

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

Regular Meeting  
City Hall  
City Council Chambers

May 13, 2024  
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 workshop and regular meeting April 8, 2024
2. Bills
3. Financial Reports

CONTINUING BUSINESS

1. 58 E. Orchard lease (Action Item)
2. City of Hayden Agreement for Ramsey Road funding (Action Item)

NEW BUSINESS

1. Owl Café Next Steps (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

June 10, 2024 – Regular Meeting

ADJOURNMENT (Action Item)

Live Stream: <https://www.youtube.com/watch?v=ZNxgO5ATl4E>

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

City Hall  
City Council Chambers  
Workshop & Regular Meeting  
April 8, 2024  
2:00 p.m.

WORKSHOP MINUTES

CALL TO ORDER

Ms. Mitchell called the workshop to order at 2:00 p.m.

ROLL CALL OF BOARD MEMBERS

Ronda Mitchell	Present
Steve Meyer	Present (2:04 p.m.)
Colin Meehan	Present
Randy McIntire	Absent
Michael Thayer	Present
Matt Roetter	Present
Joy Richards	Present

1. 5-year plan discussion:

- a. Ms. Cleveland noted HURA has roughly \$5 million after the Owl Café purchase and roughly \$900,000 annually in increment.
- b. Mr. Thayer stated HURA's priorities should be parks and open spaces, community center, Government Way/Honeysuckle intersection. Ms. Richards agreed.
- c. Mr. Roetter stated the Citizens Survey is crucial to understanding the voice of the people. Mr. Meehan agreed, but stated that there are more needs than HURA could fund. The community survey the City conducted was reviewed.
- d. Mr. Meyer stated that the URA funds should not only be for public works projects.
- e. Ms. Mitchell stated if HURA helps the City with the \$3.9 million deficit on Ramsey Road there is \$1.5 million remaining. Mr. Meyer doesn't believe HURA should have to surplus the City any more on paving, curbing, and roundabout projects.

2. Owl Café and 58 E Orchard discussion:

- a. Mr. Meehan noted a significant cost to re-use the Owl Café with narrow options, if any. Property has been vacant for 2 years and may require special items.
- b. The incorrect information as to the future of the Owl Café stated by the CDA Press article is being redacted, per City of Hayden.
- c. Mr. Roetter stated the Public Safety Committee is looking at a police station.
- d. Mr. Meyer and Ms. Mitchell suggest hiring a consultant to help determine the use of the property, what could fit or what would be needed for a community center.

## REGULAR MEETING MINUTES

### CALL TO ORDER

Ms. Mitchell called the workshop to order at 3:05 p.m.

### ROLL CALL OF BOARD MEMBERS

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

### STAFF PRESENT

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

### PLEDGE OF ALLEGIANCE

Mr. Roetter led the pledge of allegiance.

### ADDITIONS OR CORRECTIONS TO THE AGENDA

### CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

### VISITOR/PUBLIC COMMENT

None

### CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

Projected expenditures table total for FY24 wasn't updated. Will correct for the May summary.

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

### ROLL CALL OF BOARD MEMBERS

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

The motion was approved by a majority roll call vote.

### NEW BUSINESS

1. 58 E. Orchard Lease (Action Item)

Mr. Meyer and Mr. Meehan visited the rental and believe the house has suffered wear and tear. Mostly minor fixes. Electrical should be fixed. Mr. Meyer believes a modest amount of money

can fix it. Ms. Mitchell suggested getting an estimate on repair costs. Ms. Richards suggested an annual lease.

Mr. Thayer moved to approve a 12-month lease and empower Ms. Cleveland to work directly with the Solid Rock on repairs not to exceed \$5,000. Ms. Richards seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

The motion was approved by a majority roll call vote.

**2. City of Hayden Request for Ramsey Road Funding (Action Item)**

Ms. Ailport and Mr. Soderling with the City of Hayden presented the request for funds for the Ramsey Road project. There are \$3.2 million in eligible costs for HURA funding, the City has \$1.3 million in ARPA funds. On April 23, 2024, the City will vote on the ARPA funding.

Mr. Thayer believes it is a good project and should be completed, but also urges City Council to re-evaluate how they view/use HURA. Mr. Meyer stated funding this project could be perceived as helping the developer. Commercial development is a really long process.

Mr. Thayer moved to approve the \$1.76 million, inclusive of the previously funded cost savings of \$471,138, City Council's approval of using ARPA funds, and the preparation of an agreement. Mr. Roetter seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

The motion was approved by a majority roll call vote.

**3. Agreement with City of Hayden for Come Together Bench Program (Action Item)**

Ms. Cleveland presented the Come Together bench program agreement.

Ms. Richards moved to approve the Agreement for the expense of 9 benches. Mr. Meyer seconded the motion.

**ROLL CALL OF BOARD MEMBERS**

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

The motion was approved by a majority roll call vote.

## REPORTS

### 1. Executive Director's Report

Ms. Cleveland attended the Tax Commission conference. HURA has closed on the Owl Café and Mr. Meyer, Mr. Meehan, and Ms. Cleveland did a walk-through. Ms. Cleveland stated we need to decide on what to do with the items left. City Council will do an Eligible Study on the HURA Expansion (locations A, B, E, F, & K).

## NEXT REGULAR MEETING

May 13, 2024

## ADJOURNMENT

Ms. Mitchell adjourned the meeting at 4:43 p.m.



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



Member  
**FDIC**

**FINANCIAL SERVICES STATEMENT**

Statement Date: **03/29/2024**

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

**REGULAR BUSINESS SUMMARY**

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 02/29/24		5,000.00
Deposits	2	3,128.00 +
Debits	9	105,620.07
Automatic Withdrawals	3	903,079.15
Automatic Deposits	6	1,005,571.22 +
Ending Balance On 03/29/24		5,000.00
<b>Average Balance (Ledger)</b>	<b>5,000.00 +</b>	

**ALL CREDIT ACTIVITY**

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
03/27/24	Deposit	1,495.00	03/27/24	Deposit	1,633.00			

Date	Description	Amount
03/08/24	STATE TREASURER MIXED	900,000.00
03/11/24	KOOTENAI COUNTY PAY INV	4,957.15
03/15/24	MCMG TFR FROM 000024001109	10,705.00
03/18/24	MCMG TFR FROM 000024001109	721.88
03/20/24	MCMG TFR FROM 000024001109	88,937.19
03/26/24	MCMG TFR FROM 000024001109	250.00

**ELECTRONIC DEBITS**

Date	Description	Amount
03/08/24	MCMG TFR TO 000024001109	894,994.00
03/11/24	MCMG TFR TO 000024001109	4,957.15
03/27/24	MCMG TFR TO 000024001109	3,128.00

**CHECKS AND OTHER DEBITS**

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
03/08/24		5,006.00	03/15/24	1759	3,500.00	03/26/24	1762	250.00
03/18/24	1757	41.88	03/15/24	1760	1,200.00	03/18/24	1763	680.00
03/20/24	1758	88,937.19	03/15/24	1761	5,830.00	03/15/24	1764	175.00

Continued

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



Member  
**FDIC**

**FINANCIAL SERVICES STATEMENT**

Statement Date: **03/29/2024**

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

**DAILY BALANCE SUMMARY**

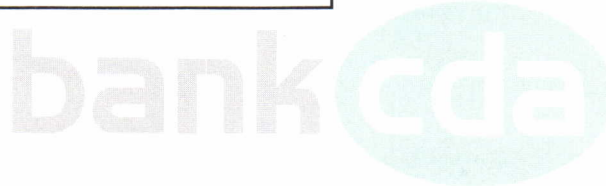
Beginning Ledger Balance on 02/29/24 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
03/08/24	5,000.00	03/18/24	5,000.00	03/27/24	5,000.00
03/11/24	5,000.00	03/20/24	5,000.00		
03/15/24	5,000.00	03/26/24	5,000.00		

**This Statement Cycle Reflects 29 Days**

**EFFECTIVE APRIL 1, 2024, THE REPLACEMENT DEBIT CARD FEE WILL INCREASE TO \$10.00 PER CARD.**

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



Continued

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## IMAGE STATEMENT

DATE	3/27/24
CURRENCY	
TOTAL CASH	5150
CHEQUES	1,495.00
TOTAL DEPOSIT	1,495.00
TOTAL WITHDRAWALS	
TOTAL BALANCE	1,495.00

bankcda  
HAYDEN URBAN REN AGENCY HURA  
TOTAL ITEMS \$ 1,495.00  
CHK: 27000934

DATE	3/27/24
CURRENCY	
TOTAL CASH	5141
CHEQUES	1,633.00
TOTAL DEPOSIT	1,633.00
TOTAL WITHDRAWALS	
TOTAL BALANCE	1,633.00

bankcda  
HAYDEN URBAN REN AGENCY HURA  
TOTAL ITEMS \$ 1,633.00  
CHK: 27000934

AMT: 1,495.00 STS: Deposit  
CHK: DATE: 03/27/2024 SEQ: 22900370

AMT: 1,633.00 STS: Deposit  
CHK: DATE: 03/27/2024 SEQ: 22900350

### DDA Debit

bankcda  
BANKCDA  
Amount: 5006.00  
Account Number: 27000934  
Tran Code: 017  
Date: 3/8/2024  
Customer Name: Hayden Urban Ren Agency  
Comment:

5555501010:27000934 017

HAYDEN URBAN RENEWAL AGENCY  
8930 NORTH GOVERNMENT WAY  
HAYDEN, ID 83835  
03/08/2024  
\$41.88  
PAY: \*\*\*\*FORTY-ONE AND 88/100 DOLLARS\*\*\*\*  
CDA PRESS  
PO BOX 7000  
COEUR D'ALENE, ID 83816-1929  
001757  
92-3821231

AMT: 5,006.00 STS: Paid  
CHK: DATE: 03/08/2024 SEQ: 22700040

AMT: 41.88 STS: Paid  
CHK: 1757 DATE: 03/18/2024 SEQ: 80201460

HAYDEN URBAN RENEWAL AGENCY  
8930 NORTH GOVERNMENT WAY  
HAYDEN, ID 83835  
03/08/2024  
\$88,937.19  
PAY: \*\*\*\*EIGHTY-EIGHT THOUSAND NINE HUNDRED THIRTY-SEVEN AND 89/100 DOLLARS\*\*\*\*  
CITY OF HAYDEN  
8930 N GOVERNMENT WAY  
HAYDEN, ID 83835  
001758  
92-3821231

HAYDEN URBAN RENEWAL AGENCY  
8930 NORTH GOVERNMENT WAY  
HAYDEN, ID 83835  
03/08/2024  
\$3,500.00  
PAY: \*\*\*\*THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS\*\*\*\*  
SHL CPA'S PLLC  
1810 E SCHNEIDMILLER AVE STE 310  
POST FALLS, ID 83854  
001759  
92-3821231

AMT: 88,937.19 STS: Paid  
CHK: 1758 DATE: 03/20/2024 SEQ: 80200930

AMT: 3,500.00 STS: Paid  
CHK: 1759 DATE: 03/15/2024 SEQ: 80202380

HAYDEN URBAN RENEWAL AGENCY  
8930 NORTH GOVERNMENT WAY  
HAYDEN, ID 83835  
03/08/2024  
\$1,200.00  
PAY: \*\*\*\*ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS\*\*\*\*  
BREDESON LAW GROUP  
1677 E MILES AVE, STE 202  
HAYDEN LAKE, ID 83835  
001760  
92-3821231

HAYDEN URBAN RENEWAL AGENCY  
8930 NORTH GOVERNMENT WAY  
HAYDEN, ID 83835  
03/08/2024  
\$5,830.00  
PAY: \*\*\*\*FIVE THOUSAND EIGHT HUNDRED THIRTY AND NO/100 DOLLARS\*\*\*\*  
WELCH COMER & ASSOCIATES INC.  
330 E LAKESIDE AVENUE, SUITE 101  
COEUR D'ALENE, ID 83814  
001761  
92-3821231

AMT: 1,200.00 STS: Paid  
CHK: 1760 DATE: 03/15/2024 SEQ: 80001670

AMT: 5,830.00 STS: Paid  
CHK: 1761 DATE: 03/15/2024 SEQ: 80202260





HAYDEN URBAN REN AGENCY HURA  
 Account No. : 27000934  
 Stmt. Date : 03/29/2024

Bank : 017  
 Images : 11  
 Page : 4

**IMAGE STATEMENT**

HAYDEN URBAN RENEWAL AGENCY  
 8630 NORTH GOVERNMENT WAY  
 HAYDEN, ID 83835

RECEIVED **bankcda**  
 MAR 15 2024

001762  
 03/08/2024

\$250.00

PAY: \*\*\*TWO HUNDRED FIFTY AND NO/100 DOLLARS\*\*\*

HAYDEN CHAMBER OF COMMERCE  
 8254 N GOVERNMENT WAY  
 HAYDEN, ID 83835

*Jay E. Richards*  
 Jay E. Richards  
 HAYDEN, ID 83835

#001762# #123103826# 27000934#

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

**bankcda**

001763  
 03/08/2024

\$680.00

PAY: \*\*\*SIX HUNDRED EIGHTY AND NO/100 DOLLARS\*\*\*

ULI-URBAN LAND INSTITUTE  
 PO BOX 418168  
 BOSTON, MA 02241-8168

*Jay E. Richards*  
 Jay E. Richards  
 HAYDEN, ID 83835

#001763# #123103826# 27000934#

AMT: 250.00 STS: Paid  
 CHK: 1762 DATE: 03/26/2024 SEQ: 80201380

AMT: 680.00 STS: Paid  
 CHK: 1763 DATE: 03/18/2024 SEQ: 80202930

HAYDEN URBAN RENEWAL AGENCY  
 8630 NORTH GOVERNMENT WAY  
 HAYDEN, ID 83835

**bankcda**

001764  
 03/08/2024

\$175.00

PAY: \*\*\*ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS\*\*\*

STARK, LARRY R  
 10620 N MAPLE ST  
 HAYDEN, ID 83835

*Jay E. Richards*  
 Jay E. Richards  
 HAYDEN, ID 83835

#001764# #123103826# 27000934#

AMT: 175.00 STS: Paid  
 CHK: 1764 DATE: 03/15/2024 SEQ: 80001110

05/01/2024 01:03 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 301 (HURA CHECKING)  
FROM 03/01/2024 TO 03/31/2024  
Reconciliation Record ID: 1166

Beginning GL Balance:	9,957.15
Less: Cash Disbursements	(100,614.07)
Add: Journal Entries/Other	106,339.13
	<hr/>

Ending GL Balance:	15,682.21
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	10,682.21
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	15,682.21
Unreconciled Difference:	0.00

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

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

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
03/01/2024			<b>300-102-11312 HURA BANKCDA CHECKING #0934</b>		BEG. BALANCE		9,957.15
03/08/2024	GJ	JE	HURA TRANSFER LGIP #3354 TO BANKCDA-I	2480	900,000.00		909,957.15
03/08/2024	CD	CHK	SUMMARY CD 03/08/2024			100,614.07	809,343.08
03/08/2024	GJ	JE	HURA CASHIER'S CK- EARN DEP 9178 GOV'	2486		5,000.00	804,343.08
03/08/2024	GJ	JE	HURA CASHIER'S CK- EARN DEP 9178 GOV'	2486		6.00	804,337.08
03/13/2024	GJ	JE	HURA CASHIER'S CK- LAND PURCH 9178 GOV'	2487		876,309.93	(71,972.85)
03/13/2024	GJ	JE	HURA CASHIER'S CK- LAND PURCH 9178 GOV'	2487		6.00	(71,978.85)
03/13/2024	GJ	JE	TO REVERSE MJE: 2487 INCORRECT BANK I	2489	876,309.93		804,331.08
03/13/2024	GJ	JE	TO REVERSE MJE: 2487 INCORRECT BANK I	2489	6.00		804,337.08
03/27/2024	GJ	JE	HURA DEPOSIT CASH BANKCDA FOR RENTAL	2541	1,633.00		805,970.08
03/27/2024	GJ	JE	HURA DEPOSIT CASH BANKCDA FOR RENTAL	2542	1,495.00		807,465.08
03/31/2024	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT MAR	2600	10,682.21		818,147.29
03/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2601		903,079.15	(84,931.86)
03/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2601	100,614.07		15,682.21
03/31/2024			300-102-11312	END BALANCE	1,890,740.21	1,885,015.15	15,682.21
GRAND TOTALS:					1,890,740.21	1,885,015.15	15,682.21



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 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



Member  
**FDIC**

**FINANCIAL SERVICES STATEMENT**

Statement Date: **03/29/2024**

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

**FIRST RATE BUSINESS MMDA SUMMARY**

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 02/29/24		875,703.59
Debits	1	876,315.93
Automatic Withdrawals	4	100,614.07
Automatic Deposits	3	903,079.15+
Interest Added This Statement		929.46+
Ending Balance On 03/29/24		802,782.20
Annual Percentage Yield Earned	1.17%	
Interest Paid This Year	1,978.00	
Interest Paid Last Year	3,719.85	
Average Balance (Collected)	1,007,995.23+	

**ALL CREDIT ACTIVITY**

Date	Description	Amount
03/08/24	MCMG TFR FROM 000027000934	894,994.00
03/11/24	MCMG TFR FROM 000027000934	4,957.15
03/27/24	MCMG TFR FROM 000027000934	3,128.00
03/29/24	INTEREST PAID	929.46

**ELECTRONIC DEBITS**

Date	Description	Amount
03/15/24	MCMG TFR TO 000027000934	10,705.00
03/18/24	MCMG TFR TO 000027000934	721.88
03/20/24	MCMG TFR TO 000027000934	88,937.19
03/26/24	MCMG TFR TO 000027000934	250.00

**CHECKS AND OTHER DEBITS**

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
03/13/24		876,315.93						

Continued

2/112/1



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



Member  
**FDIC**

**FINANCIAL SERVICES STATEMENT**

Statement Date: **03/29/2024**

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

**DAILY BALANCE SUMMARY**

Beginning Ledger Balance on 02/29/24 was 875,703.59

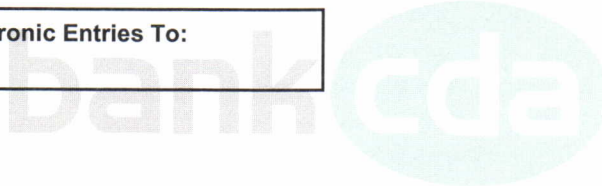
Date	Balance	Date	Balance	Date	Balance
03/08/24	1,770,697.59	03/15/24	888,633.81	03/26/24	798,724.74
03/11/24	1,775,654.74	03/18/24	887,911.93	03/27/24	801,852.74
03/13/24	899,338.81	03/20/24	798,974.74	03/29/24	802,782.20

**This Statement Cycle Reflects 29 Days**

**The Interest Earned And The Annual Percentage Yield Earned  
 Are Based On The Period 03/01/2024 Through 03/29/2024**

**EFFECTIVE APRIL 1, 2024, THE REPLACEMENT DEBIT CARD FEE WILL  
 INCREASE TO \$10.00 PER CARD.**

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



Continued

2/112/2




HAYDEN URBAN REN AGENCY HURA  
Account No. : 24001109  
Stmt. Date : 03/29/2024

Bank : 017  
Images : 1  
Page : 3

**IMAGE STATEMENT**



**DDA Debit** 

**BANKCDA**

Amount: 876315.93  
Account Number: 24001109  
Tran Code: 017  
Date: 3/13/2024  
Customer Name: Hayden Urban Ren Agency  
Comment:

⑆55550⑆0⑆0⑆2400⑆⑆09⑆ 0⑆7

AMT: 876,315.93 STS: Paid  
CHK: DATE: 03/13/2024 SEQ: 22000040





05/01/2024 01:09 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 302 (HURA SAVINGS)  
FROM 03/01/2024 TO 03/31/2024  
Reconciliation Record ID: 1167

Beginning GL Balance:	875,703.59
Less: Journal Entries/Other	<u>(72,921.39)</u>
Ending GL Balance:	802,782.20
Ending Bank Balance:	802,782.20
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	802,782.20
Unreconciled Difference:	0.00

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

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

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
03/01/2024			<b>300-103-11313 HURA BANKCDA SAVINGS #1109</b>		BEG. BALANCE		875,703.59
03/13/2024	GJ	JE	HURA CASHIER'S CK- LAND PURCH 9178 G<	2490		876,309.93	(606.34)
03/13/2024	GJ	JE	HURA CASHIER'S CK- LAND PURCH 9178 G<	2490		6.00	(612.34)
03/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2601	903,079.15		902,466.81
03/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2601		100,614.07	801,852.74
03/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2601	929.46		802,782.20
03/31/2024			300-103-11313	END BALANCE	904,008.61	976,930.00	802,782.20
GRAND TOTALS:					904,008.61	976,930.00	802,782.20



# 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**

3/1/2024 through 3/31/2024

### Summary

<b>Beginning Balance</b>	\$5,057,756.89	<b>Fund Number</b>	3354
<b>Contributions</b>	\$21,845.78	<b>Distribution Yield</b>	5.3439 %
<b>Withdrawals</b>	(\$900,000.00)	<b>March Accrued Interest</b>	\$19,892.24
<b>Ending Balance</b>	\$4,179,602.67	<b>Average Daily Balance</b>	\$4,382,828.48

### Detail

Date	Activity	Status	Type	Amount	Balance
03/01/2024	Beginning Balance				\$5,057,756.89
03/01/2024	Contribution	Processed	February Reinvestment	\$21,845.78	\$5,079,602.67
03/08/2024	Withdrawal	Processed	ACH	(\$900,000.00)	\$4,179,602.67
03/31/2024	Ending Balance				\$4,179,602.67

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.

05/01/2024 02:08 PM  
User: apowers  
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN  
Bank 303 (HURA LGIP)  
FROM 03/01/2024 TO 03/31/2024  
Reconciliation Record ID: 1168

Beginning GL Balance:	5,079,602.67
Less: Journal Entries/Other	<u>(880,107.76)</u>
Ending GL Balance:	4,199,494.91
Ending Bank Balance:	4,179,602.67
Add: Miscellaneous Transactions	19,892.24
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	4,199,494.91
Unreconciled Difference:	0.00

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

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

05/01/2024 12:53 PM  
 User: apowers  
 DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN  
 FROM 300-103-11328 TO 300-103-11328  
 TRANSACTIONS FROM 03/01/2024 TO 03/31/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
03/01/2024			<b>300-103-11328 HURA LGIP #3354</b>		BEG. BALANCE		5,079,602.67
03/08/2024	GJ	JE	HURA TRANSFER LGIP #3354 TO BANKCDA-I	2480		900,000.00	4,179,602.67
03/31/2024	GJ	JE	HURA RECORD LGIP INTEREST	2602	19,892.24		4,199,494.91
03/31/2024			300-103-11328	END BALANCE	19,892.24	900,000.00	4,199,494.91
GRAND TOTALS:					19,892.24	900,000.00	4,199,494.91

PERIOD ENDING 03/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2024 NORMAL (ABNORMAL)
<b>Fund 300 - HAYDEN URBAN RENEWAL AGENCY</b>		
<b>Assets</b>		
300-102-11312	HURA BANKCDA CHECKING #0934	15,682.21
300-103-11313	HURA BANKCDA SAVINGS #1109	802,782.20
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	4,199,494.91
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
<b>TOTAL ASSETS</b>		<b>5,773,716.39</b>
<b>Liabilities</b>		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	356.06
300-200-21403	HURA DEFERRED PROPERTY TAXES	5,146.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
<b>TOTAL LIABILITIES</b>		<b>5,502.06</b>
<b>Fund Equity</b>		
300-250-24100	FUND BALANCE RESTRICTED	5,453,166.98
300-250-24104	HURA FUND BALANCE ASSIGNED ARTS	42,716.00
300-250-24105	HURA INVESTED IN CAPITAL ASSETS	741,208.00
<b>TOTAL FUND EQUITY</b>		<b>6,237,090.98</b>
<b>Revenues</b>		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	687,975.36
300-311-41111	PROPERTY TAXES DELINQUENT	2,071.76
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98
300-361-46111	INTEREST REVENUES	136,390.17
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	9,975.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
<b>TOTAL REVENUES</b>		<b>845,980.27</b>
<b>Expenditures</b>		
300-241-53101	AUDIT	5,750.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	4,350.00
300-241-53409	VIDEO RECORDING	1,400.00
300-241-54100	HURA UTILITIES	1,413.43
300-241-55201	ICRMP INSURANCE PREMIUM	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	41.88
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,180.00
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00
300-241-55901	HURA BANKING FEES & CHARGES	67.00
300-241-56101	OFFICE SUPPLIES	66.60
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	2,194.79
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	25,595.73
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	798.00
300-899-58004	HURA ARTS	0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00
300-899-59902	PROPERTY ACQUISITION	881,309.93
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	0.00
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	385.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPR	0.00



PERIOD ENDING 03/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISORY NOTE	0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	26,268.11
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRU	277,301.00
300-899-59915	HURA CITY HALL REMODLE	0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	82,996.97
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		1,314,856.92
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		5,773,716.39
BEG. FUND BALANCE		6,237,090.98
+ NET OF REVENUES & EXPENDITURES		(468,876.65)
= ENDING FUND BALANCE		5,768,214.33
+ LIABILITIES		5,502.06
= TOTAL LIABILITIES AND FUND BALANCE		5,773,716.39

PERIOD ENDING 03/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BGDG USED
		NORMAL	(ABNORMAL)	2023-24 AMENDED BUDGET NORMAL	BALANCE (ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Revenues						
Dept 212 - FUND BALANCE CARRYOVER						
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00	4,573,656.00	4,573,656.00		0.00
Total Dept 212 - FUND BALANCE CARRYOVER		0.00	4,573,656.00	4,573,656.00		0.00
Dept 311 - REAL PROPERTY TAXES						
300-311-41110	PROPERTY TAXES CURRENT	687,975.36	939,000.00	251,024.64		73.27
300-311-41111	PROPERTY TAXES DELINQUENT	2,071.76	0.00	(2,071.76)		100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00	0.00	0.00		0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	9,467.98	0.00	(9,467.98)		100.00
Total Dept 311 - REAL PROPERTY TAXES		699,515.10	939,000.00	239,484.90		74.50
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	136,390.17	40,000.00	(96,390.17)		340.98
Total Dept 361 - INTEREST REVENUES		136,390.17	40,000.00	(96,390.17)		340.98
Dept 390 - OTHER FINANCING SOURCES						
300-390-47006	PROCEEDS FROM SALE OF LAND	0.00	0.00	0.00		0.00
300-390-47008	HURA PUBLIC PARKING LOT LEASE	100.00	100.00	0.00		100.00
300-390-47009	HURA 58 E ORCHARD RENTAL	9,975.00	17,940.00	7,965.00		55.60
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00	0.00	0.00		0.00
Total Dept 390 - OTHER FINANCING SOURCES		10,075.00	18,040.00	7,965.00		55.85
TOTAL REVENUES		845,980.27	5,570,696.00	4,724,715.73		15.19
Expenditures						
Dept 241 - OPERATING & ADMINISTRATIVE						
300-241-53101	AUDIT	5,750.00	5,000.00	(750.00)		115.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	4,350.00	15,000.00	10,650.00		29.00
300-241-53409	VIDEO RECORDING	1,400.00	3,600.00	2,200.00		38.89
300-241-54100	HURA UTILITIES	1,413.43	2,500.00	1,086.57		56.54
300-241-55201	ICRMP INSURANCE PREMIUM	0.00	2,032.00	2,032.00		0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	1,593.48	4,000.00	2,406.52		39.84
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	41.88	400.00	358.12		10.47
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,180.00	3,000.00	820.00		72.67
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,145.00	5,000.00	3,855.00		22.90
300-241-55901	HURA BANKING FEES & CHARGES	67.00	0.00	(67.00)		100.00
300-241-56101	OFFICE SUPPLIES	66.60	200.00	133.40		33.30
Total Dept 241 - OPERATING & ADMINISTRATIVE		18,007.39	40,732.00	22,724.61		44.21
Dept 248 - PROFESSIONAL SERVICES						
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00	10,000.00	10,000.00		0.00
300-248-53204	HURA CITY STAFF SUPPORT	2,194.79	9,600.00	7,405.21		22.86
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	25,595.73	100,000.00	74,404.27		25.60
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	798.00	1,900.00	1,102.00		42.00
Total Dept 248 - PROFESSIONAL SERVICES		28,588.52	121,500.00	92,911.48		23.53
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00	5,000.00	5,000.00		0.00
300-899-59901	HURA INFRASTRUCTURE PROJECTS	0.00	1,500,000.00	1,500,000.00		0.00
300-899-59902	PROPERTY ACQUISITION	881,309.93	2,760,000.00	1,878,690.07		31.93
300-899-59905	HURA PROP IMPR 9627/9667 N GOVT	0.00	0.00	0.00		0.00
300-899-59906	HURA PROP IMPR 47 W HAYDEN AVE	0.00	0.00	0.00		0.00
300-899-59907	HURA HAYDEN AVE/FINAL DSGN & CONST	0.00	0.00	0.00		0.00
300-899-59908	HURA H-6 BASIN PROMISSORY NOTE	0.00	125,000.00	125,000.00		0.00
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	385.00	5,000.00	4,615.00		7.70
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPROV	0.00	30,000.00	30,000.00		0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00	0.00	0.00		0.00
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE	0.00	15,000.00	15,000.00		0.00
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	26,268.11	250,000.00	223,731.89		10.51
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTION	277,301.00	0.00	(277,301.00)		100.00
300-899-59915	HURA CITY HALL REMODLE	0.00	0.00	0.00		0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	82,996.97	0.00	(82,996.97)		100.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00	5,000.00	5,000.00		0.00

PERIOD ENDING 03/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		2023-24 AMENDED BUDGET NORMAL	AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)			
Fund 300 - HAYDEN URBAN RENEWAL AGENCY						
Expenditures						
Total Dept 899 - CAPITAL PURCHASES/PROJECTS		1,268,261.01		4,695,000.00	3,426,738.99	27.01
Dept 900 - FUND BALANCE CARRYFORWARD						
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00		0.00	0.00	0.00
Total Dept 900 - FUND BALANCE CARRYFORWARD		0.00		0.00	0.00	0.00
TOTAL EXPENDITURES		1,314,856.92		4,857,232.00	3,542,375.08	27.07
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:						
TOTAL REVENUES		845,980.27		5,570,696.00	4,724,715.73	15.19
TOTAL EXPENDITURES		1,314,856.92		4,857,232.00	3,542,375.08	27.07
NET OF REVENUES & EXPENDITURES		(468,876.65)		713,464.00	1,182,340.65	65.72

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

Hayden Urban Renewal Agency  
Project Expenditures by Fiscal Year  
Through May 9, 2024

PROJECT	TOTAL	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Property purchase - public parking lot	408,161.99											
Downtown strategic plan	53,649.89											
City Hall façade remodel	213,360.20											
Gravel Cotton Club parking lot	2,627.01											
Govt Way reimbursement agreement	531,158.25											
Public art - bike rack City Hall	11,906.00											
HURA 2004-1 LID Participation	36,500.00											
Govt Way banners	8,777.34											
City Hall art display cases	3,110.00											
Property purchase - Capone's corner	130,592.14	130,592.14										
Property improvements - public parking lot	266,105.53	23,050.00	243,055.53									
CBD / Development Standards	83,295.00		71,901.50	11,393.50								
Public art - Epiphany at library	93,096.86		58,233.46	34,457.95			405.45					
Public art - Dusk and Dawn	66,392.52		19,500.00	33,892.52	\$13,000.00							
Public art - Utility Box Art Wrap	7,690.00								\$2,100.00	\$5,590.00		
Property purchase - carwash/barbershop	360,017.08		360,017.08									
Property purchase - 47 W Hayden	257,102.99		257,102.99									
Property purchase - 58 E Orchard	353,208.36				5,000.00	348,208.36						
Property improvements - 9627/9667 N Govt	62,315.53		38,415.81	9,719.19	353.96	13,826.57						
Property improvements - 47 W Hayden	29,680.41		1,981.88	27,661.32	37.21							
Hayden Ave/Final Dsgn & Const	1,128,327.96			49,025.00	\$21,150.00	\$8,310.00	\$5,215.00	768,800.37	275,827.59			
H-6 Basin Promissory Note	460,509.81				\$34,782.48	\$61,803.37	\$67,030.08	61,261.66	61,344.14	47,606.99	84,740.95	41,940.14
Property improvements - 58 E Orchard	16,233.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,547.00	385.00
Gov't Way/Miles Intersection Improvements	114,067.20							16,683.30	93,115.90	4,268.00		
Gov't Way Traffic Study	44,910.00								44,909.40	0.60		
City Hall Remodel	250,000.00										250,000.00	
Ramsey Rd Sewer Phase 3- Design	185,100.00										124,260.18	26,268.11
Ramsey Rd Sewer Phase 3- Construction	285,791.00											277,301.00
Croffoot Park Athletic Improvements	1,300,000.00											539,818.92
Property Purchase - 9178 N Government	881,755.78											881,755.78
Chubb's LLC Promissory Note	80,995.95											7,142.40
Come Together Bench Program Reimbursement	25,000.00											
<b>TOTALS</b>	<b>6,763,686.72</b>	<b>153,642.14</b>	<b>1,050,208.25</b>	<b>166,149.48</b>	<b>74,323.65</b>	<b>434,698.30</b>	<b>73,931.00</b>	<b>850,556.33</b>	<b>479,639.21</b>	<b>57,783.59</b>	<b>464,548.13</b>	<b>1,774,611.35</b>

Based on the LHTAC Ramsey Road funding agreement, the max HURA contribution for these 3 projects is now \$1,299,753. To date, \$967,648.21 has been reimbursed; therefore \$332,104.79 remains across the three projects.

INVOICE REGISTER REPORT FOR CITY OF HAYDEN  
 EXP CHECK RUN DATES 05/13/2024 - 05/13/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
Vendor 0221 - AVISTA:							
3950382769-04/24							
45690	AVISTA	04/29/2024	05/13/2024	301.20	301.20	Open	N 05/13/2024
	9178 GOVERNMENT UTILITIES- ELECTRIC	apowers					
	300-241-54100	HURA UTILITIES		301.20			
	Total for vendor 0221 - AVISTA:			<u>301.20</u>	<u>301.20</u>		
Vendor 0185 - BREDESON LAW GROUP:							
1179							
45686	BREDESON LAW GROUP	05/07/2024	05/13/2024	675.00	675.00	Open	N 05/13/2024
	HURA- REVIEW REVISED MEETING AGENDA	apowers					
	300-241-53102	LEGAL/PROFESSIONAL SERVICES		675.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>675.00</u>	<u>675.00</u>		
Vendor 0028 - CITY OF HAYDEN:							
STAFF SUPPORT 04/24							
45550	CITY OF HAYDEN	04/30/2024	05/13/2024	1,029.18	1,029.18	Open	N 05/13/2024
	HURA CITY STAFF SUPPORT APRIL 2024	apowers					
	300-200-21402	HURA PAYABLE TO CITY OF HAYDEN		1,029.18			
POSTAGE APR 2024							
45551	CITY OF HAYDEN	04/30/2024	05/13/2024	2.56	2.56	Open	N 05/13/2024
	HURA POSTAGE APRIL 2024	apowers					
	300-200-21402	HURA PAYABLE TO CITY OF HAYDEN		2.56			
REIMB CROFFOOT 5/24							
45685	CITY OF HAYDEN	05/09/2024	05/13/2024	456,821.95	456,821.95	Open	N 05/13/2024
	REIMBURSEMENT FOR CROFFOOT PARK	apowers					
	300-899-59916	HURA CROFFOOT PARK EXPANSION		456,821.95			
	Total for vendor 0028 - CITY OF HAYDEN:			<u>457,853.69</u>	<u>457,853.69</u>		
Vendor 9205 - ID ST TAX COMMISSION TRAINING FUND:							
TRAINING FUND 4/2024							
45691	ID ST TAX COMMISSION TRAINING FUND	04/01/2024	05/13/2024	145.00	145.00	Open	N 05/13/2024
	URBAN RENEWAL & THE NEW CONSTRUCTION	apowers					
	300-241-55801	TRAVEL, MEETINGS, TRAINING		145.00			
	Total for vendor 9205 - ID ST TAX COMMISSION TRAINING FUND:			<u>145.00</u>	<u>145.00</u>		
Vendor 9339 - KNOCK LLC:							
4458							
45692	KNOCK LLC	04/09/2024	05/13/2024	400.00	400.00	Open	N 05/13/2024
	HURA: FEBRUARY HURA LIVE STREAM	apowers					
	300-241-53409	VIDEO RECORDING		400.00			



INVOICE REGISTER REPORT FOR CITY OF HAYDEN  
 EXP CHECK RUN DATES 05/13/2024 - 05/13/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
4459 45693	KNOCK LLC HURA: APRIL HURA LIVE STREAM VIDEO 300-241-53409	04/09/2024 apowers	05/13/2024	400.00	400.00	Open	N 05/13/2024
	VIDEO RECORDING			400.00			
	Total for vendor 9339 - KNOCK LLC:			<u>800.00</u>	<u>800.00</u>		

Vendor 0230 - WELCH COMER & ASSOCIATES INC.:

41388000-015 45552	WELCH COMER & ASSOCIATES INC. HURA- GENERAL SERVICES 300-248-53205	04/02/2024 apowers	05/13/2024	10,648.72	10,648.72	Open	N 05/13/2024
	HURA EXECUTIVE DIRECTOR CONTRACT			10,648.72			
	Total for vendor 0230 - WELCH COMER & ASSOCIATES INC.:			<u>10,648.72</u>	<u>10,648.72</u>		

# of Invoices:	9	# Due:	9	Totals:	470,423.61	470,423.61
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:					<u>470,423.61</u>	<u>470,423.61</u>

--- TOTALS BY FUND ---

300 - HAYDEN URBAN RENEWAL AGENCY	470,423.61	470,423.61
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--- TOTALS BY DEPT/ACTIVITY ---

200 - OTHER LIABILITIES	1,031.74	1,031.74
241 - OPERATING & ADMINISTRATIVE	1,921.20	1,921.20
248 - PROFESSIONAL SERVICES	10,648.72	10,648.72
899 - CAPITAL PURCHASES/PROJECTS	456,821.95	456,821.95

Keys:

Garage Opener:

Mail Key:

**RESIDENTIAL LEASE RENTAL AGREEMENT AND DEPOSIT RECEIPT**

**Solid Rock Property Management**

Received from Robert Spang & Christie Janusz, hereinafter referred to as the Tenant, the sum of \$1,625.00 (One thousand six hundred twenty five and 00/100 DOLLARS), evidenced by Solid Rock Property Management, as a deposit which, upon acceptance of this agreement, the Owner of the premises, hereinafter referred to as Owner, shall apply said deposit as follows:

	Total	Received	Balance
Rent for the period from <u>6/1/2024-6/30/2024</u>	<u>\$1625.00</u>	_____	_____
Security deposit (not applicable toward last month's rent)	<u>\$0.00</u>	_____	_____
Other (Pre-Paid Rent, Pet deposit, etc.) .....	_____	_____	_____
Total.....	<u>\$1,625.00</u>	_____	_____

In the event this agreement is not accepted by the Owner or his authorized agent, within 30 days, the total deposit received shall be refunded. Tenant hereby offers to rent from the Owner the premises situated in the City of Hayden, County of Kootenai, State of Idaho, described as 58 E. Orchard Ave., and consisting of 5 Bed/2 Bath Single Family Home upon the following TERMS and **CONDITIONS**:

1. **TERM:** The term hereof shall commence on June 1st, 2024 and continue (check one of the two following alternatives):
  - X Until May 31st, 2025, for a total rent of \$19,500.00 (Nineteen thousand five hundred and 00/100 Dollars).
  - On a month-to-month basis thereafter, until either party shall terminate the same by giving the other party a 30-day written notice delivered by mail, in person, or posted visibly on residence.
2. **RENT:** Rent shall be \$1,625.00, per month, payable in advance, upon the 1<sup>st</sup> day of each calendar month to Owner or his authorized agent at the following address: 3931 N Schreiber Way, Coeur d'Alene, ID 83814. Late charge of \$15.00 per day on the delinquent amount, beginning on the 5<sup>th</sup> day after due date. Tenant further agrees to pay \$35.00 for each dishonored bank check. The late charge period is not a grace period, and Owner is entitled to make written demand for any rent if not paid when due. Any unpaid balances remaining after termination of occupancy are subject to 1 ½% interest per month of the maximum rate allowed by law.
3. **MULTIPLE OCCUPANCY:** It is expressly understood that this agreement is between the Owner and each signatory jointly and severally. Each signatory shall be responsible for timely payment of rent and performance of all other provisions of this agreement. If one tenant decides to leave the lease, all tenants must leave.
4. **UTILITIES:** Tenant shall be responsible for the payment of all utilities and services (water, sewer, garbage, electric), except: WS. If tenants are late for more than two months on their utilities, Owner or his

authorized agent may give tenant 30-day notice to vacate regardless of what term is left on their lease.

5. **USE:** The premises shall be used exclusively as a residence for no more than 5 persons. Guests staying more than a total of 14 days in a calendar year without consent of Owner shall constitute a violation of this agreement.
6. **ANIMALS:** No animals shall be brought on the premises without prior consent of the Owner in writing.
7. **VEHICLES:** Tenants agree that vehicles will be parked at their own risk. These vehicles must be both operable and currently licensed. Non-operating and/or vehicles without current registration stickers must be removed from the property within 30 days.
8. **HOUSE RULES:** In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including, but not limited to, rules with respect to noise, odors, disposal of refuse, animals, parking, and use of common areas. Tenant shall not have a waterbed on the premises without prior written consent of the Owner.
9. **ORDINANCES AND STATUTES:** Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. If you are located in a rent control area, contact Rent and Arbitration Board for your legal rights.
10. **ASSIGNMENT AND SUBLETTING:** Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner.
11. **MAINTENANCE, REPAIRS, OR ALTERATIONS:** Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may at any time give Tenant a written inventory of furniture and furnishings on the premises and Tenant shall be deemed to have possession of all said expense. At all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Tenant shall not paint, paper, or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds, if such grounds are a part of the premises and are exclusively for the use of the Tenant. Tenant shall not commit any waste upon said premises, or any nuisance or act which may disturb the quiet enjoyment of any tenant in the building.
12. **INVENTORY:** Any furnishings and equipment to be furnished by Owner shall be set out in a special inventory. The inventory shall be signed by both Tenant and Owner concurrently with this Lease and shall be a part of this Lease.
13. **DAMAGES TO PREMISES:** If the premises are so damaged by fire or from any other cause as to render them untenable, then either party shall have the right to terminate this Lease as of the date on which such damage occurs, through written notice to the other party, to be given within fifteen (15) days after occurrence of such damage: except that should such damage or destruction occur as the result of the abuse or negligence of Tenant, or his invitees, then Owner only shall have the right to termination. Should this right be exercised by Owner or Tenant, then rent for the current month shall be prorated between the parties as of the date the damage occurred, and any prepaid rent and unused security deposit shall be refunded to Tenant. If this Lease is not terminated, then Owner shall promptly repair the premises and there shall be a proportionate reduction of rent until the premises are repaired and ready for Tenant's occupancy. The proportionate reduction shall be based on the extent to which the making of repairs interferes with Tenant's reasonable use of the premises.
14. **ENTRY AND INSPECTION:** Owner shall have the right to enter the premises: (a) in case of emergency; (b) to make necessary or agreed repairs, decorations, alterations, improvements, supply necessary or agreed services, exhibit the premises to prospective or actual buyers, mortgagees, tenants, workmen, or contractors; (c) when tenant has abandoned or surrendered the premises. Except under (a) and (c), entry

may be made only during normal business hours; and at least 24 hours prior to notice to Tenant.

15. **SALE OF PROPERTY:** Tenant can be given a written 60-day notice to vacate the property if the Owner puts the house for sale on the market. Tenant will comply with 24-hour notice showing requests and keep the home in a presentable manner during showings. Tenant agrees to leave the premises during scheduled showings.
16. **INDEMNIFICATION:** Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises or any part thereof or in common areas thereof, unless such damage is the proximate result of the negligence or unlawful act of Owner, his agents, or his employees. Tenant agrees to hold Owner harmless from any claims for damages, no matter how caused, except for injury or damages caused by willful act or negligence of Lessor, his agents or employees. Owner's insurance does not cover Tenant's personal property.
17. **PHYSICAL POSSESSION:** If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this agreement to void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within 5 days of the commencement of the term hereof.
18. **DEFAULT:** If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, the Owner, at this option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonable believes that such abandoned property has no value, it may be discarded. All property on the premises shall be subject to a lien for the benefit of Owner securing the payment of all sums due hereunder, to the maximum extent allowed by law. In the event of default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at any time, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent of the balance of the term exceeds the amount of such rental loss which the Tenant proves could be reasonably avoided. In the case of an Eviction, once a judgment is passed by the Court's all personal belongings left on the premises are hereby abandoned.
19. **SECURITY DEPOSIT:** The security deposit set forth, if any shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obliged to, apply all portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the security deposit in payment of the last month's rent. Funds held at Mountain West Bank.
20. **REFUNDS:** The balance of all deposits shall be refunded within 30 days from date possession is delivered to Owner or his Authorized Agent, together with a statement showing any charges made against such deposits the 30 days starts when the keys are returned to the Authorized Agent or Owner. A self-stamped pre-addressed envelope must be turned into the Owner or his Authorized Agent before the security deposit will be refunded.
21. **ATTORNEY'S FEE AND COSTS:** In any action or proceeding involving a dispute between Owner, Tenant and/or Broker arising out of the execution of this agreement, or to collect commissions, or to enforce the terms and conditions of this agreement, or to recover possession of the premises from Tenant, the prevailing party shall be entitled to receive from the other party a reasonable attorney's fee, expert fees, appraisal fees and all other costs incurred in connection with such action or proceedings, to be determined by the court or arbitrator(s).
22. **WAIVER:** No failure of Owner to enforce any term hereof shall be deemed a waiver. The acceptance of rent by Owner shall not waive his right to enforce any term hereof.
23. **NOTICES:** Any notice which either party may give or is required to give, may be given by mailing the same, certified mail, to Tenant at the premises or to Owner at the address shown herein or at such other places as may be designated by the parties from time to time.
24. **HOLDING OVER:**

Any holding over after expiration hereof, with consent of Owner, shall become a month-to-month tenancy at a monthly rent of \$N/A payable in advance and otherwise subject to the terms hereof, as applicable, until either party shall terminate the same by giving the other party thirty {30} days written notice.

- 25. **TIME:** Time is of the essence of this agreement
- 26. **SMOKING/ILLEGAL DRUGS:** There is no smoking of any kind allowed inside the home at any time. This includes but is not limited to: cigarettes, cigars, vaping, hookah, etc. There is no tolerance for drug use of any kind. Violation of this is an immediate notice to vacate.
- 27. **CARPETS:** Tenant agrees to have Carpets professionally cleaned upon vacating the property and provide receipts upon moving out.
- 28. **CLEANING:** Tenant agrees upon vacating the property to clean to Solid Rock Property Management Cleaning List. The tenant will have the property cleaned to Solid Rock's cleaning standards upon move-out. If the property is not cleaned to this standard. Solid Rock will hire a professional cleaner that will be paid by the tenant's security deposit. \_\_
- 29. **Automobiles & Parking:** Tenants shall not use lawn for parking, washing or repairing automobiles nor shall they park an auto in any area other than designated parking areas. Inoperative vehicles or parts of vehicles are not permitted on any portion of the premises and presence of the same shall be construed as material breach of this agreement.

ADDITIONAL TERMS AND CONDITIONS are set forth below. Tenants are responsible for upkeeping the lawn care and snow removal. If applicable, Washer and dryer are the tenant's responsibility for all maintenance. If the washer and dryer breakdown it is not the owner's responsibility to replace.

**ENTIRE AGREEMENT:** the foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this agreement before the parties' execution hereof:

\_\_\_\_\_

The undersigned Tenant hereby acknowledges receipt of a copy hereof.

TENANT: \_\_\_\_\_ SIGN: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_ SIGN: \_\_\_\_\_ DATE: \_\_\_\_\_

TENANT EMAILS: \_\_\_\_\_

TENANTS PHONE #'s: \_\_\_\_\_

TENANTS PHONE #'s: \_\_\_\_\_

Solid Rock Property Management Company

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

**SOLID ROCK PROPERTY MANAGEMENT**

3931 N Schreiber Way, Coeur d'Alene, ID 83815

208.665.2299 – solidrockpm@gmail.com

**PARTICIPATION AGREEMENT FOR FINANCING OF IMPROVEMENTS  
SMA-7905, RAMSEY RD, WYOMING AVE TO  
LANCASTER RD**

This Agreement is entered into between the Hayden Urban Renewal Agency (the "Agency") and the City of Hayden (the "City") relating to the financing of portions of the SMA-7905, Ramsey Road, Wyoming Avenue to Lancaster Road project (the "Project"). The City and the Agency are each referred to herein as a "Party" and collectively as the "Parties."

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

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

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

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

WHEREAS, pursuant to the Act, the Law and Plan, the Agency is authorized to carry out the purposes and various projects under the Plan and to enter into and carry out contracts or agreements in connection therewith, including but not limited to, "the strengthening of the economic base of the Project Area and the community by the installation of needed public improvements and facilities to stimulate new commercial expansion, employment, and economic growth" and "the construction and improvement of major street corridors to allow traffic flows to move through the development ..." that is consistent with the goals of the Plan; and

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

WHEREAS, the Project is federally-funded and administered by the Local Highway Technical Assistance Council (LHTAC) and LHTAC is estimating a \$3.04 million construction funding shortfall. The City has committed \$1.28 million in ARPA funds, but the project still has a projected \$1.76 million gap in construction funding shortfall.

WHEREAS, City must provide LHTAC all construction funds for the Project in June 2024 for LHTAC to commence with advertising the project for bids.

WHEREAS, the City has broken the project into two (2) phases, Phase 1A and 1B, but would like to construct both phases together for cost efficiency. A portion of Phase 1B is within the Agency's Revenue Allocation Area (RAA). No portion of Phase 1A is within the RAA boundary. Refer to Exhibit A for Phase 1A and 1B limits, as well as, the RAA limits.

WHEREAS, the City has estimated the portion of the Project within the RAA boundary (Phase 1B) to be \$963,000 for right of way (H00000112550 owned by RAD Properties, LLC) and \$2.24 million for construction for a total of \$3.20 million. The entirety of the RAD Property is within the RAA boundary.



WHEREAS, the City is projecting \$471,000 savings for two other projects the Agency is assisting the City with financing - N. Ramsey Road Sewer project (2.06.8) and the Croffoot Park Soccer Fields and Expansion project.

WHEREAS, Agency agreed at its April 8, 2024 regular meeting, in accordance with its Plan, and for the benefit of City and Agency, to contribute certain funds of Agency for the purpose of financing the Project's budgeted shortfall;

WHEREAS, pursuant to Idaho Code Section 50-2015(d)(1), the City and the Agency may enter into agreements (which agreements may extend over any period, notwithstanding any provisions or rule of law to the contrary), respecting action to be taken by the City pursuant to any of the powers granted by the Law; and

NOW THEREFORE, it is agreed as follows:

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

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

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

(b) Agency Financial Responsibilities. Agency is financially responsible to provide the City an amount not-to-exceed \$1,760,000 (the "Agency Contribution") which is inclusive of the \$471,000 projected savings from the projects aforementioned in this agreement. The Agency will not commit more than this sum. After the project bids, if final funding shortfalls are lower than anticipated, the excess funds shall be returned to the Agency.

(c) Invoices and Project Funding Summaries. City shall provide records to Agency 1) after bid award with an updated project funding summary, 2) in June of 2025 to inform the Agency's budget process, and 3) at the time of Project substantial completion with a Project summary and expected reimbursement to HURA (if applicable) at that time. The City shall not seek reimbursement for City staff time. Also, The City understands and acknowledges that the RAA has a finite life, and that all payments/reimbursements must be completed prior to the RAA maturity date of December 31, 2029. The City also understands and acknowledges that any costs or other obligations associated with the Project which are not documented and provided to the Agency by August 31, 2029 will not be an obligation or liability of the Agency.

3. **Payments by the Agency.**

(a) Construction and Property Acquisition Costs. Provided that the City is in compliance with the terms and conditions of this Agreement, within thirty (30) days of execution of this Agreement the Agency will provide a lump sum payment to the City in the amount specified in Section 2(b) above.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**12. Notice and Receipt.**

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF HAYDEN

HAYDEN URBAN RENEWAL AGENCY

\_\_\_\_\_  
By: Alan Davis, Mayor

\_\_\_\_\_  
By: Ronda Mitchell, Chairperson

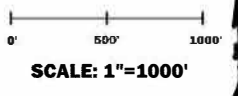
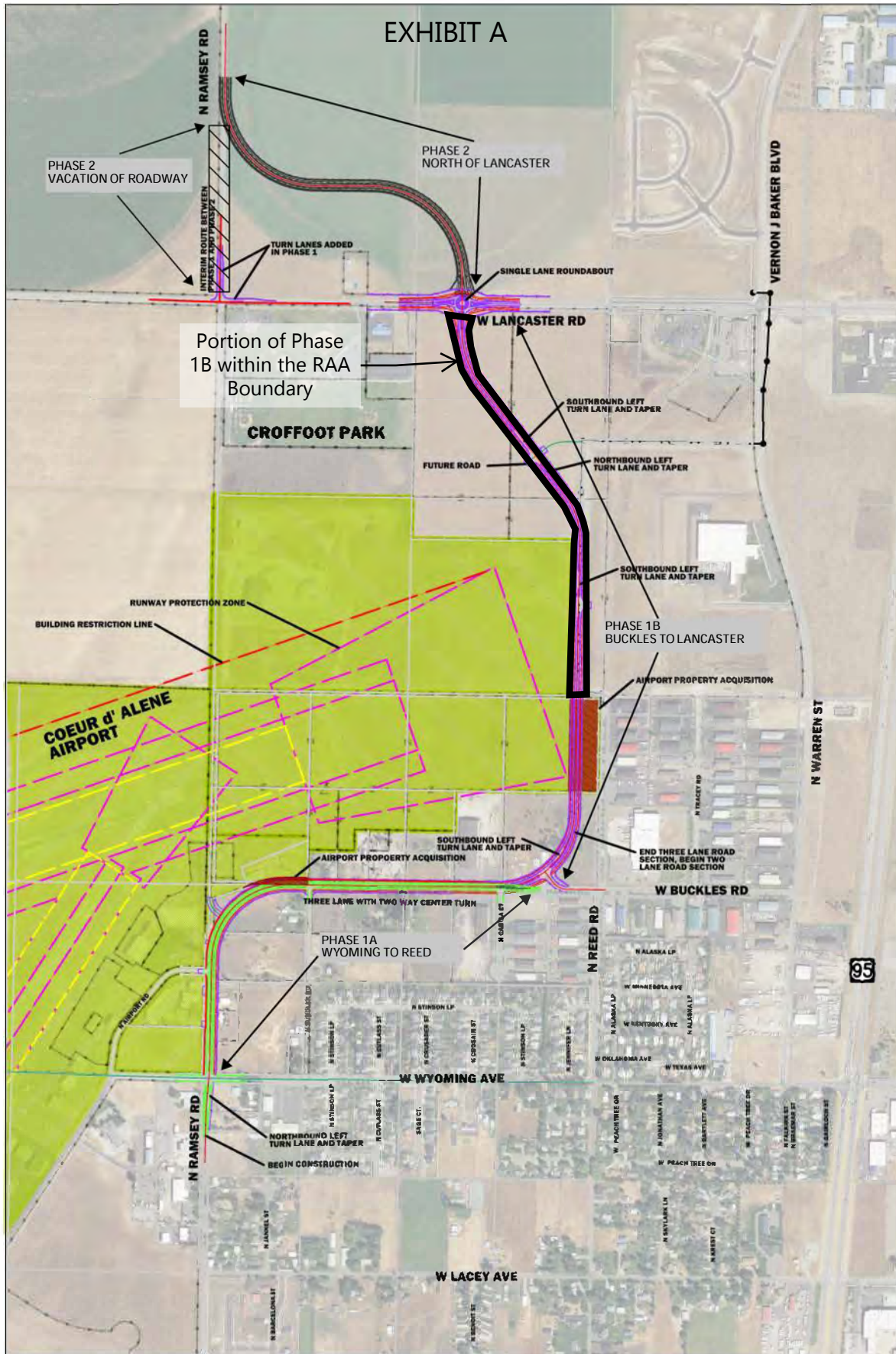
ATTEST

ATTEST

\_\_\_\_\_  
By: Abbi Sanchez, Clerk

\_\_\_\_\_  
Lindsay Spencer, Clerk

# EXHIBIT A



LEGEND	
	COEUR D'ALENE COUNTY (AIRPORT) LOCAL CONTROLLED PROPERTY
	POSSIBLE AIRPORT ACQUISITION AREA
	EXISTING SANITARY SEWER WITH MANHOLES
	PHASE 1A
	PHASE 1B
	PHASE 2

**PRELIMINARY**  
MAY 28, 2020

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## Memorandum

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TO: HURA CHAIRMAN AND BOARD  
FROM: MELISSA CLEVELAND, EXECUTIVE DIRECTOR  
SUBJECT: EXECUTIVE DIRECTOR REPORT  
DATE: 5/9/2024  
CC: LINDSAY SPENCER, CLERK

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### OPAs

Nothing new has come in to execute the Hayden Pickleball OPA. The documentation necessary to execute the Marketplace at Miles promissory note came in and the promissory note will be signed and does not require board approval.

### Owl Cafe

I had a conversation with Jim Dunn of the Hayden Senior Center. He said a facility would need to be 8,500 to 9,000 square feet to meet their needs. The Owl Café building does not meet their needs. They are OK for now sharing the Shriner's Facility on Lancaster but do eventually want a permanent facility. They are willing to share space with a community center.

I talked with the City Recreation Director, Suzie Cano. There is still a need for indoor sports courts, four to five offices for City recreation staff, and multipurpose rooms if a community/senior center is constructed. The Owl Café building is too small to meet the City's needs for recreation.

I talked to Nancy Mabile at PAC. She indicated that Hayden is not eligible for grants for a community center but would be for a senior center. Senior centers cannot be shared with a community center to receive the grant. Grants for senior centers are \$245,000 maximum. Cannot just be planning or design, must have resources to build it. However, it is possible to get multiple grants in multiple years.

I talked with Donna Phillips, Community Development Director for the City. She indicated that since the non-conforming use has been vacant for more than one-year, it cannot be re-started without bringing the site and building up to code. Therefore, even just renting the facility to someone to run a restaurant is not an option without significant upgrades.

Ronda and I met Mitch Silver who runs a business that auctions restaurants and large estates and came recommended. He met us at the Owl Café and walked through it with us. Ultimately, he said there is not enough value to hold an auction. He said the Owl Café sign is valuable. He suggested contacting a salvage company to come clear out the rest of the items.

### HURA Boundary Expansion

The City administrator is working on getting consultants onboard to assist the City in expanding the HURA district.

### Budget

We plan to workshop the FY 25 budget at the next meeting. I will not be present at the August meeting, so I'm hoping we can hold the budget hearing at the July meeting.