambulance service districts’ levies in the revenue projection is not an acceptance of any withdrawal request.

⁶ This amendment does not seek to extend the duration of the Agency’s revenue allocation authority; rather, the intent is to update this Section to better reflect the Idaho law provisions governing termination.

Code § 50-2903(5) and 50-2909(4). Idaho Code § 50-2903(5) provides “[i]n the event that the [A]gency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years”, the Agency shall adopt a resolution recommending termination of the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will also use its best efforts to provide a written termination notice by May 1, 2030:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located by the County Clerk in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate. Idaho Code § 50-2909(4).
- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan. Idaho Code §§ 50-2905(7) and 50-29014.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215. Idaho Code § 50-2903(5).

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of

any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

18. Amendment to Section 1100 of the Plan. Section 1100 of the Plan is deleted and replaced with new Section 1100 entitled “ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS” as follows:

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City and the State Controller’s office, on or before March 31 of each year, a report of the Agency’s activities for the preceding calendar year, which report shall include certain financial information required under Idaho Code § 67-1076. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in the local government registry portal, Idaho Code §§ 67-1076 and 50-2006(5)(c), State of Idaho Controller’s Office, and Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission’s plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Kootenai County Board of County Commissioners.

19. Amendment to Plan to add new Attachment 1A. The Plan is amended to add new Attachment 1A entitled “Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K ,” attached hereto.

20. Amendment to Plan to add new Attachment 2A. The Plan is amended to add new Attachment 2A entitled “Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K,” attached hereto.

21. Amendment to Plan to add new Attachment 4A. The Plan is amended to add new Attachment 4A entitled “Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area,” attached hereto.

22. Amendment to Plan to add new Attachment 5C. The Plan is amended to add new Attachment 5C entitled “Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area,” attached hereto.

23. Hayden Urban Renewal Capital Development Plan Remains in Effect. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

Attachment 1A

Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K

Attachment 2A

Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and
Node 1K

Attachment 4A

Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area

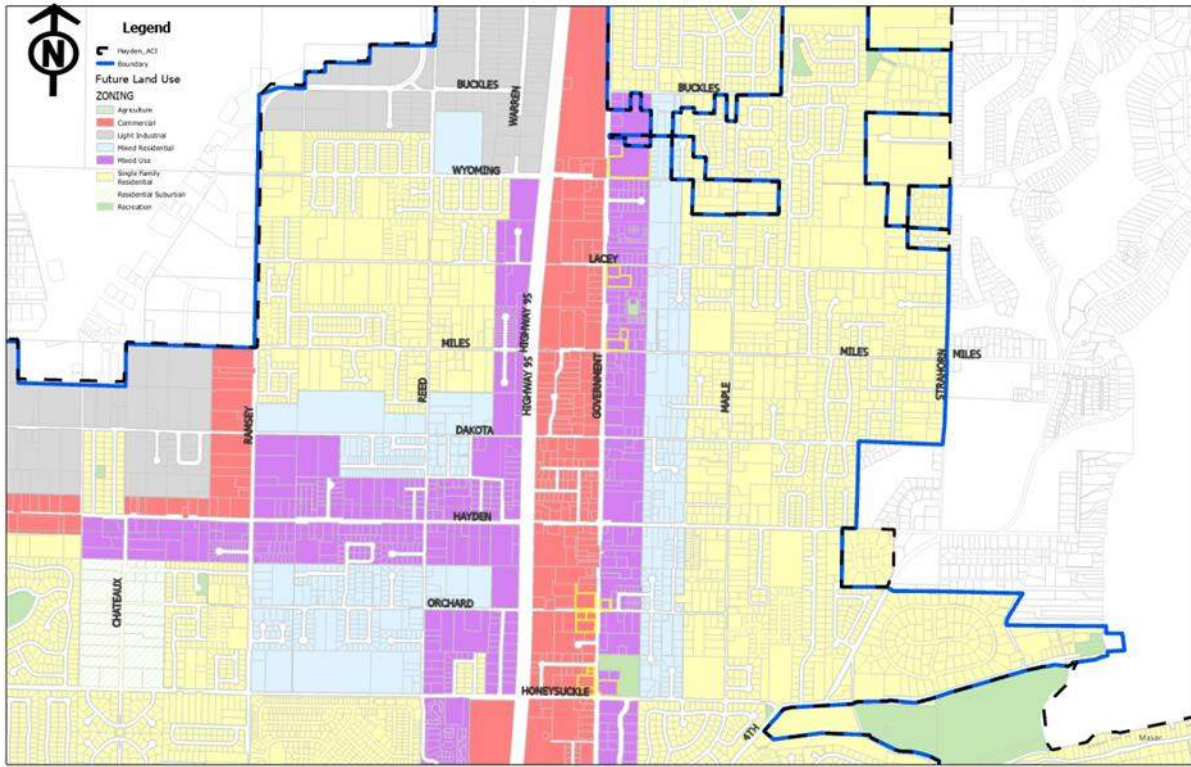
Attachment 4A

Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area

Future Land Use Map

The properties west of Government Way are designated Commercial Land Use (Red) and those east of Government Way are designated Mixed Use (Purple)

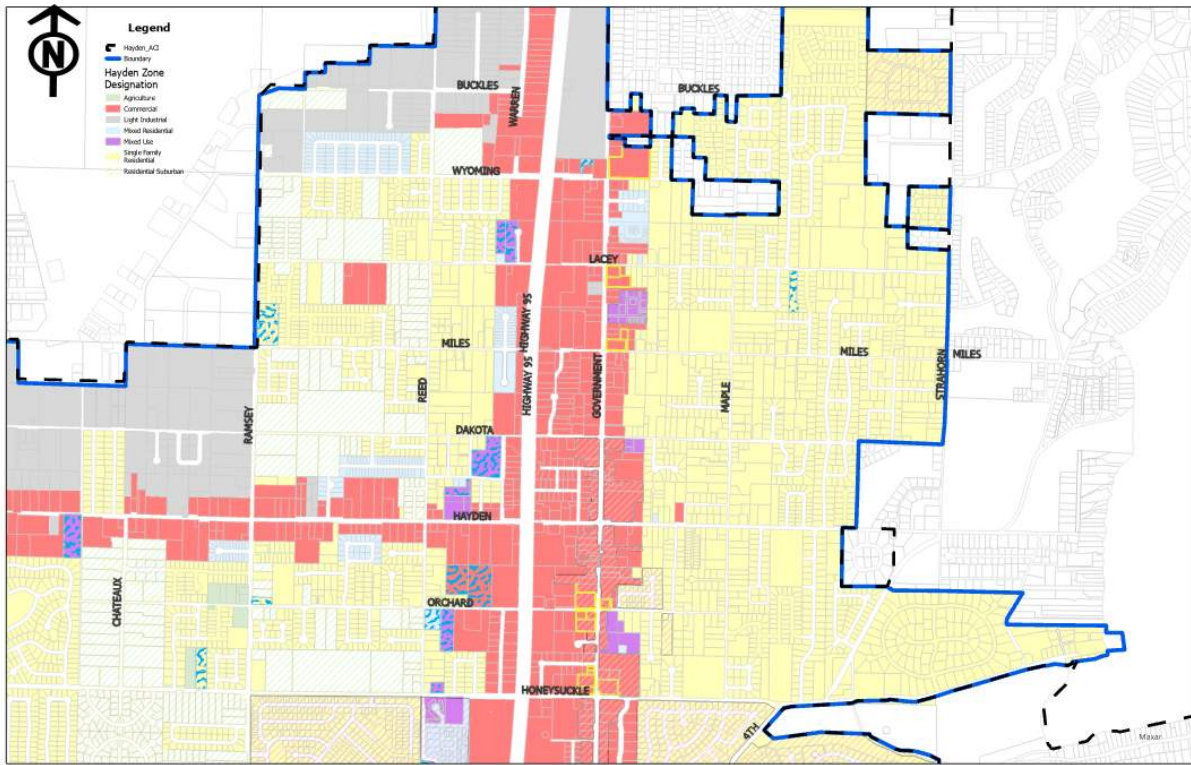




Zoning Map

Most properties are within the Central Business District overlay (Diagonal Lines) of the Commercial Zone (Red).





Attachment 5C

Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of
the Amendment Area

4847-6772-7771, v. 6



ECONOMIC FEASIBILITY STUDY

Hayden Urban Renewal Agency

Prepared By:



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Introduction

Urban renewal and revenue allocation financing are one of the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas.

The State of Idaho provides limited options for cities and counties to use in financing site preparation, infrastructure and other needed incentives necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site “ready” for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding. Revenue allocation financing also allows Idaho cities and counties to compete with other areas in attracting industry and business to Idaho.

This feasibility report focuses on an expansion area of the current District encompassing 20 parcels, totaling 18.01 acres, increasing the total RAA to approximately 738 acres. They are all located directly adjacent to the existing RAA. All parcels are improved.

This study lays the groundwork to assess the economic feasibility of this expansion area from an economic perspective. The public benefits resulting from this partnered development include:

- Underutilized property or land can be developed to a productive use
- Infrastructure upgrades enhance capacity for surrounding area and community at large
- Improvements to local transportation systems benefit the community at large
- Increasing local tax base may mean property owners enjoy lower levy rates in the future
- Increased local tax base also bodes well for enrollment in the public schools and overall budget
- Successful projects generate increased sales and income taxes for the state

Expansion Area

As the map below indicates, the proposed expansion area is divided into five (5) nodes, all contiguous to the existing RAA.

1. **1A:** An area bordered by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node and situated within the existing RAA.
2. **1B:** An area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection.
3. **1E:** An area situated at the northeast corner of Miles Avenue and Government Way.
4. **1F:** An area situated at the northeast corner of Wyoming Avenue and Government Way.
5. **1K:** An area situated at the southeast corner of Lacey Avenue and Government Way.

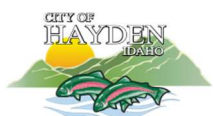
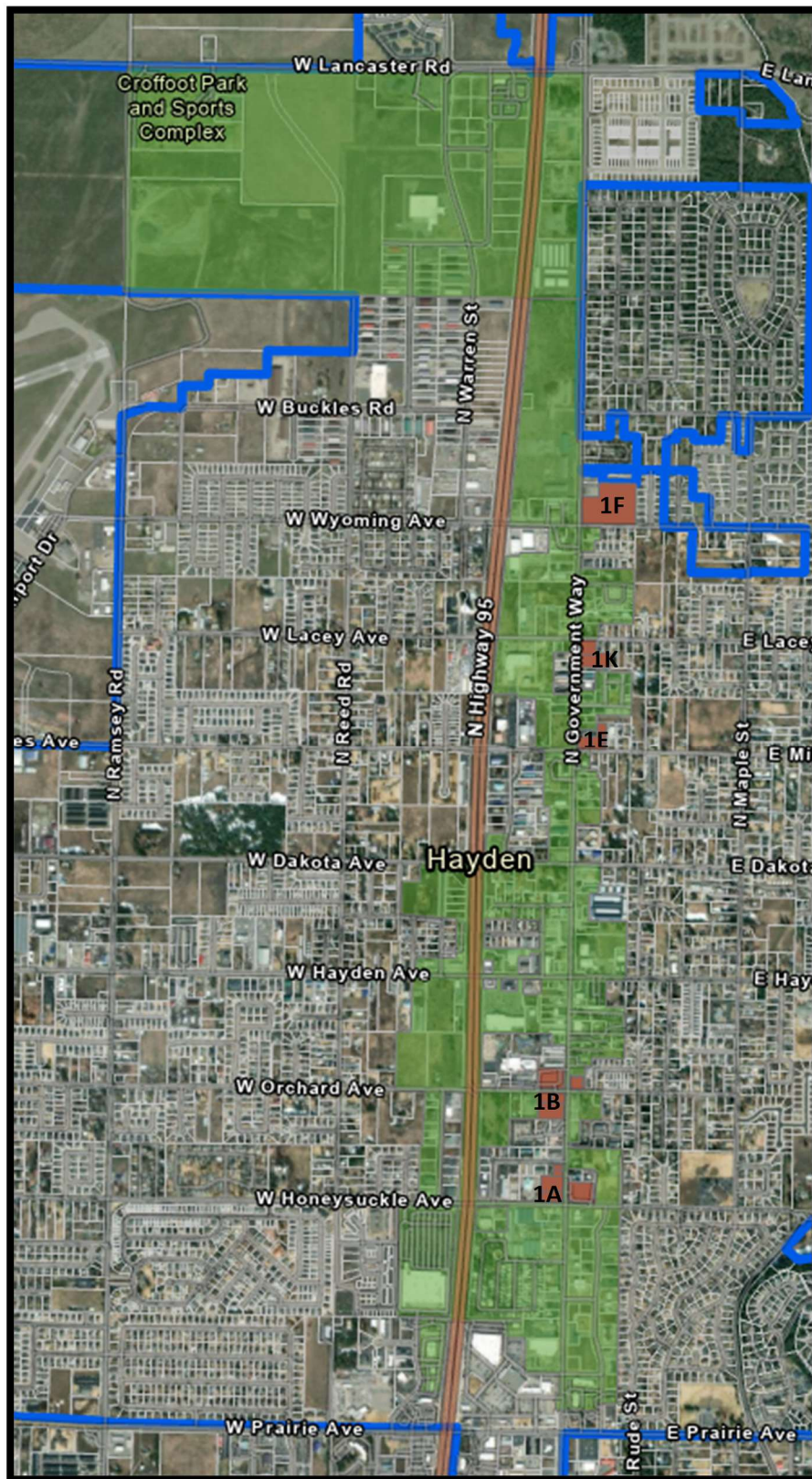


Figure 1. Proposed Hayden Urban Renewal District Allocation Area Amendment



Existing Conditions

Zoning

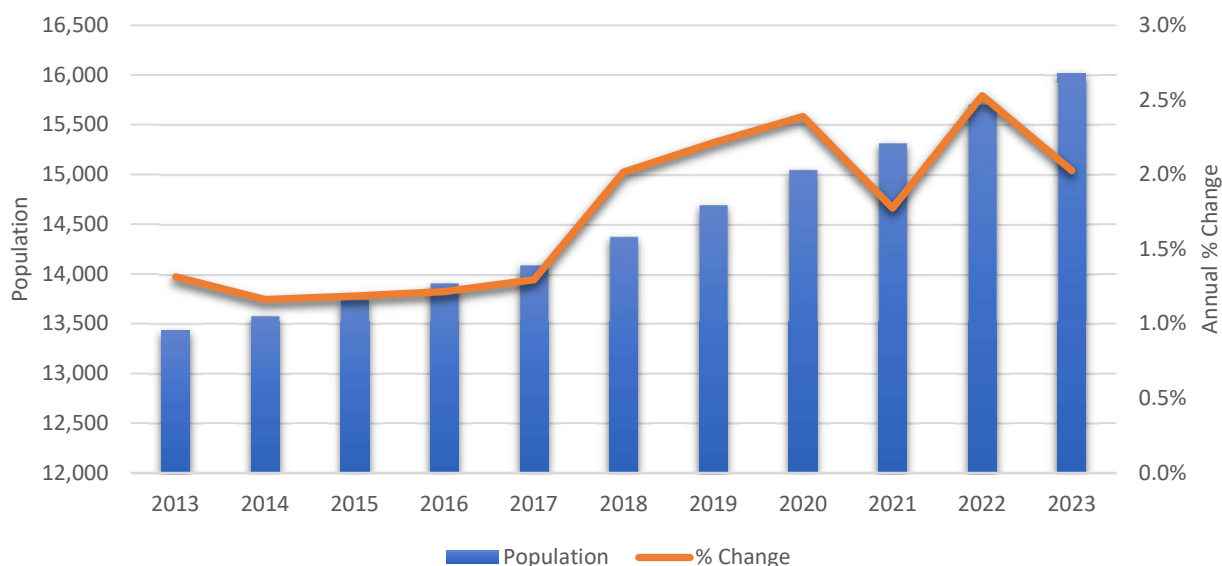
The five nodes are located at key intersections and primarily proposed for safety improvements. Each node is situated along Government Way and zoned commercial.

Social Conditions

Population

The City of Hayden has experienced steady and accelerating population growth over the past decade. Since 2019, the population has grown by approximately 9%, with annual growth rates ranging from 1.8% to over 2.5%—a notable increase compared to the 1.3% average annual growth during the five years prior. The spike in growth post-2017 reflects broader regional trends influenced by migration during and after the pandemic. Overall, the city has maintained an average annual growth rate of 1.8% over the past ten years, indicating consistent upward momentum.

Figure 2. Population Trends, City of Hayden (2013-2023)

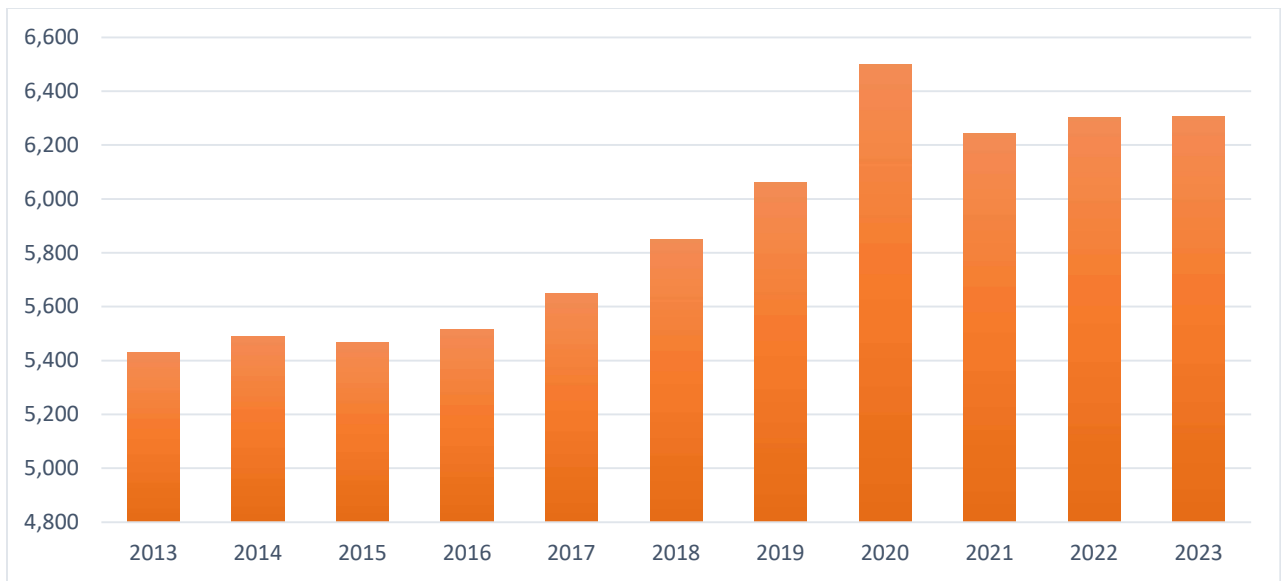


Source: ACS, 5-year estimates

Housing Units

Over the past decade (2013–2023), housing units grew at an average annual rate of 1.5%, with notable acceleration during the pandemic years. Between 2019 and 2023 (the “COVID” period), housing stock increased by 4.1% overall, or 0.8% annually, which was slower than the 2.1% annual growth observed in the five years prior to the pandemic. This suggests a deceleration in housing unit growth post-2020—potentially due to rising construction costs, labor shortages, or regulatory factors.

Figure 3. Housing Units, Hayden (2013-2023)

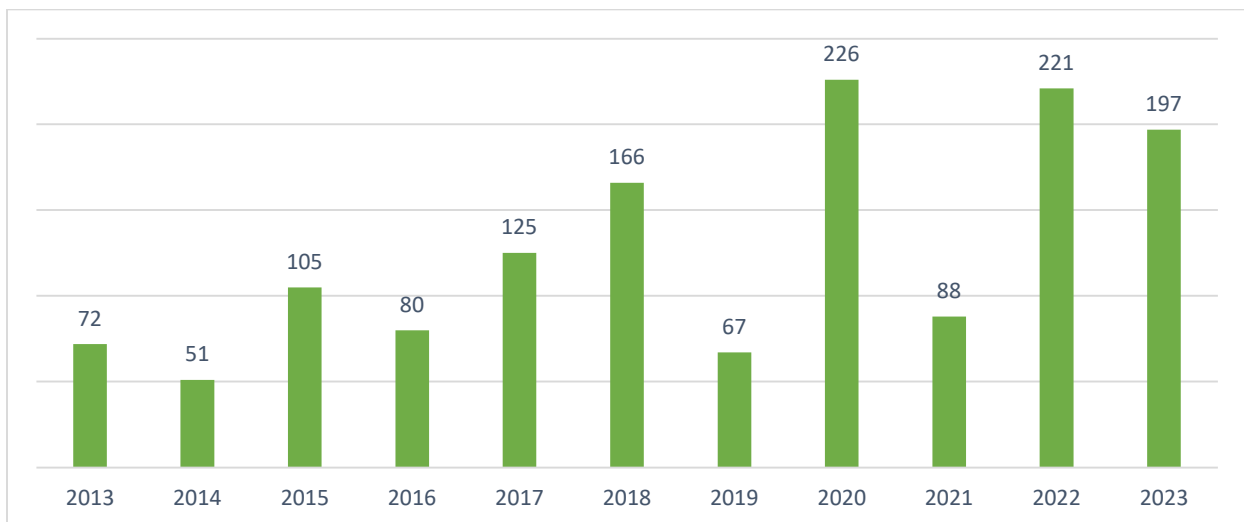


Source: ACS, 5-year estimates

Lots Platted

In contrast, lots platted surged dramatically during the pandemic, rising 194% between 2019 and 2023—an average annual increase of 24.1%. This contrasts sharply with the 8.6% decline in the five years prior to 2020, indicating a major shift in development activity. The sharp increase in lots platted may signal anticipation of future housing demand, land speculation, or a policy shift easing subdivision approvals.

Figure 4. Lots Platted, City of Hayden (2013-2023)



Source: Spokane-Kootenai Real Estate Research Committee, Spring Report 2025

Financial Analysis

Taxable Value of Property in Area

In 2023, the existing revenue allocation area (RAA) had an assessed value of \$299,823,727, or 9.3 percent of the City's overall valuation. The estimated total assessed value of all properties within the proposed expanded district boundary is \$18,601,417 (assessment year 2023), representing approximately 0.6 percent of the City's final assessed value for that year. Combined, the existing RAA and the proposed expansion total \$318,425,144, which accounts for 9.9 percent of the City's total assessed valuation in 2023, which is just shy of the 10 percent threshold required by Idaho Statute.

For the purposes of this study, we use this combined valuation as the base. If an urban renewal plan is adopted, the Kootenai County Assessor will determine the official base value using tax account data for all properties within the district boundary. This assessed base may differ slightly from the value recorded on January 1, 2024.

Table 1. Assessed Valuation by Node

	Acreage	Values (2023)	% of Existing RAA	% of Total City Assessed Value
Existing RAA (Base Value)	720	\$299,823,727	---	9.3%
Expansion Area (Assessed Value)	18.01	\$18,601,417	6.2%	0.6%
1A	3.67	\$7,516,678	2.5%	0.2%
1B	4.45	\$7,394,709	2.5%	0.2%
1E	1.59	\$1,248,940	0.4%	0.0%
1F	6.13	\$996,082	0.3%	0.0%
1K	2.17	\$1,445,008	0.5%	0.0%
Existing RAA + Expansion Area	738	\$318,425,144	---	9.9%
City of Hayden		\$3,221,659,065	---	---

Sources: City of Hayden and Kootenai County Auditor and Assessor



Future Development

Projections for future development in the existing and proposed district are shown in the table below. Any of the proposed projects can be developed at any time as approved by the HURA Board of Commissioners. Project cost estimates were provided by Welch-Comer Engineers.

Project	2025	2026	2027	2028	2029	2030	Total
Active or Pending Projects							
Civic Campus Planning	25,000						25,000
Croffoot Park	67,500						67,500
Owl Café Demolition	40,000						40,000
Future Projects							
Civic Campus - Phase 1				1,200,000	1,500,000	800,000	3,500,000
Improvements to McIntire Park - Phase 1				800,000			800,000
Intersection Improvements - Honeysuckle and Govt Way Right Turn Lane		150,000	850,000				1,000,000
Intersection Improvements - Orchard Ave and Govt Way Sidewalk Gap						70,000	70,000
Intersection Improvements - Miles and Govt Way	50,000	200,000	1,050,000				1,300,000
Intersection Improvements - Gov't Way and Wyoming Signal			200,000	200,000	1,300,000		1,700,000
Intersection Improvements - Gov't Way and Dakota Turn Lanes				100,000	400,000		500,000
Sewer Upsize - Government Way and Hayden		100,000				300,000	400,000
Public Art	10,000	10,000	10,000	10,000	10,000	10,000	60,000
TOTAL	192,500	460,000	2,110,000	2,310,000	3,210,000	1,180,000	9,462,500

Projected Assessed Values

The following table presents projected assessed values from 2025 to 2030, the end of the district's life. The revenues shown reflect the anticipated impact of the proposed expansion. All scenarios demonstrate steady annual growth based on historical assessed values and account for inflationary adjustments. The existing RAA starts at approximately \$299.8 million in 2025 and increases to about \$339.2 million by 2030, reflecting a growth of nearly \$39.4 million. The proposed expansion is projected to contribute an additional \$18.6 million in 2025, growing to \$21 million by 2030. Combined, assessed values are expected to rise from \$318.4 million in 2025 to \$360.3 million by 2030, an overall increase of \$41.8 million. This steady progression highlights the financial benefits of both maintaining the existing RAA and implementing the expansion.

Projected Property Assessed
Value at
End of District Life

EXISTING RAA: \$339.2M

EXPANSION ONLY: \$21.0M

**EXISTING + EXPANSION:
\$360.3M**



Table 2. Projected Assessed Values

Year	Existing RAA	Expansion only	Existing + Expansion
2025	\$299,823,727	\$18,601,417	\$318,425,144
2026	\$307,319,320	\$19,066,452	\$326,385,773
2027	\$315,002,303	\$19,543,114	\$334,545,417
2028	\$322,877,361	\$20,031,692	\$342,909,052
2029	\$330,949,295	\$20,532,484	\$351,481,779
2030	\$339,223,027	\$21,045,796	\$360,268,823

Projected Tax Increment Revenue

The projected Tax Increment Revenues (TIF) from assessed value growth are presented separately for the existing RAA, the proposed expansion area, and the combined total in the following tables. The 2024 levy rates were applied collectively across all taxing districts overlapping the HURA District boundary. By the end of the district's life, the existing RAA and proposed expansion could generate approximately \$6.9 million in total tax increment revenue.

Figure 5. Projected Tax Increment Revenue at end of Hayden Urban Renewal District life



Table 3. Tax Increment Revenue Projection: Existing Revenue Allocation Area

Existing RAA					
Year	Projected Assessed Value	Base	Tax Rate	TIF (annual)	TIF (cumulative)
2025	\$299,823,727	\$61,382,643	0.003589480	\$1,076,211	\$1,076,211
2026	\$307,319,320	\$61,382,643	0.003517690	\$1,081,054	\$2,157,265
2027	\$315,002,303	\$61,382,643	0.003447337	\$1,085,919	\$3,243,184
2028	\$322,877,361	\$61,382,643	0.003378390	\$1,090,806	\$4,333,990
2029	\$330,949,295	\$61,382,643	0.003310822	\$1,095,714	\$5,429,704
2030	\$339,223,027	\$61,382,643	0.003244606	\$1,100,645	\$6,530,349



Table 4. Tax Increment Revenue Projection: Proposed Expansion Area

Expansion only					
Year	Projected Assessed Value	Base	Tax Rate	TIF (annual)	TIF (cumulative)
2025	\$18,601,417	\$18,601,417	0.003589480	---	---
2026	\$19,066,452	\$18,601,417	0.003517690	\$67,070	\$67,070
2027	\$19,543,114	\$18,601,417	0.003447337	\$67,372	\$134,442
2028	\$20,031,692	\$18,601,417	0.003378390	\$67,675	\$202,116
2029	\$20,532,484	\$18,601,417	0.003310822	\$67,979	\$270,096
2030	\$21,045,796	\$18,601,417	0.003244606	\$68,285	\$338,381

Table 5. Tax Increment Revenue Projection: Existing RAA and Proposed Expansion Area

Existing + Expansion					
Year	Projected Assessed Value	Base	Tax Rate	TIF (annual)	TIF (cumulative)
2025	\$318,425,144	\$79,984,060	0.003589480	\$1,076,211	\$1,076,211
2026	\$326,385,773	\$79,984,060	0.003517690	\$1,148,124	\$2,224,335
2027	\$334,545,417	\$79,984,060	0.003447337	\$1,153,291	\$3,377,626
2028	\$342,909,052	\$79,984,060	0.003378390	\$1,158,480	\$4,536,106
2029	\$351,481,779	\$79,984,060	0.003310822	\$1,163,694	\$5,699,800
2030	\$360,268,823	\$79,984,060	0.003244606	\$1,168,930	\$6,868,730

Taxing Districts

The assessed value of the properties in an urban renewal district at the time the district is put in place is called the **base** value. The **increment** value is the amount that the assessed value increases above the base after the urban renewal district is put in place. In general, and subject to Idaho Code 50-2908, an agency receives an allocation of revenue from property tax dollars generated from incremental value.

As stated by Kootenai County, taxing districts have the ability to collect their full budget requests. This includes the allowed 3% annual budget increase and forgone amounts. This is because property taxes are budget driven and not assessment driven. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis and/or by levy limits.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected



during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

A result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of the District or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year's budget and revenue from such value **is not limited to** the three percent increase allowed in Idaho Code § 63-802(1)(a).

Due to HB 436, EMS and fire districts may be eligible to withdraw from an existing Revenue Allocation Area (RAA). To account for this possibility, their levies have been excluded from the revenue projection, resulting in a more conservative estimate. For the purposes of this study, the 2024 levy rate was used. The applicable taxing districts and their corresponding rates are as follows:

Taxing District Levies:

Coeur d'Alene School #271	0.000008087
Lakeland Joint School #272	0.000011923
Community Library Network	0.000143427
Community Library Network Bond	0
City of Hayden	0.000793791
Kootenai County	0.001322448
Kootenai County Hospital	0
Lakes Highway #2	0.000282600
North Idaho Junior College	0.000383916
North Kootenai Water	0.000643288
TOTAL:	0.00358948

The study assumes that the levy rate will decline by 2 percent annually over the life of the revenue allocation area. As the city grows, the levy rate is expected to decrease. If the overall levy rate is less than projected, or the assessed values do not increase as expected, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases (e.g. from bonds) which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.



Dedicating efforts to maintaining a healthy economy is one variable in a viable city. These efforts will produce induced economic benefits in terms of jobs, sales, and expected overall increase in population, including student enrollment. The impact of potential increases in school enrollment—and resulting increase in funding—has the potential to offset some of the impacts felt through allocating these revenues elsewhere for the short-term.

Conclusion

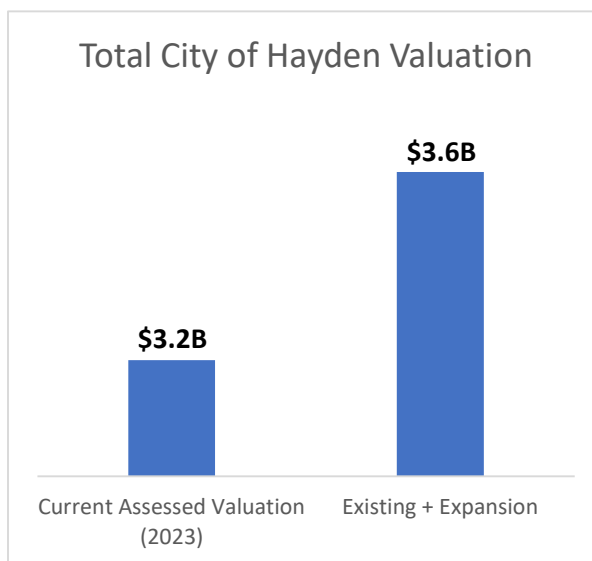
Given the current infrastructure and cost estimates and data to project tax increment revenue, the Hayden Urban Renewal District with the proposed expansion area has the potential to add roughly \$41.8 million to property tax assessments after the life of the district. If nothing else occurs under the existing RAA and the proposed expansion area does not move forward, approximately \$39 million additional assessed value dollars could be expected, and roughly \$2.4 million if the expansion is implemented—increasing the City’s total valuation to nearly \$3.6 billion, an increase of 11 percent.

Increment revenue projected to accrue is upwards of \$6.9 million over the short five-year timeframe, \$6.5 million if the district remains as-is, and an additional \$338,000 if expanded.

In conclusion, if key projects require longer-term financing or higher upfront costs beyond 2030, forming a new URD may be more strategic, as it would reset the 20-year TIF window and offer greater capacity for long-term planning and investment.

Alternatively, if expansion is critical but projected TIF revenues fall short, additional funding sources—such as bonds, grants, or city contributions—could be pursued to help close the gap.

The expanded Revenue Allocation Area (RAA) appears economically viable under current conditions, with projected levy rates and assessed valuations sufficient to cover the proposed projects. Continued support for future development will be critical to sustaining the RAA’s success over time.



Cumulative Estimated Tax Increment Revenue Generated by End of District Life		
Existing RAA	Expansion only	Existing + Expansion
\$6,530,349	\$338,381	\$6,868,730

Cash Flow Analysis							
Hayden Urban Renewal District							
EXISTING RAA + EXPANSION (less Fire and EMS)							
	Planning Year	1	2	3	4	Termination Year	6
	Year	2025	2026	2027	2028	2029	2030
Beginning Balance		\$3,346,438	\$4,140,149	\$4,728,273	\$3,650,564	\$2,365,944	\$173,228
Source of Funds							
	Revenue Allocation	\$1,076,211	\$1,148,124	\$1,153,291	\$1,158,480	\$1,163,694	\$1,168,930
	Developer Contribution (OPA)	---	---	---	---	---	---
	City Contribution	---	---	---	---	---	---
	Bond Allocation	---	---	---	---	---	---
	Other Revenue	---	---	---	---	---	---
Total Funds Available		\$4,422,649	\$5,288,273	\$5,881,564	\$4,809,044	\$3,529,638	\$1,342,158
Use of Funds							
Infrastructure Expenditures							
	Civic Campus Planning	\$25,000					
	Croffoot Park	\$67,500					
	Owl Café Demolition	\$40,000					
	Civic Campus - Phase 1				\$1,200,000	\$1,500,000	\$800,000
	Improvements to McIntire Park - Phase 1				\$800,000		
	Intersection Improvements - Honeysuckle and Govt Way						
	Right Turn Lane		\$150,000	\$850,000			
	Intersection Improvements - Orchard Ave and Govt Way						
	Sidewalk Gap						\$70,000
	Intersection Improvements - Miles and Govt Way	\$50,000	\$200,000	\$1,050,000			
	Intersection Improvements - Gov't Way and Wyoming			\$200,000	\$200,000	\$1,300,000	
	Signal						
	Intersection Improvements - Gov't Way and Dakota Turn				\$100,000	\$400,000	
	Lanes						
	Sewer Upsize - Government Way and Hayden		\$100,000				\$300,000
	Public Art			\$10,000	\$10,000	\$10,000	\$10,000
Total Infrastructure Expenditures		\$182,500	\$450,000	\$2,110,000	\$2,310,000	\$3,210,000	\$1,180,000
Net available for Operating Expenses & Debt Service		\$4,240,149	\$4,838,273	\$3,771,564	\$2,499,044	\$319,638	\$162,158
Operating Expenses							
	Agency Operating Expenses	\$100,000	\$110,000	\$121,000	\$133,100	\$146,410	\$161,051
Total Operating Expenses		\$100,000	\$110,000	\$121,000	\$133,100	\$146,410	\$161,051
Net Available after Investments & Operating Expenses		\$4,140,149	\$4,728,273	\$3,650,564	\$2,365,944	\$173,228	\$1,107
Reimbursement Agreements							
	Available for reimbursement						
	(to City or other Developers)	\$4,140,149	\$4,728,273	\$3,650,564	\$2,365,944	\$173,228	\$1,107
	OPA Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0
Total Use of Funds		\$282,500	\$560,000	\$2,231,000	\$2,443,100	\$3,356,410	\$1,341,051
Ending Balance		\$4,140,149	\$4,728,273	\$3,650,564	\$2,365,944	\$173,228	\$1,107



NEW BUSINESS

3. FY24 Audit

HAYDEN URBAN RENEWAL AGENCY

FOR THE YEAR ENDED
SEPTEMBER 30, 2024

FINANCIAL AUDIT REPORTS AND STATEMENTS

Prepared by

ALPINE SUMMIT CPAs

TAX, ASSURANCE, ACCOUNTING, ADVISORY

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INDEPENDENT AUDITORS' REPORT



TAX, ASSURANCE, ACCOUNTING, ADVISORY

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

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Hayden Urban Renewal Agency
Hayden, Idaho

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Hayden Urban Renewal Agency, a component unit of the City of Hayden, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Hayden Urban Renewal Agency, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Management has omitted the Management's Discussion and Analysis (MD&A) that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2025, on our consideration of the Hayden Urban Renewal Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Hayden Urban Renewal Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Hayden Urban Renewal Agency's internal control over financial reporting and compliance.

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, Idaho
June 5, 2025

BASIC FINANCIAL STATEMENTS

HAYDEN URBAN RENEWAL AGENCY
Statement of Net Position – Governmental Activities
September 30, 2024

ASSETS

Cash and cash equivalents	\$ 2,940,654
Property tax receivable	25,210
Prepaid expenses	2,642
Land	1,425,273
Capital assets, net of accumulated depreciation	167,659
Total assets	<u>4,561,438</u>

LIABILITIES

Accounts payable and accrued expenses	101,210
Due to other governments	-
Total liabilities	<u>101,210</u>

NET POSITION

Net investment in capital assets	1,592,932
Unrestricted	2,867,296
Total Net Position	<u><u>\$ 4,460,228</u></u>

*See accompanying notes and
independent auditors report*

HAYDEN URBAN RENEWAL AGENCY
Statement of Activities – Governmental Activities
For the Year Ended September 30, 2024

		Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
FUNCTIONS/PROGRAMS:	Expenses				Governmental Activities
Governmental Activities					
General government	\$ 107,640	\$ -	\$ -	\$ -	\$ (107,640)
Redevelopment projects	2,634,938	-	-	-	(2,634,938)
Tax increment rebate	82,408	-	-	-	(82,408)
	<u>\$ 2,824,986</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,824,986)</u>
General revenues:					
					1,090,350
					221,169
					20,090
					3,944
					<u>1,335,553</u>
					(1,489,433)
					<u>5,949,661</u>
					<u>\$ 4,460,228</u>

See accompanying notes and independent auditors report

HAYDEN URBAN RENEWAL AGENCY
Balance Sheet – General Fund
September 30, 2024

ASSETS

Cash and cash equivalents	\$ 2,940,654
Taxes receivable	25,210
Prepaid expenses	2,642
Total assets	<u>\$ 2,968,506</u>

LIABILITIES

Accounts payable	\$ 101,210
Due to other governments	-
Total liabilities	<u>101,210</u>

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue - property taxes	<u>16,248</u>
--------------------------------------	---------------

FUND BALANCES

Assigned - Arts	4,192
Non-spendable	2,642
Unassigned	2,844,214
Total fund balances	<u>2,851,048</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,968,506</u>

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

Total fund balances at September 30, 2024 - Governmental Fund	\$ 2,851,048
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds:	1,592,932
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>16,248</u>
Net position of governmental activities at September 30, 2024	<u>\$ 4,460,228</u>

*See accompanying notes and
independent auditors report*

HAYDEN URBAN RENEWAL AGENCY
Statement of Revenues, Expenditures and Changes
In Fund Balances – General Fund
For the Year Ended September 30, 2024

REVENUES

Property taxes	\$ 1,090,598
Interest income	221,169
Other income	20,090
Total revenues	<u>1,331,857</u>

EXPENDITURES

General government	102,709
Redevelopment projects	2,634,938
Tax increment rebate	82,408
Capital assets	881,310
Total expenditures	<u>3,701,365</u>

EXCESS OF REVENUES OVER EXPENDITURES	<u>(2,369,508)</u>
---	--------------------

OTHER FINANCING SOURCES (USES)

Proceeds from the sale of capital assets	<u>3,944</u>
--	--------------

Net Change in Fund Balance	(2,365,564)
----------------------------	-------------

Fund Balance - October 1	5,216,612
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Fund Balance - September 30	<u><u>\$ 2,851,048</u></u>
-----------------------------	----------------------------

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

Net Change in Fund Balances - total governmental funds	\$ (2,365,564)
--	----------------

Governmental funds report capital outlays as expenditures. However the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	881,310
Depreciation expense	(4,931)

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	(248)
--	-------

Change in net position of governmental activities	<u><u>\$ (1,489,433)</u></u>
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*See accompanying notes and
independent auditors report*

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

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, 2024

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, 2024.

See independent auditors report

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Expenses

Prepaid items for the Agency consist primarily of insurance premiums paid in advance.

Capital Assets

General capital assets usually result from expenditures in the governmental funds. These assets are reported in the government-wide statement of net assets 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 maintains a capitalization threshold of \$2,500 on capital assets with estimated useful lives of more than one year. Improvements and interest incurred during the construction of capital assets are capitalized. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of an asset are not capitalized.

All reported capital assets are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

Buildings and Improvements	40 years
Equipment Furniture	5 years

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.

See independent auditors report

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

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.

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, 2024, the Agency's deposits were exposed to custodial credit risk as follows:

Deposits without exposure to custodial credit risk:

Amount insured by FDIC or other agencies	\$ 255,000
--	------------

Deposits with exposure to custodial credit risk:

Amount uninsured	8,372
Amount collateralized with securities held in trust, but not in the Agency's name	<u>2,677,682</u>
Total bank balance (deposits)	<u><u>\$ 2,941,054</u></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.

See independent auditors report

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 2 – CASH AND INVESTMENTS (CONCLUDED)

Fair value

The balances that the Agency has in the State Investment Pool are carried at its fair market value of \$2,677,862. The Agency's portion of the State Investment Pool had an unrealized gain of \$6,944 at September 30, 2024, 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.

NOTE 3 – CAPITAL ASSETS

The following is a summary of capital asset activity for the year ended September 30, 2023:

	Balance 9/30/2023	Increases	Decreases	Balance 9/30/2024
Capital assets, not being depreciated				
Land	\$ 543,963	\$ 881,310	\$ -	\$ 1,425,273
Capital assets, being depreciated				
Buildings and improvements	197,245	-	-	197,245
Less accumulated depreciation	24,655	4,931	-	29,586
Total capital assets being depreciated, net	172,590	(4,931)	-	167,659
Total capital assets, net	<u>\$ 716,553</u>	<u>\$ 876,379</u>	<u>\$ -</u>	<u>\$ 1,592,932</u>

Depreciation expense of \$4,931 for the year ended September 30, 2024, was charged the general government function.

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 \$4,942 for the fiscal year ending September 30, 2024, included in general government expenditures.

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 5 – COMMITMENTS AND CONTINGENCIES

Rock Properties is a subdivision that created 19 commercial lots. The OPA was approved January 2022 for reimbursement of up to \$1,685,000 for Warren Street and Lancaster Road frontage improvements, as well as, other public infrastructure paid through 75% of the HURA tax increment collected on the subject property. HURA received final costs, and the promissory note was executed in September 2022. The first reimbursement of increment was paid to Rock Properties in FY24 because the Hayden Village OPA was paid in full. The payment to Rock Properties in FY24 was \$5,184.31.

Marketplace at Miles OPA was approved August 2022 for reimbursement of up to \$40,000 for demolition of existing building at the intersection of Miles Avenue and Government Way paid through 75% of the HURA tax increment collected on the subject property. HURA received final costs, and the promissory note was executed in May 2024. The first increment reimbursement payment of \$618 was paid in FY24.

Chubbs, LLC OPA was approved in September 2020 for removal of blighted structures and Hayden Avenue frontage improvements paid through 75% of the HURA tax increment collected on the subject property. The promissory note was executed in February 2023. The HURA obligation for this OPA is \$80,955.95. The payment to Chubbs, LLC in FY24 was \$14,284.

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 – REDEVELOPMENT PROJECTS

Expenditures for redevelopment projects for Hayden Urban Renewal Agency for the fiscal year ended September 30, 2024, related to projects on Ramsey Road, Hayden City Hall as well as improvements at Croffoot Park.

See independent auditors report

HAYDEN URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2024

NOTE 8 – ASSIGNED FUND BALANCE

At one time, the HURA board had a dedicated fund for “arts.” Since 2016, the board has not contributed to that fund but continues to spend it down. Though listed as an eligible expense, it is not a requirement of the HURA plan to have dedicated arts expenditures. As of September 30, 2024, there was \$4,192 remaining in the dedicated fund.

Annual Tax Collections September 30,		Utilizations September 30,	
2006	\$ -	2006	-
2007	153,577	2007	-
2008	250,908	2008	3,360
2009	346,358	2009	-
2010	405,605	2010	6,175
2011	446,359	2011	428
2012	523,924	2012	6,456
2013	544,305	2013	5,431
2014	538,076	2014	-
2015	522,933	2015	77,733
2016	522,935	2016	68,350
	<u>\$4,254,980</u>	2017	13,000
		2018	-
5% of annual tax collections	212,749	2019	406
Less utilizations	<u>(208,557)</u>	2020	-
Balance September 30, 2024	<u>4,192</u>	2021	2,100
		2022	5,590
		2023	-
		2024	19,528
			<u>208,557</u>

REQUIRED SUPPLEMENTARY INFORMATION

HAYDEN URBAN RENEWAL AGENCY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2024

	*		
	Final Budgeted Amounts	Actual Amounts	Variance With Final Budget
REVENUES			
Property taxes	\$ 939,000	\$ 1,090,598	\$ 151,598
Interest income	40,000	221,169	181,169
Other income	18,040	20,090	2,050
Total revenues	<u>997,040</u>	<u>1,331,857</u>	<u>334,817</u>
EXPENDITURES			
General government	162,232	102,709	59,523
Redevelopment projects	1,805,000	2,634,938	(829,938)
Tax increment rebate	125,000	82,408	42,592
Public art	5,000	-	5,000
Capital assets	2,760,000	881,310	1,878,690
Total expenditures	<u>4,857,232</u>	<u>3,701,365</u>	<u>1,155,867</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>(3,860,192)</u>	<u>(2,369,508)</u>	<u>1,490,684</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from the sale of capital assets	<u>-</u>	<u>3,944</u>	<u>3,944</u>
Net Change in Fund Balances	(3,860,192)	(2,365,564)	1,494,628
Fund Balances - Beginning	<u>4,573,656</u>	<u>5,216,612</u>	<u>642,956</u>
Fund Balances - Ending	<u>\$ 713,464</u>	<u>\$ 2,851,048</u>	<u>\$ 2,137,584</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, 2024

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.

REPORT REQUIRED BY GAO



TAX, ASSURANCE, ACCOUNTING, ADVISORY

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of Hayden Urban Renewal Agency, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise Hayden Urban Renewal Agency's basic financial statements and have issued our report thereon dated June 5, 2025.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, Idaho
June 5, 2025

NEW BUSINESS

4. Add New Clerk to bank accounts

Hayden Urban Renewal Agency

June 9, 2025

bank cda
162 W. Hayden Avenue
Hayden, Idaho 83835

RE: Online Account Access for Changes for Hayden URA finance staff

To Whom it May Concern:

The Hayden Urban Renewal Agency (HURA) would like to add Kaci Medlock, Clerk, to the accounts in the capacity to view the balances and account detail online and also transfer funds between the agency's LGIP account and the bank cda accounts.

Kaci Medlock's email is kmedlock@welchcomer.com.

This impacts HURA savings account with number ending in 0934 and checking account with number ending in 1109.

Please provide Kaci online access usernames and passwords.

Additionally, please mail monthly bank statements to Hayden Urban Renewal Agency c/o Welch Comer Engineers, 330 E Lakeside Ave Suite 101, Coeur d'Alene, ID 83814.

Respectfully,

Ronda Mitchell, Chairman
Hayden Urban Renewal Agency



LGIP
Local Government Investment Pool

Julie A. Ellsworth
Idaho State Treasurer
Idaho State Treasurer's Office

AGENCY CONTACT INFORMATION – CHANGE FORM

The completed form can be faxed, scanned and emailed or mailed to the address below.

Please *complete only the areas below which need to be changed* (this form will replace previous contact information on file).

Authorization shall be indicated by an original signature on the bottom of this form, **by a member of the agency's governing board** (other than the current or new Contact Person listed below). We acknowledge that we have read the LGIP Investment Statement of Understanding and LGIP Investment Policy and agree to the terms and conditions stated therein, and any subsequent changes thereto. A copy of any changes to the Investment Statement of Understanding and Investment Policy will be provided to this agency upon request.

AGENCY NAME: Hayden Urban Renewal Agency

CONTACT NAME: Melissa Cleveland, Executive Director

E-MAIL ADDRESS: mcleveland@welchcomer.com

Additional Authorized Users:

Name:	Kaci Medlock, Clerk	Name:	
E-Mail:	kmedlock@welchcomer.com	E-Mail:	
Phone:	208-664-9382	Phone:	

Remove Current Contact/Additional Users:

Name:		Name:	
-------	--	-------	--

MAILING ADDRESS: Hayden URA c/o Welch Comer Engineers, 330 E Lakeside, Suite 101

CITY, STATE: Coeur d'Alene, ID ZIP: 83814

PHONE: (208)664-6942 FAX :

The signature below, **by an authorized member of this agency's governing board**, will hereby authorize the State Treasurer to update our account files with the above information. Applicant will include a roster of current authorized board members, on its own letterhead, with this application and will be responsible for providing the STO any future updates to this information as they occur.

This authorization is to remain in full force and effect until the State Treasurer receives notification from us of its termination in such time and in such manner as to afford the State Treasurer and depository a reasonable opportunity to act on it.

Ronda Mitchell
NAME of Board Member:

Chairman
TITLE of Board Member:

SIGNATURE of Board Member
(authorized to act on behalf of above named agency)

DATE

CONTINUING BUSINESS

1. Civic Center and McIntire Park

Memorandum

TO: HURA CHAIRMAN AND BOARD

FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR

SUBJECT: CIVIC CENTER UPDATE

DATE: 6/5/2025

CC: KACI MEDLOCK, CLERK

General Update

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

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

Attached to this memo is a smaller version of the concept with refined costs.

Senior Center

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

Highlights from the meeting include:

- Need 6,000 to 8,000 square feet, which includes storage
- Big open space with dividers is desired
- Need commercial kitchen, but it doesn't have to be large. Need to be able to cook for roughly 70 people
- Need ability to sub-let to generate revenue
- Could share a building with the community center, but want their space contained with separate entrance. They need separate restrooms not accessible to others.
- The amount of parking they currently have works.
- Need 1 – 2 office spaces and a space for holding meetings.
- Open to funding tenant improvements, but only with long-term lease. Could potentially secure grants.
- Need a simple but functional space. Nothing fancy.

Planning-Level Cost Breakdown

HURA likely has around \$8.7 million to spend before the end of 2030. Very conceptual costs to build the civic center, relocate the ball field, and complete McIntire Park improvements are attached to this memo.

Rules on Using URA Funds for Municipal Buildings and Sports Complexes

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

- Community center portion could not be administrative (could not include offices, etc)

- HURA's portion of the sport court would need to stay under \$1 million
- Senior center buildings are not considered administrative and are OK to fund with HURA.

Next Steps

The HURA Board needs to determine how to move forward.

Options may include:

Determine budget for maximum HURA will spend on civic center and McIntire Park improvements.

Scope refinement: What will the general scope be?

Methods for Moving Forward

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

- Establish a building committee – i.e. HURA members, executive director, city administrator, and senior center.
- Potentially enlist BWA for next phase design services to refine concepts, floor plans, and provide detailed estimates of cost.
- Potentially have RFP for Design-Build or CM/GC services to have contractor looped into the design effort (could potentially improve cost effectiveness of the design).
- Other ideas that the board members may have.

Preliminary Construction Cost Opinion:

Not including: FF&E, Sales Tax, Permitting, Professional Fees, Site Improvements, Landscape etc.

Note: Simplified architectural design and minimal building articulation to achieve economical budget similar to private development standards.

Site improvements typically around \$10-12 per square foot.

Building Shell:

15,400 sf, single story, slab on grade, wood structure, 25% brick – 75% metal panel siding, 25% exterior window area (standard office), RTU's on roof (gas), full fire suppression - sprinklered, no skylights, no furniture or equipment included. Shared restrooms between Senior and Community Centers. Separate entries for access control and operations management. Potential for shared kitchen services. Building area for fire riser, electrical, mechanical, and data shared among uses.

Senior Center: \$325/sf = \$1,950,000

6,000 sf, wood structure, 12' to bottom of structure, 30' span wood or steel, no folding door/partitions, mostly open meeting/event room, couple offices, storage, jan, etc.

Community Center: \$325/sf = \$916,500

2,820 sf, wood structure, 12' to bottom of structure, 30' span wood or steel, no folding door/partitions, mostly open meeting/event room, couple offices, storage, jan, etc.

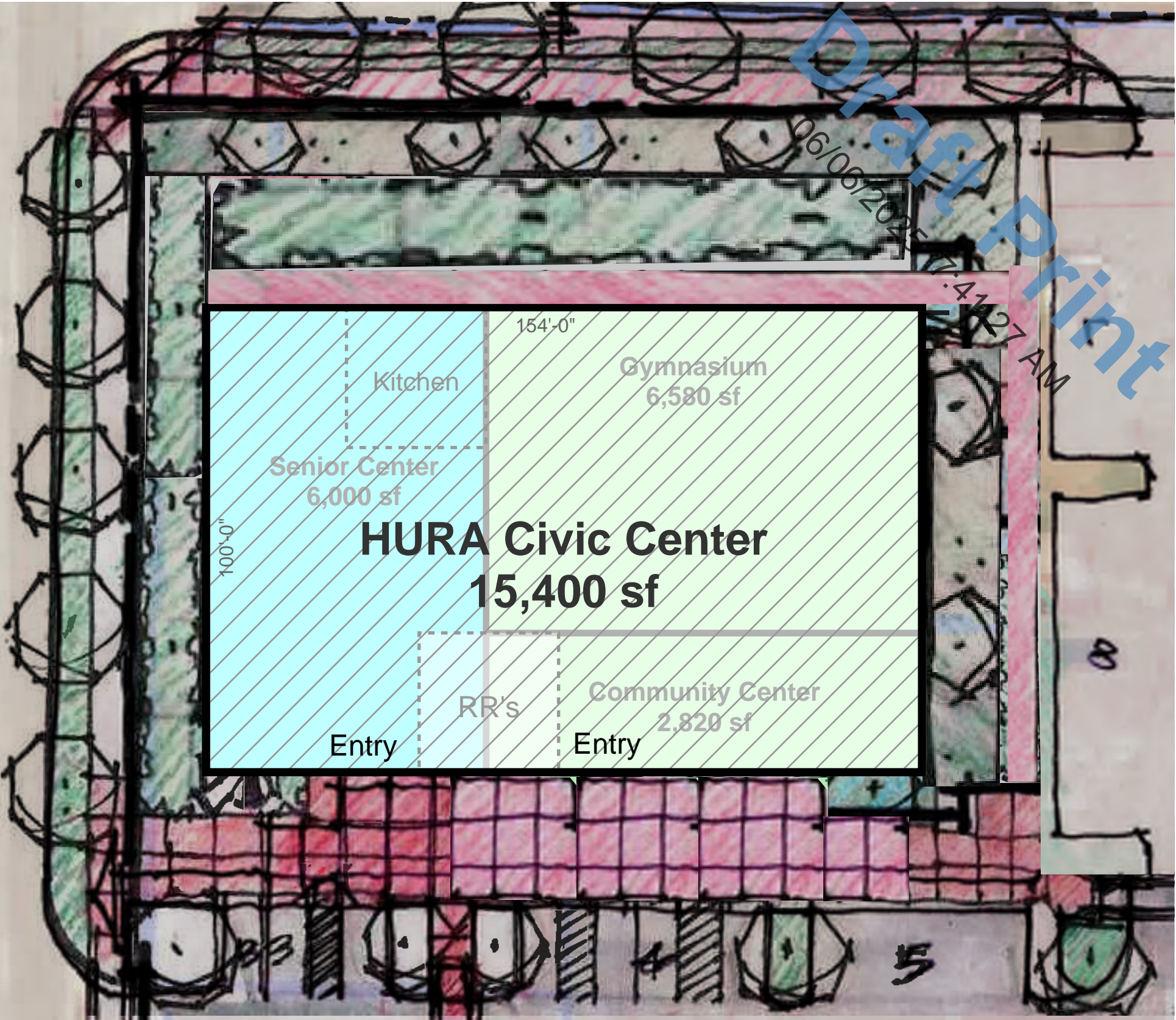
Kitchen: \$400/sf = \$360,000

900 sf, commercial, minimal equipment for basic cooking, FRP walls, washable ceiling tile, epoxy floor coating of slab on grade.

Gym: \$275/sf = \$1,809,500

6,580 sf, High School sized basketball court 85'x50' + 5' circulation around, minimal three tier bleacher area, wood or CMU Block, Painted, 24' clear to structure, 70' span wood or steel.

Building Total: \$5,036,000+/-



Hayden Civic Center Cost Summary (For Discussion Purposes Only)

Item	Name	Anticipated Cost	HURA Funds	Senior Center Funds	City Funds	Grant Funds	Private Donation	Notes
1	Sport Court	\$1,900,000	\$950,000		\$950,000			Not sure if want HURA to pay for this.
2	Senior Center (roughly 6000 sf)	\$2,500,000	\$1,500,000	\$850,000		\$150,000		CDBG Grant funds.
3	Community Center (roughly 3000 sf)	\$1,100,000	\$825,000		\$275,000			
4	Civic Center Parking Lot and Other Hardscape	\$1,200,000	\$1,200,000					Could potentially phase this.
5	Honeysuckle/Government Way Improvements	\$1,500,000	\$1,000,000		\$500,000			Potentially use impact fees.
6	Expand City Hall Parking	\$400,000	\$400,000					
7	New Parking at McIntire Park	\$700,000	\$700,000					City use park impact fees.
8	McIntire Park Improvements	\$3,000,000	\$1,500,000		\$300,000	\$1,200,000		City use impact fees. LWCF Grant App
9	Relocate Ballfield to Croffoot Park	\$1,400,000	\$560,000		\$140,000	\$700,000		Could potentially use LWCF Grant
10	Government Way/Orchard Signal	\$1,200,000	\$800,000		\$400,000			
TOTAL ESTIMATED COSTS		\$13,700,000	\$8,640,000	\$850,000	\$2,170,000	\$2,050,000	\$0	
		Phase 1 (2025 - 2030)	\$8,080,000	\$850,000	\$2,030,000	\$1,350,000	\$0	
		Phase 2 (2030 - 2045)	\$1,360,000	\$0	\$540,000	\$700,000	\$0	

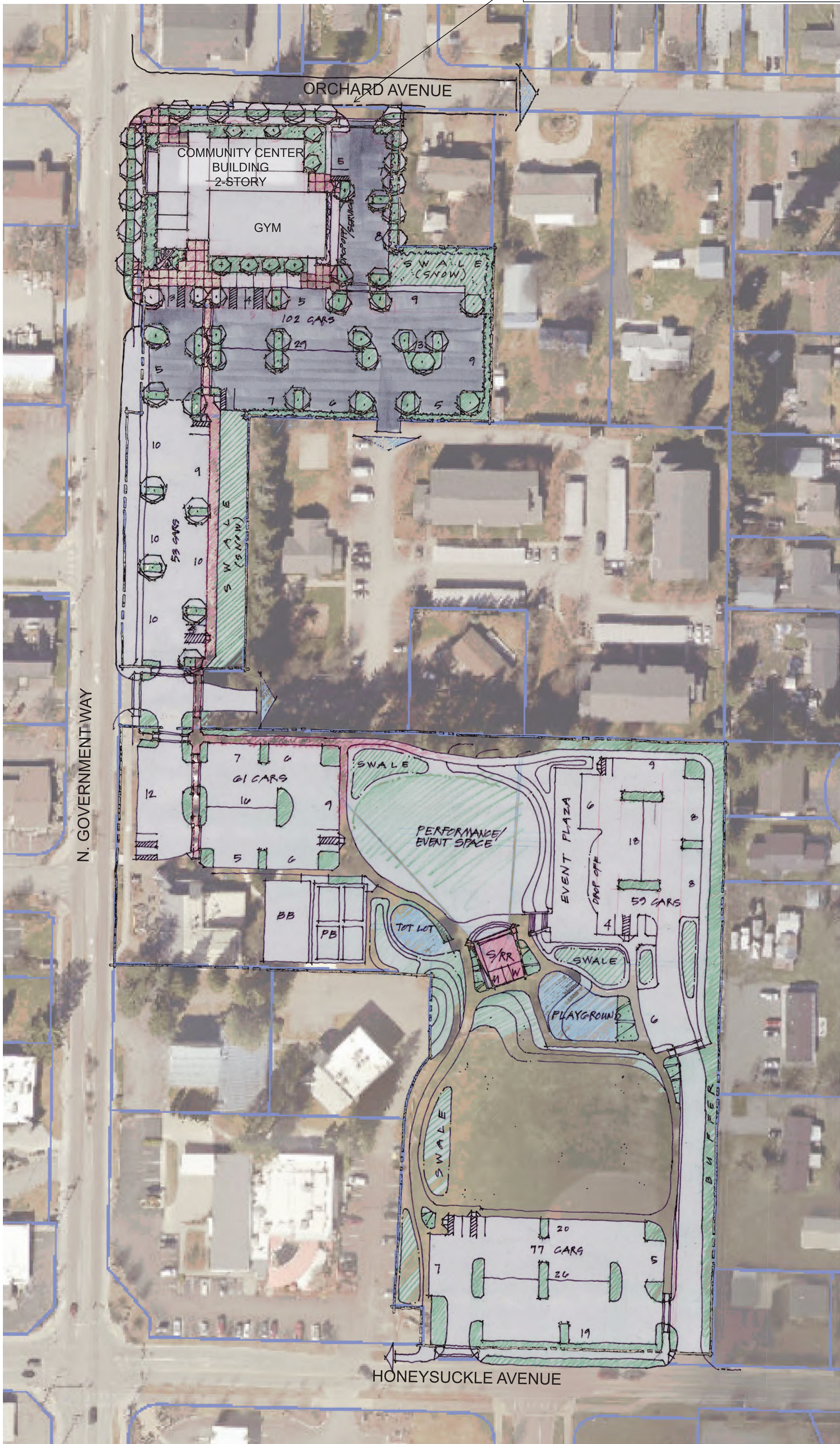
1 - HURA's available funds through the end of 2030 are estimated to be \$8.76 million

2 - Costs shown are 2027 dollars.

3 - City would have to commit impact fee funds from transportation circulation and parks. Not sure at this time how much is in the impact fee funds.

4 - Grant funds are speculative.

This size is the old version from March



CONCEPT MASTER PLAN

HAYDEN URBAN RENEWAL AGENCY - ORCHARD AVENUE AND GOVERNMENT WAY - CITY OF HAYDEN, IDAHO

NORTH

SCALE: N.T.S.

Bernardo
Wills

MARCH 27, 2025

WORKSHOP
FY26 Budget

Hayden Urban Renewal Agency FY 26 Budget

Revenues		FY 24 (2023-2024 Actual Unaudited)	FY25 Budget	FY25 Activity Thru 4-31-2025	FY25 Projected Activity Through 9-30-2025	FY26 Requested Budget (DRAFT)	Notes:
212 Fund Balance Carryover							
300-212-49550	Fund Balance Carryover (beginning balance)	\$5,488,636	\$2,674,476		\$2,934,110	\$3,764,000	\$5,488,636 is from Sept 30, 2023 tracking log spreadsheet of funds in bank.
							\$2,934,110 is from Sept 30, 2024 in tracking log spreadsheet of funds in bank.
313 Real Property Taxes							
300-311-41110	Property Taxes Current	\$1,074,715	\$945,000	\$721,394	\$1,053,262	\$1,081,054	From Economic Feasibility Report for years 2025 and 2026 (existing RAA only)
300-311-41111	Property Taxes Delinquent	-\$1,284		\$13,481	\$13,481	\$0	
300-311-41112	Property Taxes Penalties & Interest	\$0				\$0	
300-311-41113	Personal Ptax Exemption Repl.	\$18,936		\$9,468	\$9,468	\$0	
Total for 313		\$1,092,367	\$945,000	\$744,343	\$1,076,211	\$1,081,054	
361 Interest Revenues							
300-361-46111	Interest Revenues	\$223,329	\$123,000	\$53,932	\$92,000	\$95,000	
390 Other Financing							
300-390-47006	Proceeds from Sale of Land	3944.15					
300-390-57008	HURA Public Parking Lot Lease	\$100	\$100	\$100	\$100	\$100	
300-390-47009	HURA 58 E Orchard Rental	\$19,990	\$17,940	\$9,824	\$17,940	\$17,940	\$1495 per month (\$130/mo property management fee is separate.)
300-390-47010	HURA Reimbursements from City of Hayden						
Total for 361		\$24,034	\$18,040	\$9,924	\$18,040	\$18,040	
Total Revenues Not Counting Fund Balance Carry Forward		\$1,339,730	\$1,086,040		\$1,186,251		
Total Revenues		\$6,828,366	\$3,760,516	\$808,199	\$4,120,361	\$4,958,094	
Expenses							
241 Operating and Administrative							
300-241-53101	Audit	\$5,750	\$9,400	\$12,376	\$15,376	\$15,000	
300-241-53102	Legal/Professional Services	\$9,275	\$15,000	\$5,302	\$15,000	\$15,000	Leave the same
300-241-53409	Video Recording	\$4,600	\$5,300	\$1,600	\$3,600	\$5,000	
300-241-54100	HURA Utilities	\$4,525	\$8,300	\$1,867	\$3,734	\$3,000	
300-241-55201	ICRMP Insurance Premium	\$2,642	\$3,500		\$3,500	\$3,500	Updated based on letter from ICRMP 5-31-2023
300-241-55301	Real Property Assessments	-\$6,262	\$500	\$374	\$748	\$900	Tax bills on property HURA owns
300-241-55401	Advertising, Publishing, Recording	\$225	\$400	\$113	\$339	\$400	
300-241-55701	Dues, Memberships, and Subscriptions	\$2,411	\$3,000	\$3,562	\$3,000	\$3,600	
300-241-55801	Travel, Meetings, Training	\$1,290	\$5,000	\$73	\$700	\$5,000	
300-241-55901	HURA Banking Fees and Charges	\$67	\$0	\$0	\$0	\$0	
300-241-56101	Office Supplies	\$80	\$200	\$0	\$200	\$200	
Total for 241		\$24,603	\$50,600	\$25,267	\$46,197	\$51,600	
248 Professional Services							
300-248-53203	Study/Project Professional Services		\$50,000			\$50,000	Potential reimburse City for plan amendment required for expansion (not feasibility/eligibility), planning for O
300-248-53204	HURA City Staff Support	\$4,942	\$9,600	\$2,021	\$2,521	\$1,000	
300-248-53205	HURA Executive Director	\$68,902	\$100,000	\$46,438	\$100,000	\$100,000	Probably depends on what we do with the Civic Center
300-248-54346	Property Management Fees - 58 E Orchard	\$1,599	\$1,900	\$792	\$1,560	\$1,900	\$130 per month
300-248-xxxxx	Book Keeper				\$4,000	\$9,600	
Total for 248		\$75,443	\$161,500	\$49,251	\$108,081	\$162,500	
899 Capital Purchases							
300-899-58004	HURA Arts	\$0	\$5,000	\$0	\$25,000	\$5,000	
300-899-59251	Ramsey Road LHTAC Supplemental Funding	\$1,760,000		\$0			Unlikely to be getting funds back from LHTAC.
300-899-59836	Come Together Bench Program	\$19,528					
300-899-59252	Civic Center			\$41,238	\$59,600	\$300,000	Design fees
300-899-59901	HURA Infrastructure Projects		\$1,500,000	\$2,139	\$2,139	\$1,500,000	Placeholder
300-899-59902	Property Acquisition	\$881,310	\$700,000				
300-899-59908	H-6 Promissory Note	\$82,408	\$30,000	\$40,468	\$40,468		Closed.
300-899-59909	Improvements 58 E Orchard	\$1,245	\$10,000			\$10,000	
300-899-59910	Gov't Way/Miles Intersection Design		\$30,000		\$0	\$30,000	Bid package, legal descriptions, etc.
300-899-59912	CHUBBS LLC Promissory Note	\$14,285	\$15,000	\$14,591	\$14,998	\$15,300	As of April 59,172.08 left
300-899-59913	Ramsey Road Sewer Design	\$26,268	\$0		\$0	\$0	We had design and construction in one budget, but split them for tracking.
300-899-59914	Ramsey Road Sewer Construction	\$277,301	\$0		\$0	\$0	
300-899-59915	HURA Contribution to City Hall Remodel		\$0		\$0	\$0	
300-899-59916	Croffoot Park Supplemental Funding	\$804,511	\$0		\$0	\$0	
300-899-59917	Marketplace at Miles Promissory Note	\$618	\$5,000	\$983	\$1,347	\$800	As of April \$119,017.38 left
300-899-59918	Rock Propertiess Promissory Note	\$5,184	\$0	\$31,752	\$58,320	\$56,000	As of April \$1,685,096.36 remaining
300-899-xxxxx	McIntire Park					\$200,000	Design fees
300-899-xxxxx	Gov't Way/Honeysuckle Intersection					\$100,000	Design fees
Total for 899		\$3,872,658	\$2,295,000	\$131,171	\$201,872	\$1,917,100	
300-900-59550	Fund Balance Carryforward (Ending Balance)	\$2,855,662	\$1,253,416		\$3,764,210	\$2,826,894	
Total Expenses not Counting Fund Balance Carryforward		\$3,972,704			\$356,150		
Total Expenses		\$6,828,366	\$3,760,516	\$205,689	\$4,120,361	\$4,958,094	
	Revenues-Expenses	\$0	\$0		\$0	\$0	

Updated Revenue Forecast

Revenues		FY26	FY27	FY28	FY29	FY30
212 Fund Balance Carryover						
300-212-49550	Fund Balance Carryover (beginning balance)	\$3,764,210	\$4,730,000	\$5,710,000	\$6,710,000	\$7,730,000
313 Real Property Taxes		\$1,148,124	\$1,153,291	\$1,158,480	\$1,163,694	\$1,163,694
361 Interest Revenues		\$95,000	\$119,000	\$144,000	\$169,000	\$195,000
390 Other Financing		\$18,040	\$18,040	\$18,040	\$18,040	\$18,040
Total Revenues Not Counting Fund Balance Carry Forward		\$1,261,164	\$1,290,331	\$1,320,520	\$1,350,734	\$1,376,734
Total Revenues		\$5,030,000	\$6,020,000	\$7,030,000	\$8,060,000	\$9,110,000
Expenses						
241 Operating and Administrative		\$53,130	\$55,787	\$58,576	\$61,505	\$64,580
248 Professional Services		\$169,575	\$178,054	\$186,956	\$196,304	\$206,119
OPAs		\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
899 Capital Purchases						
300-900-59550	Fund Balance Carryforward (Ending Balance)	\$4,730,000	\$5,710,000	\$6,710,000	\$7,730,000	\$8,760,000
Total Expenses not Counting Fund Balance Carryforward		\$297,705	\$308,840	\$320,532	\$332,809	\$345,699
Total Expenses		\$5,028,000	\$6,019,000	\$7,031,000	\$8,063,000	\$9,106,000

**NOTICE OF PUBLIC HEARING
PROPOSED BUDGET FOR FISCAL YEAR 2026
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, 2025 and ending September 30, 2026. 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 14, 2025. 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 24 Actual (unaudited)	FY 25 Budgeted	FY 26 Proposed
Property Taxes	1,092,367	945,000	1,081,054
Investment Earnings	223,329	123,000	95,000
Other Revenue	24,034	18,040	18,040
Fund Balance Forward From Previous Year	5,488,636	2,674,476	3,764,200
TOTAL REVENUES	6,828,366	3,760,516	4,958,294

EXPENDITURES	FY 24 Actual (Unaudited)	FY 25 Budgeted	FY 26 Proposed
General	24,608	50,600	51,600
Professional Services	75,443	161,500	162,500
Capital Projects	3,872,658	2,295,000	1,917,100
Fund Balance Forward To Next Year	2,855,662	1,253,416	2,827,094
TOTAL EXPENDITURES	6,828,366	3,760,516	4,958,294

The proposed revenues and expenditures for fiscal year 2026 have been tentatively approved by the Hayden Urban Renewal Agency at their meeting on June 9, 2025.

Publish June 19 and June 26, 2025

REPORTS

Memorandum

TO: HURA CHAIRMAN AND BOARD
FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR
SUBJECT: EXECUTIVE DIRECTOR REPORT
DATE: 6/6/2025
CC: KACI MEDLOCK, CLERK

OPAs

Nothing new has come in.

Civic Center

This is a topic on the agenda.

HURA Boundary Expansion

We will have an update at the June meeting and plan to make a recommendation to Council at the July meeting.

58 E Orchard

No update.

Audit

There is a presentation on the audit at the June meeting.