

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

Regular Meeting
City Hall
City Council Chambers

September 9, 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 regular meeting August 19, 2024
2. Bills
3. Financial Reports

NEW BUSINESS

1. Resolution 24-03 – Recommending Deterioration Declaration for Expansion Area (Action Item)
2. Next Steps for Owl Café (Action Item)
3. Next Steps for 58 E Orchard (Action Item)

REPORTS AND OTHER NON-ACTION ITEM DISCUSSION

1. Executive Director's Report

NEXT MEETING

October 15, 2024 – Regular Meeting (Third Tuesday)

ADJOURNMENT (Action Item)

Live Stream: https://youtube.com/live/_bYGO8EgdJk?feature=share

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

City Hall
City Council Chambers
Regular Meeting
August 19, 2024
3:00 p.m.

MINUTES

CALL TO ORDER

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

ROLL CALL OF BOARD MEMBERS

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

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

Mr. Meyer led the pledge of allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA

No additions or corrections to the agenda.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

VISITOR/PUBLIC COMMENT

No visitors or public comment.

CONSENT CALENDAR (Action Items)

1. Minutes
2. Bills
3. Financial Reports

Mr. Meehan moved to approve the Consent Calendar. Mr. Meyer seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by majority roll call vote.

NEW BUSINESS

1. FY23 Audit Presentation by Alpine Summit CPA (Action Item)

The FY23 Audit was presented by Toni Hackwith with Alpine Summit CPA via Go To Meeting. Ms. Hackwith mentioned two reports, the independent auditor's report and internal control over financial reporting and compliance regulations. One item mentioned is not in compliance, due to the filing deadline of June 30th of each year and is currently beyond that date. This compliance item should not be an issue in the future. Ms. Hackwith addressed all questions by the Board.

Ms. Richards moved to approve the FY23 Audit. Mr. Meehan seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by majority roll call vote.

2. Resolution 24-02 Declaration of Surplus Personal Property

Ms. Cleveland introduced the items in the Owl Café to declare surplus personal property for the auction. Auction is scheduled for August 25-29, 2024.

Mr. Meyer moved to approve the Resolution 24-02 Declaration of Surplus Personal Property. Mr. Roetter seconded the motion.

ROLL CALL OF BOARD MEMBERS

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

The motion was approved by majority roll call vote.

REPORTS

1. Executive Director's Report

Ms. Cleveland presented the Executive Director's memo. Nothing new on OPA's.

Owl Café: Water was turned off. Gas is on, but turned off at the valves. Requested the City pause the sewer bill.

HURA Boundary Expansion: Working with City and Consultant on eligibility study. Expect a resolution at the September meeting to recommend the deteriorated properties to Council.

58 E. Orchard: Received statement of work complete and invoice. Completed everything initially asked for.

HURA Property Planning: The RFQ package has not been completed, we expect to have something in the next coming months. Chair Mitchell asked for a workshop on this item at the next meeting.

NEXT REGULAR MEETING

September 9, 2024

ADJOURNMENT (Action Item)

Mr. Roetter motioned to adjourn the meeting. Ms. Richards seconded the motion.

All members present voted to affirm. The motion passed.

The meeting adjourned at 3:29 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: 07/31/2024

Account No.: 27000934 Page: 1

REGULAR BUSINESS SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 06/28/24		5,000.00
Debits	4	133,397.87
Automatic Withdrawals	2	380,230.56
Automatic Deposits	5	513,628.43 +
Ending Balance On 07/31/24		5,000.00
Average Balance (Ledger)	5,000.00 +	

ALL CREDIT ACTIVITY

Date	Description	Amount
07/08/24	STATE TREASURER MIXED	80,662.19
07/16/24	MCMG TFR FROM 000024001109	228.89
07/17/24	MCMG TFR FROM 000024001109	127,919.50
07/22/24	MCMG TFR FROM 000024001109	5,249.48
07/25/24	KOOTENAI COUNTY PAY INV	299,568.37

ELECTRONIC DEBITS

Date	Description	Amount
07/08/24	MCMG TFR TO 000024001109	80,662.19
07/25/24	MCMG TFR TO 000024001109	299,568.37

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
07/17/24	1783	127,594.50	07/16/24	1785	228.89			
07/17/24	1784	325.00	07/22/24	1786	5,249.48			

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 06/28/24 was 5,000.00

Date	Balance	Date	Balance	Date	Balance
07/08/24	5,000.00	07/17/24	5,000.00	07/25/24	5,000.00
07/16/24	5,000.00	07/22/24	5,000.00		



Continued

2/129/1



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: **07/31/2024**

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

This Statement Cycle Reflects 33 Days

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



Continued

2/129/2



HAYDEN URBAN REN AGENCY HURA
 Account No. : 27000934
 Stmt. Date : 07/31/2024

Bank : 017
 Images : 4
 Page : 3

IMAGE STATEMENT

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

bankcda
 07/05/2024

001783
 93-3821231

\$127,594.50

PAY: ***ONE HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED NINETY-FOUR AND 50/100 DOL.

CITY OF HAYDEN
 8930 N GOVERNMENT WAY
 HAYDEN, ID 83835

Randall B. Middle
Jay E. Richards

⑈001783⑈ ⑆123103826⑆ 27000934⑈

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

bankcda
 07/05/2024

001784
 93-3821231

\$325.00

PAY: ***THREE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS*****

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

Randall B. Middle
Jay E. Richards

⑈001784⑈ ⑆123103826⑆ 27000934⑈

AMT: 127,594.50 STS: Paid
 CHK: 1783 DATE: 07/17/2024 SEQ: 80102870

AMT: 325.00 STS: Paid
 CHK: 1784 DATE: 07/17/2024 SEQ: 80300090

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

bankcda
 07/05/2024

001785
 93-3821231

\$228.89

PAY: ***TWO HUNDRED TWENTY-EIGHT AND 89/100 DOLLARS*****

AVISTA
 1411 E MISSION AVE
 SPOKANE, WA 99252-0001

Randall B. Middle
Jay E. Richards

⑈001785⑈ ⑆123103826⑆ 27000934⑈ ⑈0000022889⑈

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

bankcda
 07/05/2024

001786
 93-3821231

\$5,249.48

PAY: ***FIVE THOUSAND TWO HUNDRED FORTY-NINE AND 48/100 DOLLARS*****

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

Randall B. Middle
Jay E. Richards

⑈001786⑈ ⑆123103826⑆ 27000934⑈

AMT: 228.89 STS: Paid
 CHK: 1785 DATE: 07/16/2024 SEQ: 80001190

AMT: 5,249.48 STS: Paid
 CHK: 1786 DATE: 07/22/2024 SEQ: 80202840

09/05/2024 03:00 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 301 (HURA CHECKING)
FROM 07/01/2024 TO 07/31/2024
Reconciliation Record ID: 1212

Beginning GL Balance:	304,568.37
Less: Cash Disbursements	(133,397.87)
Less: Journal Entries/Other	(148,383.18)
	<hr/>

Ending GL Balance:	22,787.32
Ending Bank Balance:	5,000.00
Add: Miscellaneous Transactions	17,787.32
Add: Deposits in Transit	0.00
Less: Outstanding Checks	

Total - 0 Outstanding Checks:	
Adjusted Bank Balance	22,787.32
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
07/01/2024			300-102-11312 HURA BANKCDA CHECKING #0934		BEG. BALANCE		304,568.37
07/05/2024	CD	CHK	SUMMARY CD 07/05/2024			133,397.87	171,170.50
07/08/2024	GJ	JE	HURA TRANSFER LGIP #3354 TO BANKCDA	2778	80,662.19		251,832.69
07/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2775		380,230.56	(128,397.87)
07/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2775	133,397.87		5,000.00
07/31/2024	GJ	JE	HURA KOOTENAI COUNTY TAX RECEIPT JUL	2777	17,787.32		22,787.32
07/31/2024			300-102-11312	END BALANCE	231,847.38	513,628.43	22,787.32
GRAND TOTALS:					231,847.38	513,628.43	22,787.32



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: 07/31/2024

Account No.: 24001109 Page: 1

FIRST RATE BUSINESS MMDA SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 06/28/24		297,735.68
Debits		0.00
Automatic Withdrawals	3	133,397.87
Automatic Deposits	2	380,230.56+
Interest Added This Statement		352.27+
Ending Balance On 07/31/24		544,920.64
Annual Percentage Yield Earned	1.09 %	
Interest Paid This Year	3,693.30	
Interest Paid Last Year	3,719.85	
Average Balance (Collected)	360,096.94+	

ALL CREDIT ACTIVITY

Date	Description	Amount
07/08/24	MCMG TFR FROM 000027000934	80,662.19
07/25/24	MCMG TFR FROM 000027000934	299,568.37
07/31/24	INTEREST PAID	352.27

ELECTRONIC DEBITS

Date	Description	Amount
07/16/24	MCMG TFR TO 000027000934	228.89
07/17/24	MCMG TFR TO 000027000934	127,919.50
07/22/24	MCMG TFR TO 000027000934	5,249.48

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 06/28/24 was 297,735.68

Date	Balance	Date	Balance	Date	Balance
07/08/24	378,397.87	07/17/24	250,249.48	07/25/24	544,568.37
07/16/24	378,168.98	07/22/24	245,000.00	07/31/24	544,920.64

Continued

2/116/1



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

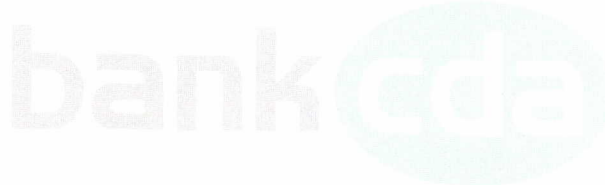
Statement Date: **07/31/2024**

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

This Statement Cycle Reflects 33 Days

**The Interest Earned And The Annual Percentage Yield Earned
Are Based On The Period 06/29/2024 Through 07/31/2024**

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



09/05/2024 03:03 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 302 (HURA SAVINGS)
FROM 07/01/2024 TO 07/31/2024
Reconciliation Record ID: 1213

Beginning GL Balance:	297,735.68
Add: Journal Entries/Other	247,184.96
	<hr/>
Ending GL Balance:	544,920.64
Ending Bank Balance:	544,920.64
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	544,920.64
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

09/05/2024 02:23 PM
User: apowers
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN
FROM 300-103-11313 TO 300-103-11313
TRANSACTIONS FROM 07/01/2024 TO 07/31/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
07/01/2024			300-103-11313 HURA BANKCDA SAVINGS #1109		BEG. BALANCE		297,735.68
07/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2775	380,230.56		677,966.24
07/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2775		133,397.87	544,568.37
07/31/2024	GJ	JE	HURA RECORD MONTHLY BANK ACTIVITY	2775	352.27		544,920.64
07/31/2024			300-103-11313	END BALANCE	380,582.83	133,397.87	544,920.64
GRAND TOTALS:					<u>380,582.83</u>	<u>133,397.87</u>	<u>544,920.64</u>



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

7/1/2024 through 7/31/2024

Summary

Beginning Balance	\$2,402,885.85	Fund Number	3354
Contributions	\$12,712.83	Distribution Yield	5.1776%
Withdrawals	(\$80,662.19)	July Accrued Interest	\$10,347.70
Ending Balance	\$2,334,936.49	Average Daily Balance	\$2,353,150.53

Detail

Date	Activity	Status	Type	Amount	Balance
07/01/2024	Beginning Balance				\$2,402,885.85
07/01/2024	Contribution	Processed	June Reinvestment	\$12,712.83	\$2,415,598.68
07/08/2024	Withdrawal	Processed	ACH	(\$80,662.19)	\$2,334,936.49
07/31/2024	Ending Balance				\$2,334,936.49

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.

09/05/2024 03:16 PM
User: apowers
DB: Hayden

BANK RECONCILIATION FOR CITY OF HAYDEN
Bank 303 (HURA LGIP)
FROM 07/01/2024 TO 07/31/2024
Reconciliation Record ID: 1214

Beginning GL Balance:	2,415,598.68
Less: Journal Entries/Other	(70,314.49)
	<hr/>
Ending GL Balance:	2,345,284.19
Ending Bank Balance:	2,334,936.49
Add: Miscellaneous Transactions	10,347.70
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	2,345,284.19
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

09/05/2024 02:24 PM
User: apowers
DB: Hayden

GL ACTIVITY REPORT FOR CITY OF HAYDEN
FROM 300-103-11328 TO 300-103-11328
TRANSACTIONS FROM 07/01/2024 TO 07/31/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 300 HAYDEN URBAN RENEWAL AGENCY							
07/01/2024			300-103-11328 HURA LGIP #3354		BEG. BALANCE		2,415,598.68
07/31/2024	GJ	JE	HURA RECORD LGIP INTEREST	2776	10,347.70		2,425,946.38
07/31/2024			300-103-11328	END BALANCE	10,347.70	0.00	2,425,946.38
GRAND TOTALS:					10,347.70		2,425,946.38

PERIOD ENDING 07/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 07/31/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Assets		
300-102-11312	HURA BANKCDA CHECKING #0934	22,787.32
300-103-11313	HURA BANKCDA SAVINGS #1109	544,920.64
300-103-11316	LGIP FMV ADJUSTMENTS (AUDIT)	9,369.00
300-103-11328	HURA LGIP #3354	2,345,284.19
300-105-11500	HURA PROPERTY TAXES RECEIVABLE	5,180.00
300-115-11502	HURA OTHER ACCTS RECEIVABLE	0.00
300-115-11513	HURA RECEIVABLE FROM CITY OF HAYDEN	0.00
300-130-11401	DUE FROM OTHER FUNDS	0.00
300-150-11591	HURA ICRMP PREPAID LIABILITY INS	0.00
300-150-11594	HURA DEPOSIT ON PROPERTY AQUISITION	0.00
300-160-11601	LAND	741,208.07
TOTAL ASSETS		3,668,749.22
Liabilities		
300-200-21402	HURA PAYABLE TO CITY OF HAYDEN	662.97
300-200-21403	HURA DEFERRED PROPERTY TAXES	5,146.00
300-200-21404	HURA INB NOTE	0.00
300-200-21405	HURA DEPOSIT ON SALE OF LAND	0.00
300-202-21101	HURA ACCOUNTS PAYABLE	0.00
300-202-21102	RETAINAGE PAYABLE	0.00
300-250-24999	SUSPENSE	0.00
TOTAL LIABILITIES		5,808.97
Fund Equity		
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
TOTAL FUND EQUITY		6,237,090.98
Revenues		
300-212-49550	HURA FUND BALANCE CARRYOVER	0.00
300-311-41110	PROPERTY TAXES CURRENT	1,061,622.93
300-311-41111	PROPERTY TAXES DELINQUENT	(1,284.15)
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96
300-361-46111	INTEREST REVENUES	200,376.09
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	14,970.00
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYD	0.00
TOTAL REVENUES		1,294,720.83
Expenditures		
300-241-53101	AUDIT	5,750.00
300-241-53102	LEGAL/PROFESSIONAL SERVICES	7,025.00
300-241-53409	VIDEO RECORDING	3,000.00
300-241-54100	HURA UTILITIES	3,760.15
300-241-55201	ICRMP INSURANCE PREMIUM	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	193.22
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	41.88
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,411.25
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,290.00
300-241-55901	HURA BANKING FEES & CHARGES	67.00
300-241-56101	OFFICE SUPPLIES	74.28
300-248-53203	STUDY/PROJECT PROFESSIONAL SERVICES	0.00
300-248-53204	HURA CITY STAFF SUPPORT	4,449.46
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	53,026.58
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,197.60
300-899-58004	HURA ARTS	0.00
300-899-59251	RAMSEY RD EX WYOMING/LANCASTER ROAD PI	1,760,000.00
300-899-59836	COME TOGETHER BENCH PROGRAM	19,528.00
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	41,940.14

PERIOD ENDING 07/31/2024

HURA TRIAL BALANCE

GL NUMBER	DESCRIPTION	END BALANCE 07/31/2024 NORMAL (ABNORMAL)
Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
Expenditures		
300-899-59909	HURA PROP IMPR 58 E ORCHARD AVE	385.00
300-899-59910	HURA GOVT WAY/MILES INTERSECTION IMPRO	0.00
300-899-59911	HURA GOVERNMENT WAY TRAFFIC STUDY	0.00
300-899-59912	HURA CHUBBS LLC PROMISSORY NOTE	7,142.40
300-899-59913	HURA SEWER RAMSEY RD DESIGN PHASE 3	26,268.11
300-899-59914	HURA RAMSEY RD SEWER PHASE 3 CONSTRUCTI	277,301.00
300-899-59915	HURA CITY HALL REMODEL	0.00
300-899-59916	HURA CROFFOOT PARK EXPANSION	772,710.56
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE	0.00
300-900-59550	HURA FUND BALANCE CARRYFORWARD	0.00
TOTAL EXPENDITURES		3,868,871.56
Total Fund 300 - HAYDEN URBAN RENEWAL AGENCY		
TOTAL ASSETS		3,668,749.22
BEG. FUND BALANCE		6,237,090.98
+ NET OF REVENUES & EXPENDITURES		(2,574,150.73)
= ENDING FUND BALANCE		3,662,940.25
+ LIABILITIES		5,808.97
= TOTAL LIABILITIES AND FUND BALANCE		3,668,749.22

PERIOD ENDING 07/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE		AVAILABLE		% BGD 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	1,061,622.93		939,000.00	(122,622.93)	113.06
300-311-41111	PROPERTY TAXES DELINQUENT	(1,284.15)		0.00	1,284.15	100.00
300-311-41112	PROPERTY TAXES PENALTIES & INTEREST	0.00		0.00	0.00	0.00
300-311-41113	PERSONAL PTAX EXEMPTION REPL	18,935.96		0.00	(18,935.96)	100.00
Total Dept 311 - REAL PROPERTY TAXES		1,079,274.74		939,000.00	(140,274.74)	114.94
Dept 361 - INTEREST REVENUES						
300-361-46111	INTEREST REVENUES	200,376.09		40,000.00	(160,376.09)	500.94
Total Dept 361 - INTEREST REVENUES		200,376.09		40,000.00	(160,376.09)	500.94
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	14,970.00		17,940.00	2,970.00	83.44
300-390-47010	HURA REIMBURSEMENTS FROM CITY OF HAYDEN	0.00		0.00	0.00	0.00
Total Dept 390 - OTHER FINANCING SOURCES		15,070.00		18,040.00	2,970.00	83.54
TOTAL REVENUES		1,294,720.83		5,570,696.00	4,275,975.17	23.24
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	7,025.00		15,000.00	7,975.00	46.83
300-241-53409	VIDEO RECORDING	3,000.00		3,600.00	600.00	83.33
300-241-54100	HURA UTILITIES	3,760.15		2,500.00	(1,260.15)	150.41
300-241-55201	ICRMP INSURANCE PREMIUM	0.00		2,032.00	2,032.00	0.00
300-241-55301	REAL PROPERTY ASSESSMENTS	193.22		4,000.00	3,806.78	4.83
300-241-55401	ADVERTISING, PUBLISHING, RECORDING	41.88		400.00	358.12	10.47
300-241-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS	2,411.25		3,000.00	588.75	80.38
300-241-55801	TRAVEL, MEETINGS, TRAINING	1,290.00		5,000.00	3,710.00	25.80
300-241-55901	HURA BANKING FEES & CHARGES	67.00		0.00	(67.00)	100.00
300-241-56101	OFFICE SUPPLIES	74.28		200.00	125.72	37.14
Total Dept 241 - OPERATING & ADMINISTRATIVE		23,612.78		40,732.00	17,119.22	57.97
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	4,449.46		9,600.00	5,150.54	46.35
300-248-53205	HURA EXECUTIVE DIRECTOR CONTRACT	53,026.58		100,000.00	46,973.42	53.03
300-248-54346	PROPERTY MGMT FEES - 58 E ORCHARD AVE	1,197.60		1,900.00	702.40	63.03
Total Dept 248 - PROFESSIONAL SERVICES		58,673.64		121,500.00	62,826.36	48.29
Dept 899 - CAPITAL PURCHASES/PROJECTS						
300-899-58004	HURA ARTS	0.00		5,000.00	5,000.00	0.00
300-899-59251	RAMSEY RD EX WYOMING/LANCASTER ROAD PROJECT	1,760,000.00		0.00	(1,760,000.00)	100.00
300-899-59836	COME TOGETHER BENCH PROGRAM	19,528.00		0.00	(19,528.00)	100.00
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	41,940.14		125,000.00	83,059.86	33.55
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	7,142.40		15,000.00	7,857.60	47.62
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 REMODEL	0.00		0.00	0.00	0.00

PERIOD ENDING 07/31/2024

HURA REVENUE & EXPENSE REPORT

GL NUMBER	DESCRIPTION	YTD BALANCE 07/31/2024		2023-24 AMENDED BUDGET NORMAL	AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)		NORMAL	(ABNORMAL)	
Fund 300 - HAYDEN URBAN RENEWAL AGENCY							
Expenditures							
300-899-59916	HURA CROFFOOT PARK EXPANSION		772,710.56	0.00		(772,710.56)	100.00
300-899-59917	MARKETPLACE AT MILES PROMISSORY NOTE		0.00	5,000.00		5,000.00	0.00
Total Dept 899 - CAPITAL PURCHASES/PROJECTS			3,786,585.14	4,695,000.00		908,414.86	80.65
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			3,868,871.56	4,857,232.00		988,360.44	79.65
Fund 300 - HAYDEN URBAN RENEWAL AGENCY:							
TOTAL REVENUES			1,294,720.83	5,570,696.00		4,275,975.17	23.24
TOTAL EXPENDITURES			3,868,871.56	4,857,232.00		988,360.44	79.65
NET OF REVENUES & EXPENDITURES			(2,574,150.73)	713,464.00		3,287,614.73	360.80

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-Per09-Jul2024	\$ 5,000.00	\$ 544,920.64	\$ 2,345,284.19	\$ -	\$ -	\$ 2,895,204.83	
2024-Per08-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	

Hayden Urban Renewal Agency
Project Expenditures by Fiscal Year
Through September 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	17,093.65					\$2,550.00	\$1,280.47	3,811.00	2,342.18	318.00	5,547.00	1,245.00
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	871,924.38											772,710.56
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											19,528.00
Ramsey Road Improvements: Wyoming to Lancaster	1,760,000.00											1,760,000.00
TOTALS	9,084,222.83	153,642.14	1,050,208.25	166,149.48	74,323.65	434,698.30	73,931.00	850,556.33	479,639.21	57,783.59	464,548.13	3,787,890.99

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 09/09/2024 - 09/09/2024
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: 301

Inv Num Inv Ref#	Vendor Description GL Distribution	Inv Date Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
Vendor 0185 - BREDESON LAW GROUP:							
1207 46545	BREDESON LAW GROUP HURA- ATTEND VIRTUAL MEETING W/ CITY apowers 300-241-53102	08/28/2024	09/09/2024	1,150.00	1,150.00	Open	N 09/09/2024
	LEGAL/PROFESSIONAL SERVICES			1,150.00			
	Total for vendor 0185 - BREDESON LAW GROUP:			<u>1,150.00</u>	<u>1,150.00</u>		
Vendor 0028 - CITY OF HAYDEN:							
POSTAGE AUGUST 2024							
46549	CITY OF HAYDEN HURA POSTAGE AUGUST 2024 300-200-21402	08/31/2024 apowers	09/09/2024	2.76	2.76	Open	N 09/09/2024
	HURA PAYABLE TO CITY OF HAYDEN			2.76			
STAFF SUPPORT 7/24							
46550	CITY OF HAYDEN HURA CITY STAFF SUPPORT JULY 2024 apowers 300-200-21402	07/31/2024	09/09/2024	261.17	261.17	Open	N 09/09/2024
	HURA PAYABLE TO CITY OF HAYDEN			261.17			
	Total for vendor 0028 - CITY OF HAYDEN:			<u>263.93</u>	<u>263.93</u>		
Vendor 0084 - ICRMP:							
18021-2025-1							
46546	ICRMP HURA ANNUAL ICRMP PREMIUM 10/01/2024 apowers 300-241-55201	09/01/2024	09/09/2024	2,642.00	2,642.00	Open	N 09/09/2024
	ICRMP INSURANCE PREMIUM			2,642.00			
	Total for vendor 0084 - ICRMP:			<u>2,642.00</u>	<u>2,642.00</u>		
Vendor 9339 - KNOCK LLC:							
4555							
46547	KNOCK LLC HURA: AUGUST 19, 2024 HURA MEETING apowers 300-241-53409	08/26/2024	09/09/2024	400.00	400.00	Open	N 09/09/2024
	VIDEO RECORDING			400.00			
	Total for vendor 9339 - KNOCK LLC:			<u>400.00</u>	<u>400.00</u>		
Vendor 9377 - SOLID ROCK PROPERTY MANAGEMENT 2 :							
SOLIDROCK 6/10/24							
46548	SOLID ROCK PROPERTY MANAGEMENT 2 HURA- RENTAL PROPERTY IMPROVEMENTS- apowers 300-899-59909	06/10/2024	09/09/2024	860.00	860.00	Open	N 09/09/2024
	HURA PROP IMPR 58 E ORCHARD AVE			860.00			
	Total for vendor 9377 - SOLID ROCK PROPERTY MANAGEMENT 2 :			<u>860.00</u>	<u>860.00</u>		

INVOICE REGISTER REPORT FOR CITY OF HAYDEN
 EXP CHECK RUN DATES 09/09/2024 - 09/09/2024
 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
# of Invoices:	6	# Due:	6	Totals:	5,315.93		5,315.93
# of Credit Memos:	0	# Due:	0	Totals:	0.00		0.00
Net of Invoices and Credit Memos:					<u>5,315.93</u>		<u>5,315.93</u>
--- TOTALS BY FUND ---							
	300 - HAYDEN URBAN RENEWAL AGENCY			5,315.93	5,315.93		
--- TOTALS BY DEPT/ACTIVITY ---							
	200 - OTHER LIABILITIES			263.93	263.93		
	241 - OPERATING & ADMINISTRATIVE			4,192.00	4,192.00		
	899 - CAPITAL PURCHASES/PROJECTS			860.00	860.00		

Hayden Urban Renewal Agency

District Expansion

Eligibility Report

The Metts Group
September 2024

Contents

Introduction	2
Reasons for Selection of the Expansion Area.....	4
10% rule	4
Existing and Future Land Use within the Expansion Area.....	5
Required Findings for the Expansion of Revenue Allocation Areas	6
Definitions of Deteriorated or Deteriorating Area	6
Findings by Node.....	8
Node 1A: Honeysuckle	8
Node 1B: Orchard Avenue	9
Node 1E: Miles Avenue	10
Node 1K: Lacey Avenue	11
Node 1F: Wyoming Avenue	12
All Nodes	13
Economic Underutilization: Other Evidence of a Deteriorating Area	14
Conclusions	15

Introduction

The Hayden Urban Renewal Agency (HURA) was established in 2005 by the Hayden City Council. On December 13, 2005 the Agency's Capital Development Plan (Hayden Urban Renewal District Revenue Allocation Area, or RAA) was adopted pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code (the "Law"), and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code (the "Act"), collectively the Law and the Act may be referred to as the "Urban Renewal Law." The RAA consists of approximately 720 acres.

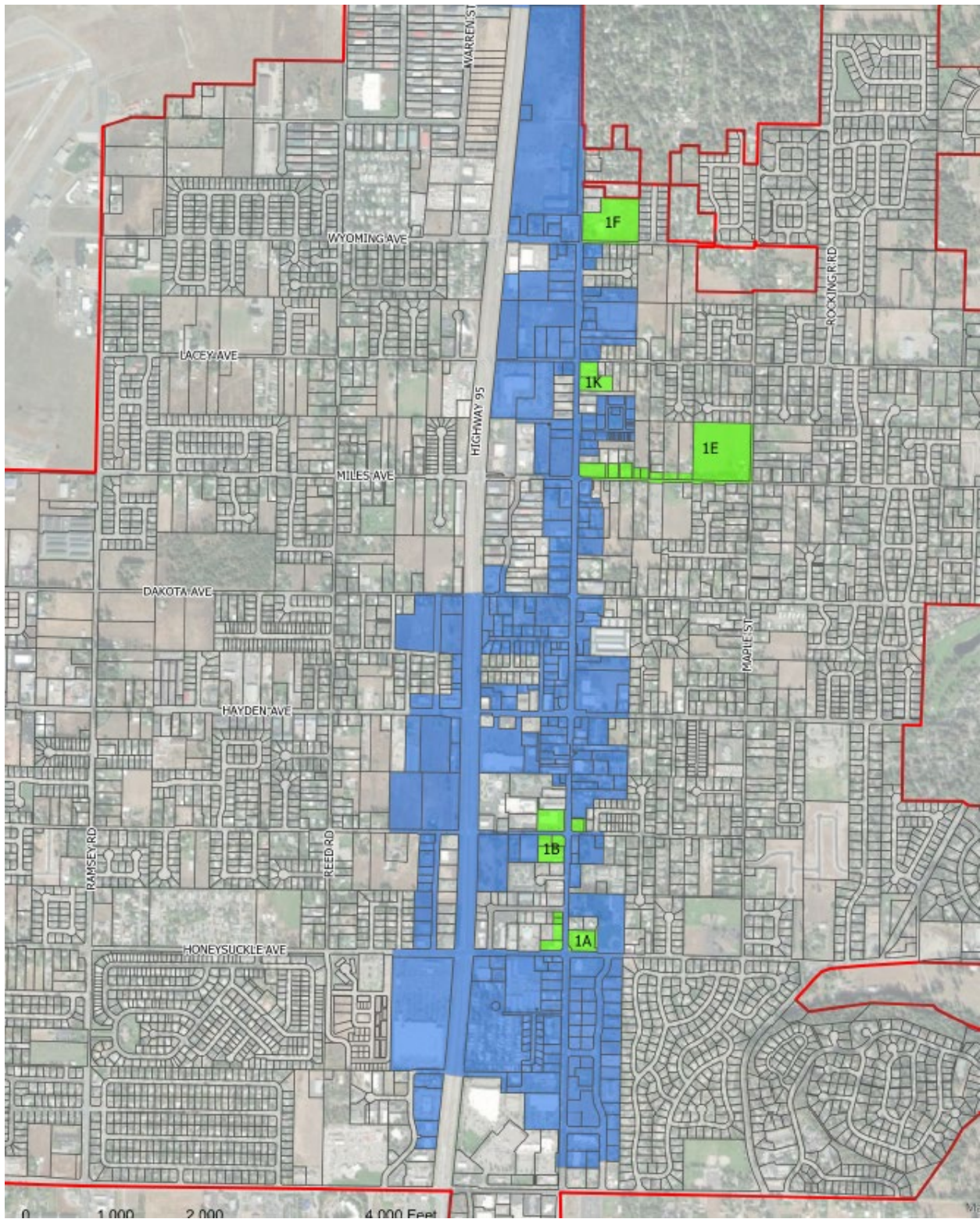
At the time of adoption, the District Plan's primary goals were for public improvements and facilities to: provide an improved environment for new commercial and Mixed-Use Development; eliminate unsafe conditions; assist potential owner participation and other developers to create appropriate development sites through consolidation of existing smaller parcels and, where necessary, through acquisition, demolition, and disposition activities; and otherwise prevent the extension of deterioration and reverse the deteriorating action of the area.

Urban Renewal Law provides eligibility factors and required findings for designation as an Urban Renewal Area ("URA"), as well as criteria for amendments to existing revenue allocation area ("RAA") boundaries. Idaho Code Section 50-2033 states after 2011, an existing RAA may be amended to expand the boundary one time during the life of an RAA. The proposed amendment to the HURA Plan does not trigger the base reassessment set forth in Idaho Code Section 50-2903A. As the Agency's Capital Development Plan (the "Plan") was adopted prior to July 1, 2016, the "grandfather" provision in Idaho Code Section 50-2903(4) applies, which states "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred."

Expansion areas are subject to the eligibility finding requirements for all URAs as defined in Idaho Code Sections 50-2018(8), (9) and 50-2903(8). Additionally, expansion areas may not exceed 10% of the existing RAA (the "10% Geographic Test") and must be contiguous to the existing RAA (Idaho Code Section 50-2033). Though the provisions of Idaho Code Section 50-2903A do not apply to the Plan, a plan amendment or modification to add area to an existing revenue allocation area pursuant to Idaho Code Section 50-2033 is a specifically identified exception to a base reset in Idaho Code Section 50-2903A(1)(a)(ii).

This Eligibility Report addresses 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.

Figure 1. Proposed Hayden Urban Renewal District Allocation Area Amendment



*blue indicates existing RAA boundary; green indicates proposed amended area.

**Please note that concerning Node 1E, only the first two parcels east of Government Way and north of Miles Avenue are considered in the expansion area; the remaining parcels are not being considered for inclusion in the existing RAA.

As the map 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.

Each node is uniquely distinct; therefore, we required each one to independently meet URA eligibility criteria. The Metts Group considered a node eligible only if the criteria were sufficiently present or significant enough to make a difference in the evaluation.

Reasons for Selection of the Expansion Area

The five nodes were strategically selected based on infrastructure improvements outlined in the Imagine Hayden Comprehensive Plan and were further validated by the 2040 Transportation Strategic Plan, 2040 Sewer Master Plan, and the Government Way Corridor Study.

10% rule

Idaho Code Section 50-2033 states that “...an 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...” The area to be added is 18.01 acres, which is 2.5% of the existing revenue allocation area.

Kootenai County provided the 2023 Estimated Market Values, assessing the proposed expansion area at \$18,601,417, including operating property value. When combined with the existing RAA, the total value of the proposed expansion area and the base value of the existing RAA is \$318,425,144. This amount represents slightly less than 10 percent of the City’s current assessed valuation of all taxable property, which totals \$322,165,907. The City’s overall taxable value for 2023 is \$3,221,659,065.

Table 1. Assessed Valuation by Node

	Acres	Values (2023)	% of 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	---	---

Table 2. Parcels by Node

2023 Value	Acres	Address
1A: Honeysuckle Avenue		
\$1,623,380.00	0.67	8882 N GOVERNMENT WAY #P
\$801,582.00	0.31	8882 N GOVERNMENT WAY #L
\$408,762.00	0.15	8882 N GOVERNMENT WAY #L
\$979,859.00	0.41	8882 N GOVERNMENT WAY #L
\$165,760.00	0.05	8882 N GOVERNMENT WAY #L
\$1,467,239.00	0.67	8827 N GOVERNMENT WAY
\$1,936,542.00	1.07	8885 N GOVERNMENT WAY
\$133,554.00	0.17	PARKING
141,839.00	0.17	24 W COMMERCE DR
7,516,678.00	3.67	
1B: Orchard Avenue		
\$1,058,041.00	1.25	9143 N GOVERNMENT WAY
\$891,382.00	0.44	88 W ORCHARD AVE
\$520,655.00	0.42	30 W ORCHARD AVE
\$3,870,620.00	1.75	9245 N GOVERNMENT WAY
\$1,053,011.00	0.47	9212 N GOVERNMENT WAY
\$1,000.00	0.12	PARKING
7,394,709.00	4.45	
1E: Miles Avenue		
\$990,746.00	1.09	10416 N GOVERNMENT WAY
\$258,194.00	0.50	105 E MILES AVE
1,248,940.00	1.59	
1F: Wyoming Avenue		
\$996,082.00	6.125	11236 N GOVERNMENT WAY
996,082.00	6.13	
1K: Lacey Avenue		
\$909,640.00	0.81	10762 N GOVERNMENT WAY
\$535,368.00	1.36	10724 N GOVERNMENT WAY
1,445,008.00	2.17	

Existing and Future Land Use within the Expansion Area

All properties contained within the expansion area are currently zoned commercial. The future land use plan's intention is to make it more uniform, designating all parcels along the east side of Government

Way as Mixed Use and keeping the parcels on the west side of Government Way commercial. As this plan gradually takes effect, existing uses may need additional infrastructure improvements to support new uses and future growth.

Required Findings for the Expansion of Revenue Allocation Areas

Idaho Code section 50-2008(a) states “[a]n urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.” It is our understanding and interpretation of the Urban Renewal Law that the Amendment Area should be held to the same standard as an eligibility study for a new URA would require.

Definitions of Deteriorated or Deteriorating Area

Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety morals or welfare.

2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or
- j) Any combination of such factors;

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

The criteria were evaluated in July and August 2024 by completing a windshield survey, an informal survey comprised of driving around the community, recording observations of the Study Area as well as obtaining information from the Kootenai County Assessor and other viable sources.

The Metts Group considered a node eligible only if the criteria were sufficiently present or significant enough to make a difference in the evaluation.

Findings by Node

Node 1A: Honeysuckle

The 1A node comprises five properties, collectively owned by nine different individuals, thereby satisfying the **diversity of ownership** criteria. The parcel at the northeast corner contains a single building with five distinct business condos. The largest unit, formerly occupied by Idaho Independent Bank, spans 7,000 square feet and is currently available for lease. The easternmost condo, leased by Rancho Viejo, shows signs of wear, including tarps on the roof and cracks in the pavement.

The parcel situated at the northwest corner of Honeysuckle and Government Way has a parking lot that is difficult to access from Honeysuckle, as the parking spaces are directly accessible from southbound Government Way only. Also, the parking is limited to four (4) spaces for the three (3) businesses it serves. This **faulty layout** restricts access to the businesses on that corner and pose a challenge for future development efforts.

The 2040 Transportation Strategic Plan concludes that Government Way is currently underperforming (between Prairie Avenue and Lancaster Road) and will not meet future service requirements given the existing conditions and anticipated growth, indicating a **defective or inadequate street layout**. More specifically, the intersection of Government Way and Honeysuckle Avenue operates at a level of service (LOS) E, indicating that the current design is inadequate for multi-modal functionality and safety. The high incidence of accidents in this area further underscores these concerns.

As the gateway to Hayden, Node 1A is a key flagship corner that can play a crucial role in strengthening the City's economic viability as it continues to grow.

Criteria

- Presence of substantial number of deteriorated or deteriorating structures???
- ✓ Predominance of defective or inadequate street layout;
- ✓ Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- ✓ Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Existence of conditions which endanger life or property by fire and other causes

Figure 2. Node 1A, Honeysuckle Avenue



Node 1B: Orchard Avenue

The 1B node consists of five parcels, totaling nearly 4.5 acres. The parcels and developments on the northside of Orchard Avenue are relatively new and aesthetically appealing. The southernmost parcel in node 1B is underutilized, with the land value exceeding the improvement value, indicating that the site as **deteriorated**. This node is currently unsuitable for bicycle and pedestrian activity because most of it lacks sidewalks or paved roadway shoulders on both sides of Orchard Avenue, contributing to a **faulty lot layout** (as defined earlier).

The 2040 Transportation Strategic Plan and the Government Way Corridor Study identify the Orchard Avenue intersection as deficient, with multiple driveways and access points contributing to a high concentration of crashes. This highlights the need for improvements to the **street layout** to address safety concerns.

Figure 3. Node 1B: Orchard Avenue



Criteria

- ✓ Presence of substantial number of deteriorated or deteriorating structures
- ✓ Predominance of defective or inadequate street layout;
- ✓ Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Existence of conditions which endanger life or property by fire and other causes

Node 1E: Miles Avenue

This node includes only two parcels, however, both parcels land value exceeds the improvement values, suggesting **deteriorated structures and site conditions**. The easternmost parcel (parcel #: H045013036AG) shares a driveway with the adjacent karate school. The parcel line includes a narrow strip that provides access to the more useable northern section of the property, resulting in a **faulty lot layout**. This node is currently unsuitable for bicycle and pedestrian activity because most of it lacks sidewalks or paved roadway shoulders on both sides of Miles Avenue, also contributing to a **faulty lot layout**.

The 2040 Transportation Strategic Plan identifies the Miles Avenue intersection as deficient, recommending a new traffic signal and turn lanes in the near term to improve the **inadequate street layout** and address congestion issues. The 2040 Sewer Master Plan also highlighted the need for sewer upgrades between Dakota Avenue and Wyoming Avenue.

Criteria

- ✓ Presence of substantial number of deteriorated or deteriorating structures
- ✓ Predominance of defective or inadequate street layout;
- ✓ Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Existence of conditions which endanger life or property by fire and other causes

Figure 4. Node 1E: Miles Avenue



Criteria

- ✓ Presence of substantial number of deteriorated or deteriorating structures
- ✓ Predominance of defective or inadequate street layout;
- ✓ Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Existence of conditions which endanger life or property by fire and other causes

Node 1K: Lacey Avenue

Node 1K consists of two parcels. The northernmost parcel, located at the corner of Lacey and Government Way, shows signs of **structural and site deterioration**, as indicated by the land value exceeding the improvement value. Furthermore, this node is currently unsuitable for bicycle and pedestrian activity because most of it lacks sidewalks or paved roadway shoulders on both sides of Lacey Avenue, contributing to a **faulty lot layout**.

Lacey Avenue is highlighted in the 2040 Transportation Strategic Plan, which recommends upgrading the stretch of Government Way between Miles Avenue and Wyoming (including Lacey Avenue) to a three-lane roadway with turn lanes, a signal at Lacey Avenue, as well as the addition of curbs, gutters, and sidewalks. This further signifies the **inadequate street layout** of Government Way.

The 2040 Sewer Master Plan also highlighted the need for sewer upgrades between Dakota Avenue and Wyoming Avenue.

Figure 5. Node 1K: Lacey Avenue



Node 1F: Wyoming Avenue

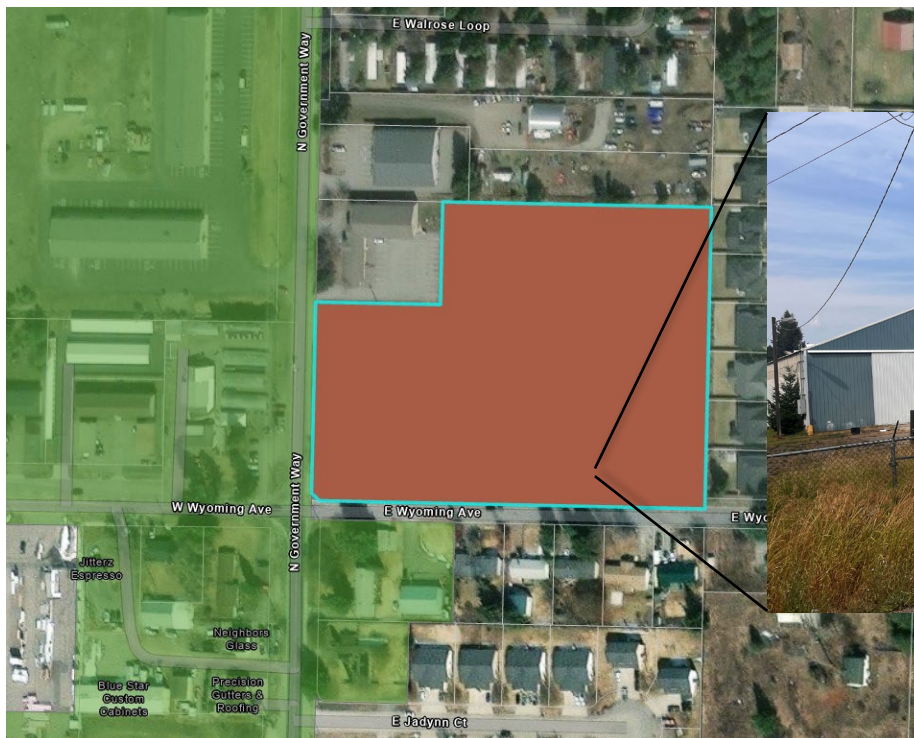
This node consists of a single parcel and is currently unsuitable for bicycle and pedestrian activity. The absence of sidewalks and paved roadway shoulders along Wyoming Avenue results in a **faulty lot layout**. Moreover, the roughly six (6) acre parcel contains one structure that was built in 1967 with some outbuildings and the remainder of the grounds are **deteriorating with underutilized uses**.

The 2040 Transportation Strategic Plan concludes that Government Way at Wyoming is currently failing in the PM peak hour at a LOS E and will not meet future service requirements given the existing conditions and anticipated growth, indicating a **defective or inadequate street layout**.

The 2040 Sewer Master Plan also highlighted the need for sewer upgrades between Dakota Avenue and Wyoming Avenue.

Criteria

- ✓ Presence of substantial number of deteriorated or deteriorating structures
- ✓ Predominance of defective or inadequate street layout;
- ✓ Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Existence of conditions which endanger life or property by fire and other causes



All Nodes

According to the 2040 Transportation Strategic Plan, “Government Way is expected to operate with deficiencies between Prairie Avenue and Lancaster Road in various locations for both near-term (before 2030) and long-term (between 2030 and 2040). In addition to roadway segment deficiencies, intersections along the corridor see a degradation in performance as well.”

The following intersections are forecasted to operate with deficiencies in the Near-Term:

- Government Way and Buckles Road
- Government Way and Wyoming Avenue
- Government Way and Miles Avenue
- Government Way and Orchard Avenue
- Government Way and Honeysuckle Avenue

The following intersections are forecasted to operate with deficiencies in the Long-Term:

- Government Way and Dakota Avenue
- Government Way and Orchard Avenue

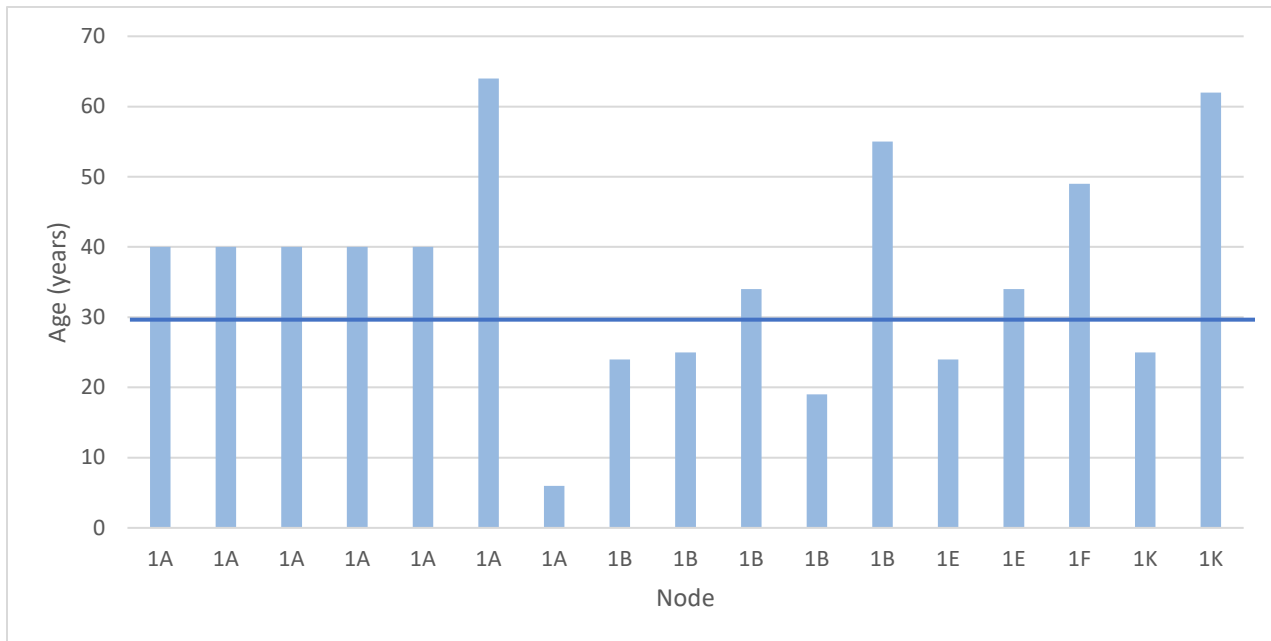
The plan recommends to build signals or roundabouts at locations that are performing poorly to accommodate for future growth. Additional improvements include implementing pedestrian and bike facilities, optimizing signal timing, and consolidating driveways and access points.

A comprehensive corridor study was conducted for Government Way that reviews these issues in detail and evaluates multi-modal access and mobility throughout the greater corridor.

The 2040 Sewer Master Plan highlights the need for sewer upgrades between Dakota Avenue and Wyoming Avenue.

Additionally, more than half of the structures in the proposed amended area are over 30 years old (7 out of 13), as shown in the figure below. This is significant because older structures often require substantial maintenance, upgrades, or redevelopment to meet current safety, efficiency, and aesthetic standards. The age of these buildings may indicate a higher likelihood of deterioration, which can negatively impact property values (as indicated in some of the parcels where land values exceed the improvement value) and deter potential investment in the area. Addressing these aging structures is crucial for fostering a vibrant, modern community and ensuring the area’s long-term economic vitality.

Figure 6. Age of Structure by Node



Economic Underutilization: Other Evidence of a Deteriorating Area

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Expansion Area. As noted above, The Metts Group requires for a factor to be found present, it must be sufficiently present or significant enough to make a difference in the evaluation.

The second requirement for determining eligibility is demonstrating the finding of deterioration also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.”

Commercial investment is vital for a city's economic health. Commercial properties generally yield higher property taxes per square foot than residential properties due to their income-generating potential, providing a significant revenue source for the city.

However, the criteria addressed in the nodes above can contribute to economic underdevelopment or hindering the City’s growth. For example, diverse ownership structures in the area can signal complexities in land assembly and redevelopment efforts—an issue observed across all nodes. Additionally, the presence of deteriorated structures reflects neglect and a lack of investment, which can discourage further business investment. This is evidenced by lower property values, as some parcels have land values that exceed the value of the improvements, ultimately driving down overall property values. Whereas, an inefficient or impractical lot layout can make it difficult to develop the area in a way that maximizes its economic potential. This can result in underutilized spaces, reduced property values, and a less cohesive community, all of which contribute to economic underdevelopment. Urban renewal can also address poor infrastructure, which often deters potential investors and residents, further hindering economic growth.

Successful commercial investments can attract additional businesses and residential developments, creating a positive feedback loop of growth and increased tax revenues for the city.

Conclusions

As described above, The Metts Group considered a node eligible only if the criteria were sufficiently present or significant enough to make a difference in the evaluation. The following table summarizes the findings of each statutory criteria by node.

Table 3. Summary of Findings by Node

Criteria	1A	1B	1E	1K	1F
	Honeysuckle	Orchard	Miles	Lacey	Wyoming
Presence of deteriorated or deteriorating structures		X	X	X	X
Defective or inadequate street layout	X	X	X	X	X
Faulty layout	X	X	X	X	X
Insanitary or unsafe conditions					
Deterioration of site or other improvements					
Diversity of ownership	X				
Tax delinquency exceeding					
Defective and unusual conditions of title					
Endanger life or property by fire and other causes					

Three of the nine statutory criteria were found to be sufficiently present throughout the majority of the proposed Amended Area.

1. **The presence of a substantial number of deteriorating or deteriorated structures:** All nodes show significant signs of deterioration, with land values exceeding improvement values. In most nodes, there is the presence of a substantial number of deteriorating or deteriorating structures. This reflects neglect and a lack of investment, which can depress property values and hinder future development or new investment.
2. **Defective or inadequate street layout:** All nodes demonstrate inadequacies with Government Way's street layout, which affects traffic flow, accessibility, and safety of the adjacent parcels. Additional concerns are present with the right-of-way crossing Government Way. Although the adjacent right-of-way is in the existing district boundary, the inadequate street layout has resulted in the deteriorating conditions and the underdevelopment of the adjacent parcels. This issue highlights the need for infrastructure improvements to accommodate growth and enhance connectivity across the area, which in turn support the development of the underdeveloped parcels identified in each node.
3. **Faulty layout in relation to size, adequacy, accessibility or usefulness:** All nodes in the proposed Expansion Area demonstrated some level of faulty layout, whether in terms of lot size, accessibility, or overall usefulness. Poor layout can limit the functionality of the area, making it difficult to attract new businesses or residents, thereby contributing to economic stagnation.

The findings underscore a need for infrastructure upgrades (roadway and sewer), strategic planning, and investment to address structural and layout deficiencies in these nodes. The consistent presence of these criteria across multiple nodes suggests that, without intervention, the area may not reach its full economic potential, potentially missing out on opportunities for increased property values and tax revenue for the City.

RESOLUTION NO. 2024-03

**A RESOLUTION OF THE HAYDEN URBAN RENEWAL AGENCY
RECOMMENDING THAT THE HAYDEN URBAN RENEWAL EXPANSION AREA BE
DECLARED A DETERIORATED AREA AND RECOMMENDING BOUNDARIES FOR
SUCH AREA**

WHEREAS, the Hayden Urban Renewal Agency is a duly created and appointed urban renewal agency under the laws of the State of Idaho with the authority to recommend the designation of an area as a deteriorated area;

WHEREAS, City of Hayden has contracted with The Metts Group to perform a study to determine whether the Expansion Area depicted on the attached Exhibit “A”, which by this reference is incorporated herein, is eligible for inclusion in the existing Hayden Revenue Allocation Area under the Idaho Urban Renewal Law and Local Economic Development Act;

WHEREAS, The Metts Group has submitted an eligibility report dated September 2024, which is attached hereto as Exhibit “B” and by this reference is incorporated herein, that finds that the Expansion Area depicted in Exhibit “A” meets the criteria for a deteriorated area as defined in the Idaho Urban Renewal Law and Local Economic Development Act; and

WHEREAS, pursuant to Idaho Code § 50-2033 the boundary of a Revenue Allocation Area can be extended “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”.

NOW THEREFORE, BE IT RESOLVED, BY THE HAYDEN URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Agency hereby makes the following findings:

- a. That the Expansion Area depicted in Exhibit “A” is a deteriorated area and is appropriate for an urban renewal project in the event that the city council elects to consider establishing this Area for a project.
- b. That the rehabilitation, conservation, redevelopment, or a combination thereof, of such Expansion Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City for the reasons set forth in the Eligibility Report.
- c. That the total area to be added is not greater than ten percent (10%) of the existing Hayden Revenue Allocation Area and is contiguous to the existing Revenue Allocation Area.

Section 2. The Hayden Urban Renewal Agency does hereby recommend that the Hayden City Council declare the land described in Exhibit “A” a deteriorated area pursuant to the

Idaho Urban Renewal Law and the Local Economic Development Act in order to facilitate the expansion of the Hayden Revenue Allocation Area.

Section 3. This Resolution will be effective upon its passage and approval.

Passed by the Hayden Urban Renewal Agency this 9th day of September, 2024.

Ronda Mitchell, Chairperson

ATTEST:

Colin Meehan, Secretary

Executive Director Report
(which has detail for Owl
Cafe and 58 E Orchard items
on the agenda)

Memorandum

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

OPAs

Nothing new has come in.

Owl Cafe

The auction is complete and several items sold. We anticipate getting a check from the auction company shortly, though there are still many items left in the building that were not included in the auction. The report of the sold items, auctioneer's commission, and HURA's profit is attached to this memo. HURA made \$3,944.15.

I recommend hiring a salvage company to remove all additional items and get the building ready to demolish. If this is what the board also desires, I can reach out to salvage companies before the next meeting.

I have requested a sewer billing pause from the city and they are currently looking into it.

HURA Boundary Expansion

The resolution recommending the city accept the eligibility study and declare properties deteriorated is on the agenda. The city anticipates finishing the process of the expansion just after the first of the year.

58 E Orchard Maintenance

In June, the property managers' maintenance crew did the following work:

- Installed a new faucet in the bathroom.
- Installed 5 smoke detectors.
- Replaced light fixtures in the kitchen and dining room.
- Repaired the leak at the water heater.

The total charge for this work was \$860 including labor and materials.

The only remaining item from the list I originally gave them are the exhaust fans in the bathrooms. They plan to go back next week and complete the fans.

Going back to the original report prepared by Larry, I'd recommend the following next priorities:

- CO detectors on each level of home
- GFI outlets in the bathrooms and kitchen
- Add kitchen exhaust fan
- Add bathroom exhaust fans (if not already completed)

That would be the grand majority of the life/safety items indicated in Larry's report. Items identified but not included in this list include: egress improvement to upstairs room, replacing the window upstairs to meet egress standards, gravel and re-blade driveway. I'm open to suggestion if these are additional items you'd like the property management company to tackle in the next fiscal year.

Planning for Owl Café & 58 E Orchard Property

This is a topic set as a workshop on the agenda.

ICRMP

An excerpt from the updated policy is attached for your information. The only items HURA is insured on are the Owl Café (currently considered storage and unoccupied) valued at \$115,000, 58 E Orchard \$412,500, and the artwork (Epiphany and Dusk to Dawn valued at \$60,000 and \$65,000, respectively). If you have any additional questions on the insurance, please reach out.

Consignor Settlement



CO #:	32640
Date:	9/4/2024
Page:	1

Consignor: C3030

Hayden Urban Renewal Agency

*E-Mailed on 8/5/2024 to mcleveland@welchcomer.com
E-Mailed on 9/4/2024 to mcleveland@welchcomer.com*

Description	Quantity	Unit Price	Ext.Price	Comm/BuyBack	Expenses
(4) Restaurant Dining Chairs #1 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(4) Restaurant Dining Chairs #2 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(4) Restaurant Dining Chairs #3 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(4) Restaurant Dining Chairs #4 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(4) Restaurant Dining Chairs #5 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(3) Restaurant Tables - READ BELOW	1.00	17.00	17.00	-5.10	0.00
(4) Restaurant Tables - READ BELOW	1.00	17.00	17.00	-5.10	0.00
(4) Restaurant Dining Chairs #6 - READ BELOW	1.00	43.00	43.00	-12.90	0.00
(5) Restaurant Dining Chairs - READ BELOW	1.00	46.00	46.00	-13.80	0.00
(6) Restaurant Tables - READ BELOW	1.00	17.00	17.00	-5.10	0.00
Scotsman Ice Machine - READ BELOW	1.00	560.00	560.00	-84.00	0.00
True Cooler - READ BELOW	1.00	62.00	62.00	-15.50	0.00
Large Restaurant Dishware & Silverware -READ BEL	1.00	35.00	35.00	-10.50	0.00
(12) Stackable Black Chairs - READ BELOW	1.00	46.00	46.00	-13.80	0.00
Norris Milk Dispenser - READ BELOW	1.00	26.00	26.00	-7.80	0.00
Plastic Pastry Display - READ BELOW	1.00	22.00	22.00	-6.60	0.00
(2) 2-Person Restaurant Booths - READ BELOW	1.00	8.00	8.00	-5.00	0.00
(2) 5-Person Restaurant Booths - READ BELOW	1.00	8.00	8.00	-5.00	0.00

Consignor Settlement



CO #:	32640
Date:	9/4/2024
Page:	2

Description	Quantity	Unit Price	Ext.Price	Comm/BuyBack	Expenses
Wolf 4-Burner Gas Stove - READ BELOW	1.00	70.00	70.00	-17.50	0.00
Industrial Flat Top Grill - READ BELOW	1.00	82.00	82.00	-20.50	0.00
Sharp Electronic Cash Register w/ Key - READ BELOW	1.00	31.00	31.00	-9.30	0.00
Wolf Flat Top Grill - READ BELOW	1.00	11.00	11.00	-5.00	0.00
Industrial Cooler - READ BELOW	1.00	165.00	165.00	-41.25	0.00
13-Tier Bread Rack - READ BELOW	1.00	70.00	70.00	-17.50	0.00
Continental Cooler - READ BELOW	1.00	275.00	275.00	-55.00	0.00
(3) Hostess Booths - READ BELOW	1.00	23.00	23.00	-6.90	0.00
Industrial Streamer/Warmer - READ BELOW	1.00	94.00	94.00	-23.50	0.00
Commercial Freezer - READ BELOW	1.00	135.00	135.00	-33.75	0.00
(5) Stackable Black Chairs - READ BELOW	1.00	31.00	31.00	-9.30	0.00
Gas 4-Burner SunFire Stove - READ BELOW	1.00	105.00	105.00	-26.25	0.00
(8) Plastic Bins - READ BELOW	1.00	24.00	24.00	-7.20	0.00
(5) Restaurant Tables - READ BELOW	1.00	11.00	11.00	-5.00	0.00
6-Tier Wire Shelving Unit - READ BELOW	1.00	42.00	42.00	-12.60	0.00
4-Tier Wire Rack - READ BELOW	1.00	32.00	32.00	-9.60	0.00
Wire Shelving Unit Full of Kitchen Equipment - READ	1.00	255.00	255.00	-51.00	0.00
Hobart 4-Door Refrigerator - READ BELOW	1.00	590.00	590.00	-88.50	0.00
Variety of 2-Person Restaurant Booths - READ BELOW	1.00	8.00	8.00	-5.00	0.00
Large Raetone Refrigerator - READ BELOW	1.00	550.00	550.00	-82.50	0.00
(2) Stainless Steel Tables w/ Equipment - READ	1.00	225.00	225.00	-45.00	0.00
(6) Wire Shelving Units - READ BELOW	1.00	205.00	205.00	-41.00	0.00
(3) Dispensers & (6) Towel Rolls - READ BELOW	1.00	39.00	39.00	-11.70	0.00
Metal Cabinet - READ BELOW	1.00	66.00	66.00	-16.50	0.00
Stainless Steel Table - READ BELOW	1.00	205.00	205.00	-41.00	0.00

Consignor Settlement



CO #:	32640
Date:	9/4/2024
Page:	3

Description	Quantity	Unit Price	Ext.Price	Comm/BuyBack	Expenses
White Hobart Mixers w/ (2) Bowls - READ BELOW	1.00	215.00	215.00	-43.00	0.00

(3) White Boards - READ BELOW	1.00	8.00	8.00	-5.00	0.00

Grey Hobart Mixer w/ (2) Bowls - READ BELOW	1.00	205.00	205.00	-41.00	0.00

(2) Peg Boars & A-Form Sign - READ BELOW	1.00	21.00	21.00	-6.30	0.00

(4) Metal Wire Shelving Units - READ BELOW	1.00	82.00	82.00	-20.50	0.00

Payment to Consignor - Check # 32968 CO(s):32640				3,944.15	(3,944.15)

Total Quantity:	48.00
Total Invoice Sale Price:	4,997.00
Total Commission:	(1,052.85)
Total Due to Consignor:	3,944.15
Total Payments:	(3,944.15)
Balance:	<u>\$0.00</u>

No inventory remains for this consignment order

COMMISSION SETTINGS

Calculate Commission By: Each

Commission Structure Type: Sliding Scale

Minimum	\$5
Up to \$49	30%
\$49.01 - \$198	25%
\$198.01 - \$495	20%
\$495.01 - \$990	15%
\$990.01 - \$2,475	10%
Over \$2,475	5%

PROPERTY

Section V limit of insurance is \$200,000,000 per occurrence and this limit is for all property coverages and all limits of insurance combined with all public entity members collectively.

<i>Insuring Agreements</i>	<i>Limit of Insurance</i>	<i>Coverage Basis</i>	<i>Deductible</i>
Buildings, Structures & Property, Mobile Equipment and Vehicle Physical Damage			
<u>Sublimits:</u>			
Claim Preparation Fees & Expenses	\$100,000	Per covered occurrence.	The first \$1,500 per covered occurrence for Physical Damage to Automobiles or Mobile Equipment, or the first \$10,000 per covered occurrence for loss/damage to buildings, structures, contents, or property in the open Earthquake: The first \$50,000 per covered occurrence. Flood Type 1: The first \$500,000 per building and first \$500,000 per contents per covered occurrence. For NFIP Emergency Program first \$100,000. Flood Type 2: The first \$50,000 per covered occurrence. Gymnasium Floor: The first 20% of the loss caused by water per covered occurrence. Weight of Snow, Hail, Pipes & Fittings Failure: The first 10% of the loss per covered occurrence
Debris Removal	\$1,000,000 or 25% of damage, whichever is less)	Per covered occurrence.	
Earthquake	\$50,000,000	Per covered occurrence and/or in the Annual Aggregate with all ICRMP Public Entity Members claims combined in this policy year.	
Employee/Volunteer Property	\$50,000	Per covered occurrence.	
Evacuation Expenses	\$50,000	Per covered occurrence and/or in the aggregate for multiple occurrences in this policy year.	
Fire Brigade/Extinguishing	\$25,000	Per covered occurrence.	
Fine Arts	\$1,000,000	Per covered occurrence and/or in the Annual Aggregate for multiple occurrences in this policy year.	
Flood Type 1	\$12,500,000	Per covered occurrence and/or in the Annual Aggregate with all ICRMP Public Entity Members claims combined in this policy year.	
Flood Type 2	\$50,000,000	Per covered occurrence and/or in the Annual Aggregate with all ICRMP Public Entity Members claims combined in this policy year.	
Ordinance or Law	\$1,000,000	Per covered occurrence.	
Landscape Items	\$25,000	Per covered occurrence.	
Newly Acquired Property	\$2,500,000/120 days	Per covered occurrence and within 120 days of acquisition.	
Operational Disruption Expense	\$2,500,000	Per covered occurrence, includes sublimits as listed under heading.	
• Income Loss	\$500,000	Per covered occurrence and is included in the \$2,500,000 limit.	
• Data Restoration	\$250,000	Per covered occurrence and is included in the \$2,500,000 limit.	
• Extra Expense	\$250,000	Per covered occurrence and is included in the \$2,500,000 limit.	
• Expediting Expense	\$250,000	Per covered occurrence and is included in the \$2,500,000 limit.	
• Leasehold Interest	\$250,000	Per covered occurrence and is included in the \$2,500,000 limit.	
Property in Course of Construction	\$2,500,000	Per covered occurrence.	
Property in Transit	\$1,000,000	Per covered occurrence.	
Protection & Preservation of Property	\$250,000	Per covered occurrence.	
Service Animals	\$30,000	Per covered occurrence.	
Unmanned Aircraft (Drones)	\$50,000	Per covered occurrence.	
Valuable Papers and Records	\$1,000,000	Per covered occurrence and includes sublimits as listed under heading.	
• Data Restoration Related to Valuable Papers and Records	\$250,000	Per covered occurrence and/or in the aggregate for multiple occurrences in this policy year.	
Vehicles & Mobile Equipment	\$1,500,000	Per item per covered occurrence when travelling over the road and no more than \$10,000,000 for multiple items per occurrence while not in use or stationary.	

----- CRIME INSURANCE-Section VI-----

Insuring Agreements	Limit of Insurance	Coverage Basis	Deductible
1. Employee Dishonesty	\$500,000	Per covered occurrence and in the aggregate for all claims annually.	The first \$5,000 of any loss in this section.
2. Loss Inside Premises	\$500,000	Per covered occurrence and in the aggregate for all claims annually.	
3. Loss Outside Premises	\$500,000	Per covered occurrence and in the aggregate for all claims annually.	
4. Notary Public	\$10,000	Per covered occurrence.	

-----OCCURRENCE LIABILITY COVERAGES-----

Section and/or Insuring Agreements	Indemnification Limit for Covered Claims Brought Pursuant to Title 6, Ch. 9, Idaho Code	Indemnification Limit for All Other Covered Claims	Defense Cost Limit for Covered Claims	Coverage Basis
AUTO LIABILITY- SECTION VII				
1. Automobile Liability (Accident Outside State of Idaho)	\$500,000	\$3,000,000	\$2,000,000	Per covered accident. Per covered accident.
Automobile Liability (Accident Inside State of Idaho)	\$500,000	\$500,000	Included in above	
2. Automobile Medical Payments	\$5,000 \$100,000	\$5,000 \$100,000	Not Applicable	Each person. Each accident.
3. Uninsured / Underinsured Motorists	\$100,000 \$300,000	\$100,000 \$300,000	Included in above	Each person. Each accident.
GENERAL LIABILITY- SECTION VIII				
1. General Liability	\$500,000	\$3,000,000	\$2,000,000	Per covered occurrence.
<u>Sublimits:</u>				
Sewer Backup	\$500,000	\$500,000	Included in above	Per covered occurrence.
Fire Suppression Liability	\$500,000	\$500,000	Included in above	Per covered occurrence.
LAW ENFORCEMENT LIABILITY- SECTION IX				
1. Law Enforcement Liability	\$500,000	\$3,000,000	\$2,000,000	Per covered occurrence.

-----CLAIMS MADE LIABILITY COVERAGES-----

Section and/or Insuring Agreements	Indemnification Limit for Covered Claims Brought Pursuant to Title 6, Ch. 9, Idaho Code	Indemnification Limit for All Other Covered Claims	Defense Cost Limit for Covered Claims	Coverage Basis
<p>ERRORS & OMISSIONS LIABILITY – SECTION X <u>CLAIMS MADE COVERAGE</u> Retroactive Date: August 21, 2005</p> <p>1. Errors & Omissions Liability</p>	\$500,000	\$3,000,000	\$2,000,000	Per covered claim.
<p>EMPLOYEE BENEFITS LIABILITY – SECTION XI <u>CLAIMS MADE COVERAGE</u> Retroactive Date: August 21, 2005</p> <p>1. Employee Benefits Liability</p>	\$500,000	\$3,000,000	\$2,000,000	Per covered claim.
<p>EMPLOYMENT PRACTICES LIABILITY – SECTION XII <u>CLAIMS MADE COVERAGE</u> Retroactive Date: August 21, 2005</p> <p>1. Employment Practices Liability</p>	\$500,000	\$3,000,000	\$2,000,000	Per covered claim. Deductible applies as follows: The first \$20,000 per covered claim as detailed within the coverage section.
<p>SEXUAL MOLESTATION/SEXUAL ABUSE LIABILITY – SECTION XIII <u>CLAIMS MADE COVERAGE</u> Retroactive Date: October 1, 2010</p> <p>1. Sexual Molestation/Sexual Abuse Liability</p>	\$500,000	\$3,000,000	\$2,000,000	Per covered claim.
<p>CHEMICAL SPRAYING ACTIVITIES LIABILITY – SECTION XIV <u>CLAIMS MADE COVERAGE</u> Retroactive Date: August 21, 2005</p> <p>1. Chemical Spraying Activities Liability</p>	\$500,000	\$500,000	\$500,000	Per covered claim and/or in the aggregate for multiple claims.

ANNUAL AGGREGATE INDEMNIFICATION LIMIT FOR POLICY PERIOD FOR SECTIONS VII, VIII, IX, X, XI, XII, XIII, XIV, AND XV COMBINED IS \$5,000,000.

SECTION XV – ENDORSEMENTS

<i>Insuring Agreements</i>	<i>Limit of Insurance</i>	<i>Defense Cost Limit</i>	<i>Coverage Basis and/or Aggregate</i>	<i>Deductible</i>
#1 - Pollutants Amendatory Endorsement	\$100,000	Not applicable	Per covered occurrence and \$500,000 in the annual aggregate for multiple claims.	The first \$1,500 of any loss for Endorsement #1.
#2 –Security & Privacy Liability Endorsement CLAIMS MADE COVERAGE Retroactive Date: October 1, 2015 <i>Sublimits:</i> Privacy Regulatory Claims Security Breach Response Business Income & Digital Asset Restoration PCI DSS Assessment Cyber Extortion Social Engineering Financial Fraud	\$1,000,000 \$500,000 \$500,000 \$500,000 \$500,000 \$50,000 \$100,000	Included in indemnification limit Included in indemnification limit Included in indemnification limit	Per Covered claim and \$10,000,000 in the aggregate annually. Aggregate is shared among all ICRMP Entity Members collectively insured for Security & Privacy Liability for multiple claims. Each Sublimit Per Covered claim and \$10,000,000 in the aggregate annually. Aggregate is shared among all ICRMP Entity Members collectively insured for Security & Privacy Liability for multiple claims. Cyber Extortion is \$50,000 Per Covered Claim and/or in the aggregate for multiple claims. Social Engineering Fraud is \$100,000 Per Covered Claim and/or in the aggregate for multiple claims.	The first \$10,000 of any loss and 12 hours waiting period for Endorsement #2.
#3 – Public Land Fire Suppression Amendatory Endorsement	\$500,000	Not applicable	Per covered occurrence and/or in the aggregate for multiple claims subject to annual aggregate.	
#4 - Terrorism Liability Amendatory Endorsement	\$500,000	\$500,000	Per covered occurrence and/or in the aggregate for multiple claims subject to annual aggregate.	
#6 – Equipment Breakdown Endorsement				
1. Spoilage 2. Service Interruption 3. Expediting Expense 4. Business Income & Extra Expense 5. Hazardous Substance 6. Ammonia Contamination 7. Electronic Data and Media 8. CFC Refrigerants 9. Computer Equipment	\$500,000 \$2,500,000 \$500,000 \$1,000,000 \$1,000,000 \$500,000 \$1,000,000 \$100,000 \$5,000,000	Not applicable for endorsement	Per covered occurrence for each limit and sublimit as listed. This endorsement's limit of insurance is \$100,000,000 per occurrence for all equipment breakdown coverages and all limits of insurance combined with all ICRMP Public Entity members collectively.	The first \$10,000 of any loss for Endorsement #6.
#7 – Attorney Consultation Reimbursement Amendatory Endorsement	\$0	\$2,500	Per covered claim and \$50,000 in the aggregate for multiple claims.	
#8– Active Assailant Amendatory Endorsement	\$50,000 \$100,000	Not applicable Not applicable	Per covered incident. In the aggregate for multiple incidents.	

ANNUAL AGGREGATE INDEMNIFICATION LIMIT FOR POLICY PERIOD FOR SECTIONS VII, VIII, IX, X, XI, XII, XIII, XIV, AND XV COMBINED IS \$5,000,000.

**SUMMARY OF ICRMP PUBLIC ENTITY POLICY CHANGES
October 1, 2024 through September 30, 2025**

Please note that not every change may apply to you. Please refer to your own policy for specific changes.

Key

CLARIFY –When definitions or terms in the policy are altered or changed to further clarify intent or define terms.

BROADEN – When the change adds or expands coverage or adds or increases limits of insurance.

REDUCTION – When the change removes or lowers coverage or removes or lowers limits of insurance.

A. SECTION II, GENERAL DEFINITIONS

Item 1: A. (22.) *Pollutants* – CLARIFY

Added to the definition to include unhealthy or hazardous building materials, including asbestos and lead products. (Page 4)

B. SECTION III, GENERAL CONDITIONS

Item 1: A. (6.) *Deductibles* – CLARIFY

Amended language to explain loss payments will be paid after the applicable deductible amount is exceeded, and then up to the limit of insurance. Also further explained that when two or more deductibles apply to a loss, the higher of the applicable deductibles will be the deductible applied. (Page 9)

Item 2: A. (8. f.) *Duties* – CLARIFY

Added language to include a reporting deadline for first party property damage or loss, within one year of the date of loss. (Page 10)

C. SECTION IV, GENERAL EXCLUSIONS

Item 1: A. (25.) *Library Materials* – BROADEN

Leaving current exclusion; however, the exclusion will NOT apply to claims where members have complied with ALL provisions of Idaho Code 18-1517B. (Page 21)

D. SECTION V, PROPERTY INSURANCE

Item 1: *Vehicles & Mobile Equipment* - REDUCTION

New sublimit placed on vehicles and equipment, at \$1,500,000 when traveling over the road, and no more than \$10,000,000 for multiple items per occurrence while not in use or stationary. (D-2, 27)

Item 2: *Property Deductible* – CLARIFY

Updated the overall property deductible to vary for Automobile Physical Damage or Mobile Equipment damage (\$1,500), and damage to buildings, structures, contents or property in the open (\$10,000). (D-2)

Item 3: *Hail, and Pipes & Fittings Failure Deductibles* – REDUCTION

Increased to 10% of the loss. (D-2)

Item 4: Wind Deductible – BROADEN

Removed the 10% deductible for this peril. (D-2)

Item 5: Property Insurance - REDUCTION

Removed Terrorism as a covered peril throughout the property insurance. (Throughout)

Item 6: Property Insurance A. 1. (2) Debris Removal – REDUCTION

The sublimit for debris removal is now \$1,000,000 or 25% of the loss, whichever is lesser. (Page 24)

Item 7: Property Insurance A. 1. (3) Ordinance or Law – REDUCTION

Changed name of coverage to Ordinance or Law. The sublimit is also reduced to \$1,000,000 per occurrence. (Page 24-25)

Item 8: Property Insurance A. 1. (5) Operational Disruption Expense – REDUCTION

The overall sublimit is reduced to \$2,500,000 per occurrence, and each sublimit included within is lowered to \$250,000, except a new sublimit of \$500,000 for income loss. (Page 25-26)

Item 9: Property Insurance A. 1. (6) Property in the Course of Construction – REDUCTION

Amended language to only apply to new buildings or additions, as well as outlined when this coverage ends and when we will charge additional premium. Limit increased to \$2,500,000 (Page 27)

Item 10: Property Insurance A. 2. – Asbestos Cleanup and Removal - REDUCTION

Added coverage for extracting asbestos if resulting from a covered claim. Sublimit is \$100,000 for all covered expenses arising out of the loss. (Page 27-28)

Item 11: Property Insurance A. 9. Newly Acquired Property – BROADEN

The overall sublimit is increased to \$2,500,000 per occurrence. Also outlined when we will charge additional premium mid-term. (Page 28)

Item 12: Condition C. 4. – Deductibles - CLARIFY

Amended language to explain that when two or more deductibles apply to a loss, the higher of the applicable deductibles will be the deductible applied. (Page 31)

Item 13: Condition C. 4. g. – Pipes or Fittings Failure - REDUCTION

Added condition to explain how a deductible for Pipes or Fittings Failure applies. Deductible is 10% of the loss. Removed sublimit for this item. (Page 31 & D-2)

Item 14: Condition C. 5. a. – Earthquake- REDUCTION

Aggregate limit reduced to \$50,000,000 for all ICRMP Public Entity members combined. (Page 32 & D-2)

Item 15: Condition C. 6. a. – Flood- REDUCTION

Flood Type 2 Aggregate limit reduced to \$50,000,000 for all ICRMP Public Entity members combined. (Page 33 & D-2)

Item 16: Condition C. 8. e. – Valuation of Loss, Roofs or sections of roofs - REDUCTION

Added this condition to clarify that roofs or sections of roofs more than 20 years old are valued on an actual cash value basis. Included formula for calculating actual cash value. (Page 35)

Item 17: Condition C. 11. – Wind - BROADEN

Removed sublimit for the peril of wind. (Page 38 & D-2)

E. SECTION VI – CRIME INSURANCE

Item 1: Limit of Insurance. – CLARIFY

Changed limit of indemnification to limit of insurance. Also removed \$500,000 per occurrence from declarations page, as the limit varies by member. (Page D-4)

F. SECTION XV, ENDORSEMENTS

Item 1: #1 Pollutants Amendatory Endorsement. – REDUCTION

Expanded exclusion C. 1. to include any claim related to asbestos remediation or removal (Page 66)

Item 3: #2 Cyber Privacy or Security Event Endorsement. – CLARIFY

This endorsement has been wholly replaced, as we are partnering with a new cyber liability reinsurer. Limits and coverages remain generally the same, but wording has been changed to match with new reinsurer's form. (Pages 67-84)

Item 4: #5 Asbestos Remediation Amendatory Endorsement. – REDUCTION

Removed this endorsement altogether; however, asbestos cleanup and removal is now covered in the Property Insurance with a \$100,000 sublimit. (Page 87)

Item 5: #6 Equipment Breakdown Endorsement. – BROADEN

\$100,000,000 sublimit now applies to all Public Entity members collectively instead of all ICRMP program members. (Page 87-91 & D-6)