

AGENDA ITEM SUMMARY

DATE: 02/22/10 DEPARTMENT: Public Works

DEPT. HEAD SIGNATURE: 

SUBJECT:

* This was line CA 020 on the last Council meeting 01/25/2010 however, the Agenda Item Summary was not titled correctly. The event application that was attached and approved was Hailey's Antique Market September 3-5, 2010 *(at McKercher Park)*

Request approval for the Hailey's Main Street Antique Show special event. Event is scheduled to take place September 3-5, 2010.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

_____ City Attorney	_____ Clerk / Finance Director	<u>XX</u> Engineer	<u>XX</u> Building
_____ Library	<u>XX</u> Planning	<u>XX</u> Fire Dept.	_____
_____ Safety Committee	<u>XX</u> P & Z Commission	<u>XX</u> Police	_____
_____ Streets	<u>XX</u> Public Works, Parks	_____ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Department Heads approved with the following contingencies:

- Signs and Banners displayed for more than 72 hrs. require a permit from the Hailey Planning & Zoning Department.
- This special event is within the Business (B) zoning district and arts and entertainment is a permitted use.
- Declaration of Insurance coverage needs to be submitted.
- No parking or vendors on the sidewalks.
- At least two trash cans must be available due to the food vendors, along with appropriate recycle receptacles.

FOLLOW-UP REMARKS:

*



SPECIAL EVENT PERMIT APPLICATION

I. EVENT NAME: Hailey's Main Street Antique Show

II. LOCATION FOR EVENT (Be specific e.g., Hop Porter Park, all of 1st Avenue between Walnut and Pine, 115 Main St. S.):

Public Property Private Property

Vacant Lot at 730 N Main Street - Hailey

III. EVENT SCHEDULE

Special Events are limited to four days, including set-up and tear-down days. No more than eight events per calendar year can be conducted by a single party or organization, unless a modification is granted by the City Council. **Please submit your modification requests in writing and attach to your application.**

Date(s) of Event	Hours	Estimated # of Attendees
<u>Sept 3-4-5-2010</u>	Start Time: <u>9:00 am</u> End Time: <u>7:00 pm</u>	One Hour Interval: All Day: <u>100</u>
	Start Time: End Time:	One Hour Interval: All Day:
Date of Set-Up		
<u>Sept 2-2010</u>	Start Time: <u>6:00 am</u> End Time: <u>11:00 pm</u>	
Date of Tear Down		
<u>Sept, 5-2010</u>	Start Time: <u>4:00 pm</u> End Time: <u>12:00 pm</u>	

IV. FEES

Special Event Permit Application Fee	\$125	<input checked="" type="checkbox"/>	<u>\$125⁰⁰</u>
Per Day Park Rental Fee	\$200	<input type="checkbox"/>	
Security Deposit	\$500	<input checked="" type="checkbox"/>	<u>Deposit on file with City</u>
Tax (on park rental fees only)	6%	<input type="checkbox"/>	<u>\$125⁰⁰</u>
TOTAL DUE			
Additional Deposit Required		<input type="checkbox"/>	

V. ORGANIZATION INFORMATION

Applicant's Name: Dana Jo Cameron Title: Promoter
 Mailing Address: 949 N Meridian Zip Code: 83350
 Street Address: Same City: Rupert State: ID
 Day Telephone: 312-4900 Evening Telephone: 532-4565
 FAX Number: 532-4565 E-Mail Address: camcam@pmt.org

Applicant Driver's License #: VR 110430K
Sponsoring Organization: Blue Cow Antiques & Appraisals
Non-Profit: Yes No Tax Exempt #: _____
Federal Tax #: _____ State Tax #: _____

VI. EVENT INFORMATION

New Event: Yes _____ No Annual Event: Yes No _____
Years Operating 2001
Through 2009
Event Category: Commercial Noncommercial
Estimate of Gross Ticket Sales & Revenues (commercial event only): No Tickets - Individual Vendors will have their own sales.
Description of Event: Antiques + Collectible Sales

Additional Details:
Liability Insurance renews on 4/3/10 - Will send new insurance at that time.

VII. INSURANCE REQUIREMENTS

It is the responsibility of your Special Event organizers to maintain a COMPREHENSIVE GENERAL LIABILITY insurance policy with coverage of not less than \$1,000,000.00 combined single limit per occurrence. Each policy shall be written as a primary policy, not contributing with or in excess of any coverage which the City may carry. **A certificate naming the City of Hailey, Blaine County, Idaho as additional insured shall be delivered to the City of Hailey with this application.** The adequacy of all insurance required by these provisions shall be subject to approval by the City Clerk. Failure to maintain any insurance coverage required by this agreement shall be cause for immediate termination of the application.

Insurance Company: Premiere Insurance Agent Name: Craig Casperson
Address: Box 6 - Twin Falls - 10 Phone: 734-1711
83301

HOLD HARMLESS CLAUSE

Permittee (organization/applicant) shall indemnify and hold harmless the City of Hailey, its agents, its employees and authorized volunteers from and against all claims, damages, losses and expenses, including attorney's fees, arising out of the permitted activity or the conduct of Permittee's operation of the event if such claim (1) is attributable to personal injury, bodily injury, disease or death, or to injury to or destruction of property, including the loss of use there from, and (2) is not caused by any negligent act or omission of willful misconduct of the City of Hailey or its employees acting within the scope of their employment.

(Attach any additional pages as needed)

Hailey's Main Street Antique Show

ALBERTSON'S

MAIN STREET → → → → →

Parking Sign

PARKING

Parking Sign

VENDER ROW

VENDER ROW

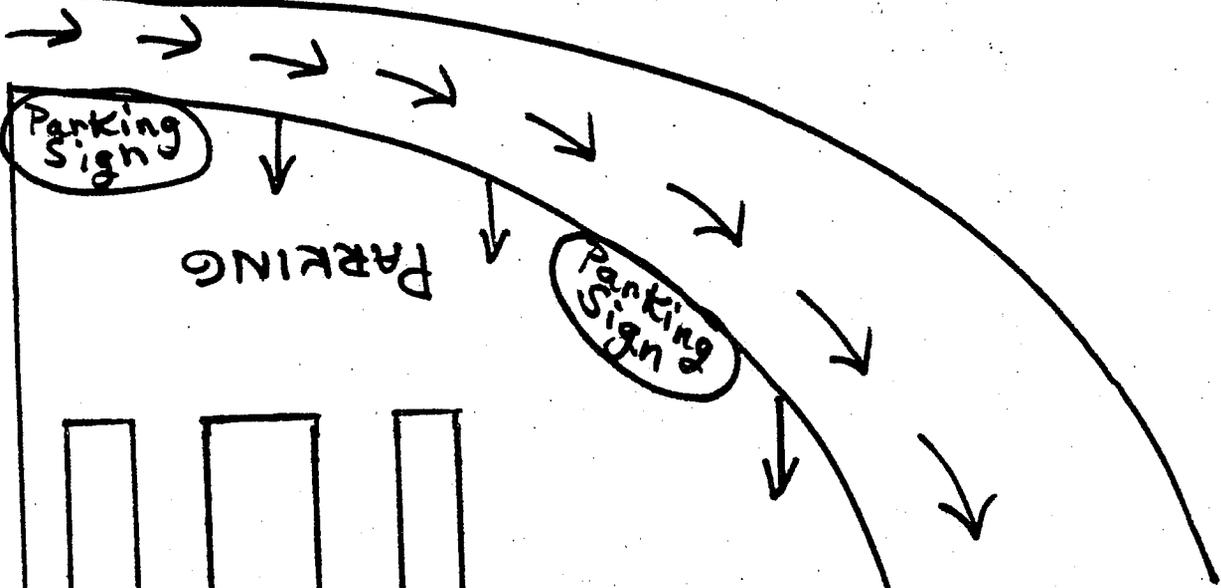
VENDER ROW

PARKING

Dumpster
San. Pails

PARKING

→ INDICATES FLOW OF TRAFFIC



McDonald's

ACORD CERTIFICATE OF LIABILITY INSURANCE

OF ID 52
BLURC-2 04/22/09

PRODUCER
 Frontier Insurance
 P.O. Box 6
 Twin Falls ID 83303
 Phone: 208-734-1711 Fax: 208-734-9846

INSURED
 Blue Cow Antiques & Appraisal
 Dana Jo Hansen
 949 N Meridian
 Rupert ID 83350

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: United Fire & Casualty	10324
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURED'S LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> MAC <input type="checkbox"/> LOC	60049735	04/03/09	04/03/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTAL PREMISES (Ex occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$ AUTO ONLY AGE \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR, PARTNER, EXECUTIVE, OFFICER, MEMBER EXCLUDED? (Yes, describe later) SPECIAL PROVISIONS OTHER OTHER				NET STAT. TOTAL \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Commercial Appliance	60049739	04/03/09	04/03/10	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Cert Holder is Loss Payee as their interest appears

CERTIFICATE HOLDER
 State of Idaho
 Blaine County
 City of Hatley
 115 Main St S Ste 8
 Hatley ID 83333

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE
 Craig Casperson, CIC

DECISION

Based on the Application for a Special Event Permit for the Hailey's Main Street Antique Show, the City of Hailey, pursuant to Chapter 12.14 of the Hailey Municipal Code, approves the Application and grants the Special Event Permit, subject to the following conditions:

Standard Conditions

- a. The Applicant shall comply with the terms, plans, covenants and provisions of the Application, as approved or as modified by the City of Hailey.
- b. The Applicant shall comply with all applicable local, state and federal laws, regulations and ordinances before, during and after the Special Event(s).
- c. The Applicant shall execute an agreement, relating to the reimbursement of expenses, indemnification and other provisions immediately upon the approval of the application for the Special Events Permit.
- d. In the event the Applicant fails to comply with all the conditions set forth herein, the City may revoke the Special Events Permit, in whole or in part.
- e. The Applicant shall maintain in full force and effect general liability coverage during the Special Event(s) in the amount of \$1,000,000, with the City of Hailey as an additional named insured.

Other Condition

- a. Signs and Banners displayed for more than 72 hrs. require a permit from the Hailey Planning & Zoning Department.
- b. This special event is within the Business (B) zoning district and arts and entertainment is a permitted use.
- c. Declaration of Insurance coverage needs to be submitted.
- d. No parking or vendors on the sidewalks.
- e. At least two trash cans must be available due to the food vendors, along with appropriate recycle receptacles.

DATED this 22nd day of February, 2010

CITY OF HAILEY

By: _____
Rick Davis, its Mayor

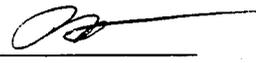
ATTEST:

Mary Cone, its City Clerk

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

AGENDA ITEM SUMMARY

DATE: 02/22/10 DEPARTMENT: Public Works

DEPT. HEAD SIGNATURE: 

SUBJECT:

Request approval for the Hailey's Main Street Antique Show special event. Event is scheduled to take place July 2-4, 2010.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	__XX Engineer	__XX Building
___ Library	__XX Planning	__XX Fire Dept.	_____
___ Safety Committee	__XX P & Z Commission	__XX Police	_____
___ Streets	__XX Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Department Heads approved with the following contingencies:

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FOLLOW-UP REMARKS:

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SPECIAL EVENT PERMIT APPLICATION

I. EVENT NAME: Hailey's Main Street Antique Show

II. LOCATION FOR EVENT (Be specific e.g., Hop Porter Park, all of 1st Avenue between Walnut and Pine, 115 Main St. S.):

Public Property Private Property

Vacant lot at 730 N Main Street - Hailey

III. EVENT SCHEDULE

Special Events are limited to four days, including set-up and tear-down days. No more than eight events per calendar year can be conducted by a single party or organization, unless a modification is granted by the City Council. **Please submit your modification requests in writing and attach to your application.**

Date(s) of Event	Hours	Estimated # of Attendees
July 2-3-4-2010	Start Time: 9:00 am End Time: 7:00 pm.	One Hour Interval: All Day: 100
	Start Time: End Time:	One Hour Interval: All Day:
Date of Set-Up		
July 1-2010	Start Time: 6:00 am End Time: 11:00 pm	
Date of Tear Down		
July 4-2010	Start Time: 4:00 pm End Time: 12:00 pm	

IV. FEES

Special Event Permit Application Fee	\$125	<input checked="" type="checkbox"/>	<u>\$125⁰⁰</u>
Per Day Park Rental Fee	\$200	<input type="checkbox"/>	
Security Deposit	\$500	<input checked="" type="checkbox"/>	<u>Deposit on file with city</u>
Tax (on park rental fees only)	6%	<input type="checkbox"/>	
TOTAL DUE			<u>\$125⁰⁰</u>
Additional Deposit Required		<input type="checkbox"/>	

V. ORGANIZATION INFORMATION

Applicant's Name: Dana Jo Cameron Title: Promoter

Mailing Address: 949 N Meridian Zip Code: 83350

Street Address: Same City: Rupert State: ID

Day Telephone: 312-4900 Evening Telephone: 532-4565

FAX Number: 532-4565 E-Mail Address: camcam@pmt.org

Applicant Driver's License #: UR 110430K
Sponsoring Organization: Blue Cow Antiques & Appraisals
Non-Profit: Yes No Tax Exempt #: _____
Federal Tax #: _____ State Tax #: _____

VI. EVENT INFORMATION

New Event: Yes _____ No Annual Event: Yes No _____ Years Operating 2001
Through 2009
Event Category: Commercial Noncommercial
Estimate of Gross Ticket Sales & Revenues (commercial event only): No Tickets - Individual Vendors will have their own sales
Description of Event: Antiques & Collectible Sales

Additional Details:
Liability Insurance renews on 4/3/10 - Will send new insurance at that time -

VII. INSURANCE REQUIREMENTS

It is the responsibility of your Special Event organizers to maintain a COMPREHENSIVE GENERAL LIABILITY insurance policy with coverage of not less than \$1,000,000.00 combined single limit per occurrence. Each policy shall be written as a primary policy, not contributing with or in excess of any coverage which the City may carry. **A certificate naming the City of Hailey, Blaine County, Idaho as additional insured shall be delivered to the City of Hailey with this application.** The adequacy of all insurance required by these provisions shall be subject to approval by the City Clerk. Failure to maintain any insurance coverage required by this agreement shall be cause for immediate termination of the application.

Insurance Company: Premiere Insurance Agent Name: Craig Casperson
Address: Box 6 - Twin Falls - ID 83301 Phone: 734-1711

HOLD HARMLESS CLAUSE

Permittee (organization/applicant) shall indemnify and hold harmless the City of Hailey, its agents, its employees and authorized volunteers from and against all claims, damages, losses and expenses, including attorney's fees, arising out of the permitted activity or the conduct of Permittee's operation of the event if such claim (1) is attributable to personal injury, bodily injury, disease or death, or to injury to or destruction of property, including the loss of use there from, and (2) is not caused by any negligent act or omission of willful misconduct of the City of Hailey or its employees acting within the scope of their employment.

(Attach any additional pages as needed)

SPECIAL EVENT ACTIVITIES & CITY SERVICES REQUESTED

Your Event Organizer is responsible for providing a complete list of event activities including a list of suppliers providing services. An event logistics map is required, detailing the location for all road closures, event set up, canopies, stages, vendors, booths, and any other major services or activities planned.

Yes	No	Check all Planned Activities	Yes	No	Check all Planned Activities
	X	Street Closures & Access / Parade Detailed map listing areas of closure, parade route is required. An ITD permit is required for Main Street.		X	Alcohol Served (Free of Charge) (name of provider)
	X	Street Closures & Access /Parade require your Event Coordinator to notify all affected businesses, churches schools and neighborhoods	X		Alcohol Sold Requires Alcohol Beverage Catering Permit (Hailey Code 5.13)
	X	Street Closures & Access /Parade require your Event Coordinator to notify all affected businesses, churches schools and neighborhoods			Food/Beverages will be served (List Caterers): Hamburgers - Smoothies - (Food Vendors)
# 50	X	Canopies/Tents/Membranes/Temporary Structures (Number & Size(s)) City of Hailey Fire Department, Fire Code Enforcement <i>Individual Canopies</i>	#	X	Vendors items sold/ solicitation
	X	Medical Services (Circle) <u>First Aid</u> and/or EMS Services Who is providing services? <i>Dana Jo Cameron</i>	#	X	Vendors items sold/ solicitation
# 2	X	Security (detail who, number of officers, times. Attach plan) <i>Private Security</i>	#	X	Booths: Profit / Non-Profit
	X	Traffic Control / Shuttle Buses (Number of buses / locations / hours of operation, attach plan.)		X	Lighting plan: attach plan <i>Street Lights Are Sufficient</i>
#	X	Electricity / Generators (Size _____) Attach detailed electrical plan.		X	Activities / Entertainment (Agenda) Other equipment or entertainment
			X		Signs or Banners: sign permit may be required by the City Planning and Zoning Department →
	X	Water Drinking / Washing (circle)		X	Stages (Number and Size(s) _____)
	X	Gray Water Barrel / Grease Barrel (circle /detail # and locations) large	#	X	Barricades. How many identify locations and attach logistics map
X		Sanitation -Trash bins, Dumpsters, Recycle (circle /detail # and locations) <i>Large Dumpster By Clear Creek</i>	#	X	EVENT estimated attendance
# 2		Porta Toilets / Wash Stations (Quantity ADA Regular)	#	6	Number of staff working event
X		↓ ↓ 1 1	#	0	Number of volunteers working

I hereby certify that I have read and will abide by the laws, rules and regulations set forth by the City of Hailey, Blaine County, and the State of Idaho, and in signing this application, I hereby agree that I and the organization I represent, shall hold the City of Hailey and all of its agents or employees free and blameless from any claim, liability or damage which may arise from use of City facilities or equipment, whether or not the City of Hailey, its agents or employees are jointly negligent. I further agree to promptly reimburse the City of Hailey and all of its agents for any clean up loss or damage to City property resulting from this use, as well as permitting, staffing, equipment use/rental, property use/rental, clean up, inspections involving the use of public property, public employees or public equipment for the Special Event. In the event the deposit exceeds the actual charges, the City Clerk shall refund the balance to the applicant.

Event Organizer's Signature: *Dana Jo Cameron* Date: *12/15/09*

Hailey's Main Street Antique Show

ALBERTSON'S

INDICATES FLOW OF TRAFFIC

MAIN STREET

Parking Sign

PARKING

Parking Sign

VENDER ROW

VENDER ROW

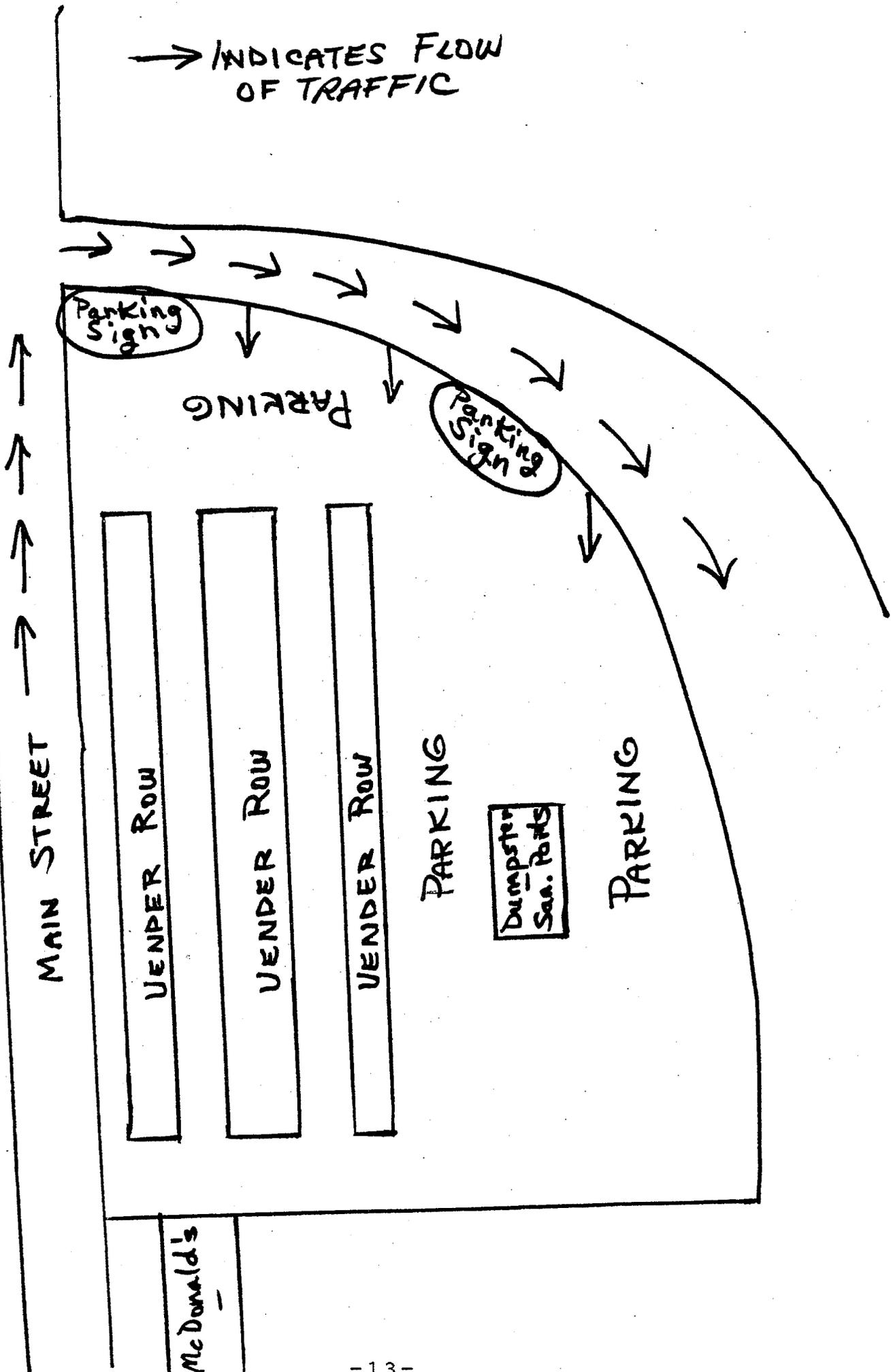
VENDER ROW

PARKING

Dumpster
San. Parts

PARKING

McDonald's



ACORD CERTIFICATE OF LIABILITY INSURANCE

OF ID 52
BLUES-2 04/22/09

PRODUCER Premier Insurance P.O. Box 6 Twin Falls ID 83303 Phone: 208-734-1733 FAX: 208-734-8646		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Blue Cow Antiques & Appraisal Dana Jo Cameron 949 N Madison Rupert ID 83350		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A: United Fire & Casualty	10324
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

POLICY NUMBER	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD		LIMITS
			DATE (MM/DD/YY)	DATE (MM/DD/YY)	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> INC-SEC <input type="checkbox"/> LOC AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS GARAGE LIABILITY <input type="checkbox"/> ANY AUTO EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETARY PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED (See description under SPECIAL PROVISIONS below) OTHER	00049733	04/03/09	04/03/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED OR PREMISES (See description) \$100,000 MED EXP (Any one person) \$3,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ INITIAL/TERMINAL LIMITS: TOTAL PER E.L. EACH ACCIDENT \$ E.L. DISEASE - SA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Commercial Applica	60049733	04/03/09	04/03/10	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Cert holder is loss payee as their interest appears

CERTIFICATE HOLDER State of Idaho Blaine County City of Hailey 115 Main St S Ste B Hailey ID 83333	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Craig Casperson, CIC
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DECISION

Based on the Application for a Special Event Permit for the Hailey's Main Street Antique Show, the City of Hailey, pursuant to Chapter 12.14 of the Hailey Municipal Code, approves the Application and grants the Special Event Permit, subject to the following conditions:

Standard Conditions

- a. The Applicant shall comply with the terms, plans, covenants and provisions of the Application, as approved or as modified by the City of Hailey.
- b. The Applicant shall comply with all applicable local, state and federal laws, regulations and ordinances before, during and after the Special Event(s).
- c. The Applicant shall execute an agreement, relating to the reimbursement of expenses, indemnification and other provisions immediately upon the approval of the application for the Special Events Permit.
- d. In the event the Applicant fails to comply with all the conditions set forth herein, the City may revoke the Special Events Permit, in whole or in part.
- e. The Applicant shall maintain in full force and effect general liability coverage during the Special Event(s) in the amount of \$1,000,000, with the City of Hailey as an additional named insured.

Other Condition

- a. Signs and Banners displayed for more than 72 hrs. require a permit from the Hailey Planning & Zoning Department.
- b. This special event is within the Business (B) zoning district and arts and entertainment is a permitted use.
- c. Declaration of Insurance coverage needs to be submitted.
- d. No parking or vendors on the sidewalks.
- e. At least two trash cans must be available due to the food vendors, along with appropriate recycle receptacles.

DATED this 22nd day of February, 2010

CITY OF HAILEY

By: _____
Rick Davis, its Mayor

ATTEST:

Mary Cone, its City Clerk

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

AGENDA ITEM SUMMARY

DATE: February 22, 2010

DEPARTMENT: Planning

DEPT. HEAD SIGNATURE: BR

SUBJECT: Findings of Fact – Approval of Rezone of Lots 4 – 10, Block 69, Hailey Townsite from GR to LB

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code 14.6
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On February 8, 2010, the Hailey City Council held a public hearing and approved an application by Ed Uhrig for the rezone of Lots 4 -10, Block 69, Hailey Townsite.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Case# # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Safety Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review the draft Finding of Fact and approve as drafted or as amended.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 8, 2010, the Hailey City Council considered an application submitted by Ed Uhrig for an amendment to the Hailey Zoning Map. The proposed amendment would change the zoning for Lots 4-10, Block 69, Hailey Townsite (17 Myrtle Street East) from General Residential (GR) within the Townsite Overlay Limited Business (LB) within the Townsite Overlay. The Council, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express, mailed to property owners within 300 feet, and mailed to public agencies and area media on January 20, 2010; and notice was posted on all external boundaries of the property on February 1, 2010.

Application

The applicant has submitted a request for a zone change from GR to LB, but has not identified any intended change of use at this time.

The current uses of Lots 4-10 are storage of fence materials (Lots 4-7 and north ½ of Lot 8), which is a non-conforming use in the GR district as well as the LB district; and a single-family residence (Lots 9-10 and south ½ of Lot 8). Uses adjacent to the subject property include:

South: Multi-family residences

North: Multi-family residences

West: Subway, Baskin Robbins, and Sinclair Gas Station.

East: Single family residences

Procedural History

On December 7, 2009, the Planning and Zoning Commission recommended that the application to change the zoning of Lots 4-10, Block 69, Hailey Townsite from General Residential (GR) to Limited Business (LB) be denied.

The Commission determined that the proposed amendment conforms to the Comprehensive Plan's land use map, but did not support infill goals and would add to business uses sprawling into neighborhood areas. The area is shown as a Transitional area on the land use map, which would support a rezone to a mixed use zoning district. However, the Commission determined that the uses allowed in the LB were not appropriate at this location at this time, as described in Section 14.6.1 and due to the numerous existing vacant buildings and properties zoned B within the Townsite Overlay District that would support the same uses as a LB district.

The Commission determined that the rezone would not be compatible with the surrounding area at this time and would not promote the general welfare because of potential impacts to existing residential uses to the north, south, and east of the property.

The Commission considered the number of vacant buildings currently located in the B district and the number of commercial building vacancies close to the Central Core Overlay District, such as the Village at Hailey Center and Meriwether Condos. All commercial uses allowed by the LB district are also allowed by the B district. Therefore, there are vacant buildings available

in the B district that could support the same commercial uses that could potentially be developed on the subject property, if it were to be rezoned LB. The Commission also considered the vacancy rates and the distance from the Central Core Overlay and determined that the high vacancy rates in the LB and the B districts did not favor a rezone. The Commission determined that vacant buildings and lots within the B district should be occupied or developed prior to recommending a rezone which would create a larger LB district.

Based upon entire record and the above Findings of Fact, the Commission made the following Conclusions of Law and Recommendation:

1. Adequate notice, pursuant to Section 14.4.1 of the Hailey Zoning Ordinance No. 532 and Idaho Code, Section 67-6511, was provided.
2. The Zoning Map amendment is not in accordance with the Hailey Comprehensive Plan, Section 6.1.c.
3. The Zoning Map amendment would not promote the general welfare.
4. The Zoning Map amendment would not be compatible with surrounding uses.

For further details refer to the Commission's findings of fact.

Staff Analysis and Discussion

The Townsite Overlay District sets forth bulk regulations and design standards that are layered on top of the regulations of the underlying zoning district. Where the regulations specified in the Townsite Overlay District differ from corresponding regulations specified for the underlying zoning district, the requirements of the Townsite Overlay District apply and control. The Townsite Overlay requirements do not affect the use regulations of the underlying zoning district.

When considering this rezone the differences between the two following districts are evaluated: Townsite Overlay bulk regulations with underlying zoning regulations and underlying zoning regulations without the Townsite Overlay District. In the event that the subject property is removed from the Townsite Overlay boundary the underlying district regulations would apply.

The substantial differences in use between GR and LB districts are listed below.

In addition to the permitted uses allowed in General Residential, Limited Business allows for the following additional permitted uses:

- lodging establishments
- professional offices, excluding veterinarians
- health care and social assistance
- real estate and property management companies
- catering services
- arts, entertainment and recreation uses (indoor and outdoor)
- Personal services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required
- semi public uses
- other educational services
- government offices and public administration, except correctional institutions
- PWSFs or WCFs, attached to street poles, upon the issuance of a wireless permit in

accordance with the provisions of Article VIIA of the Hailey Zoning Ordinance.

Conditional uses allowed in LB and prohibited in GR district are as follows:

- Gasoline Stations and Automotive Repair and Maintenance
- Restaurants
- Wholesale distributors
- Convenience Stores
- Medical personal care stores
- Finance and insurance firms
- Construction contractors' offices with no exterior storage
- PWSF's and WCF's, mounted on any proposed freestanding tower (in GR it can be attached to street poles or mounted on existing buildings or structures, but not freestanding towers)

Accessory Uses allowed in LB, but prohibited in the GR district are as follows:

- Combustible liquid tanks.
- PWSF's and WCF's, mounted on existing buildings or structures.

The difference in bulk requirements **without** considering the Townsite Overlay are as follows:

Bulk Regulations	LB	GR
Maximum townhouse sub-lots per acre	20	10
Maximum multi-family residential aggregate density	One (1) dwelling unit per 1/20 of an acre	One (1) dwelling unit per 1/10 of an acre
Maximum aggregate gross floor area for individual retail/wholesale trade or grouped retail/wholesale trade	36,000 square feet	N/A (Not a permitted use)
Riparian setback	N/A (No riparian setback)	Required
Maximum Lot Coverage	N/A (No maximum)	40%
Size of Detached Accessory Dwelling Unit	N/A (No minimum or maximum)	Minimum gross floor area of 300 square feet and a maximum of 950 square feet

The following are the bulk regulation differences between GR and LB **with** consideration of the Townsite Overlay District, Section 4.13.6 of the Hailey Zoning Ordinance:

Bulk Requirements	LB in Townsite Overlay	GR in Townsite Overlay
Maximum Building Height	35 feet	30 feet
Maximum Lot Coverage	70%	25-40% depending on building height and whether a garage is on-site
Maximum Lot Size	No maximum	18,000 square feet

Section 14.8 of the Hailey Zoning Ordinance allows for the rezone of certain parcels to be made conditional upon the owner or developer of the property making a commitment concerning the use or development of the subject parcel.

Standards of Evaluation

Section 14.6 of the Hailey Zoning Ordinance establishes the standards for proposed zoning ordinance map amendments. For each applicable standard (in bold print), the Council makes the following Findings of Fact:

1. The proposed amendment is in accordance with the Comprehensive Plan;

- The Comprehensive Plan Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area as “Transitional – Mixed use, including residential, providing a buffer between residential neighborhoods and intense business use.”

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Transitional	GR (General Residential)	Residential and Storage
Proposed	No change is proposed	LB (Limited Business)	No change at this time
North of site	Transitional	GR (General Residential)	Residential
South of site	Transitional	GR (General Residential)	Residential
East of site	Transitional	GR (General Residential)	Residential
West of site	Business/Commercial/Mixed Use	B (Business)	Business

- Land Use Districts, Section 5.4 states, “Encourage integration of compatible land uses in order to retain a compact City comprised of a central downtown, with surrounding diverse neighborhoods, thereby reducing sprawl and traffic, increasing efficiency, and creating neighborhood and community character.”
- Economic Development, Section 6.1 states, “Encourage the infill of the Central Business District...prior to expanding business-zoned areas for commercial development.”
- Due Process and Public Input, Section 5.8 states, “Proactively amend the Hailey Zone District map to resolve significant conflicts between the Land Use Map and the Zoning Map.”

In addition, the Council reviewed and agreed with the applicant’s analysis of the proposed rezone and the applicant’s analysis of compliance with the Comprehensive Plan.

The Council considered to the goals of the Comprehensive Plan as well as the purpose of the LB

District and determined the rezone is compatible with the Land Use Map given that the property is shown as a “Transitional” area on the Land Use Map and the nature of uses allowed in the LB District are consistent with the description of Transitional in the Land Use section of the Comprehensive Plan. The Council determined the uses permitted in the LB District are appropriate at this location .

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

Due to the close proximity to the B district, it is anticipated that public facilities and services are available to support the full range uses permitted by the LB district.

3. The proposed uses are compatible with the surrounding area; and

The Council considered the following options: 1) denying the rezone, 2) consider a rezone to TN, instead of LB, 3) approving the rezone contingent on Lots 1-3 also being rezoned to LB (or TN), and/or 4) approving the rezone with a development agreement to mitigate any potential impacts to the residential areas adjacent to the subject property.

The Council determined that the uses directly west of the subject property are high intensity business uses which would negatively impact future residential uses on the subject lots if the GR zoning was maintained. It was noted that the blocks along First to the south are not adjacent to the same high impact uses as Block 69; therefore the circumstances justifying a rezone in Block 69 are not present for the blocks along First Avenue to the south. In addition to the high intensity uses to the west, the uses along the west side of First to the north are all business.

The GR zoned residences to the north of the subject property would be sandwiched between the B district to the North and West, and the LB district to the South. With the rezone of the subject property, this may burden the remaining GR lots on Block 69 (Lots 1-3) therefore the Council has directed a city initiated rezone of Lots 1-3, Block 69.

4. The proposed amendment will promote the public health, safety and general welfare.

The Council determined the amendment will promote the public health, safety and general welfare by encouraging improvements to the block that may not be realized if the property remained zoned GR.

14.6.1 When evaluating any proposed Zoning Ordinance Map Amendment to rezone property to Business (B) Zoning District, Limited Business (LB) Zoning District or Transitional (T) Zoning District, the Hearing Examiner or Commission and Council shall consider the following:

- a. **Vacancy rates of existing buildings and land within the existing Business (B), Limited Business (LB) or Transitional (T) Zoning Districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.**

Vicinity of LB District	Vacant Lots	Vacant Buildings
South end of Main Street	Lots 1-3 Rick Davis Business Center Subdivision (0.99 acres in total)	Block 128 St. Luke's Family Practice
Intersection of Woodside Blvd. and Winterhaven Dr.	Lots 1A and 2A, Block 61, Woodside Subdivision No. 15 (3.44 acres)	
Intersection of Shenandoah Dr. and Countryside Blvd.	Lot 1 and 2, Block 21, Woodside Subdivision No. 6 (1.2 acres)	
Sweetwater	Sweetwater was approved for development; however, the current status of the undeveloped lots is unknown (13.08 acres currently undeveloped).	Residential units constructed in phase 1
Copper Ranch	Parcel A5, Copper Ranch (1.65 acres)	
	Block 85 Woodside Subdivision No. 24 (2.7 acres)	
	Lot 1, Block 67, Woodside Subdivision No. 18 (1.56 acres)	

Approximately half of the undeveloped land owned by Sweetwater is zoned with a Development Agreement. These portions restrict uses to residential only. Therefore, the undeveloped lots south of Countryside Blvd. are zoned LB, but can only be developed with residential uses. The lots west of Shenandoah Dr. are not restricted and are undeveloped.

The size of the vacant lots zoned LB is 24.92 acres. Of the 24.92 acres, approximately 6.5 acres is zoned with a Development Agreement that allows only residential uses, 23.93 of the vacant acres are located in Woodside, with 0.99 acres located just south of the Townsite Overlay. The location of the LB vacant lots is important to consider because of the inherent differences between the Woodside area and the Townsite area, near the commercial core.

The Council only considered the vacancy rate of the other areas of the city zoned LB and did not consider the vacancy rates of the B zone and agreed with the applicant's assessment that there are no other similar areas in the commercial core zoned LB; therefore there was no issue with vacancy rates.

- b. The distance of the parcel proposed for rezone from the Central Core Overlay District boundary. A shorter distance from the Central Core Overlay District boundary will favor a rezone, while a longer distance from the Central Core Overlay District boundary will not favor a rezone.**

The subject property is approximately 1,710 feet or 0.32 miles from the Central Core Overlay District. The Council determined this is not too far from the Central Core Overlay.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council makes the following Conclusions of Law:

1. Adequate notice, pursuant to Section 14.4.1 of the Hailey Zoning Ordinance No. 532 and Idaho Code, Section 67-6511, was provided.
2. The Zoning Map amendment is in accordance with the Hailey Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare; and the vacancy rates and distance from the Central Core Overlay were considered.

DECISION

The Zoning Map amendment to change the zoning for Lots 4-10, Block 69, Hailey Townsite (17 Myrtle Street East) from General Residential (GR) within the Townsite Overlay Limited Business (LB) within the Townsite Overlay is hereby approved.

Signed this _____ day of _____, 2010.

Rick Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, AND THE OFFICIAL ZONING MAP INCORPORATED THEREIN, BY CHANGING THE ZONING DISTRICT DESIGNATION OF THE HAILEY ZONING MAP, BLOCK 128 AND BLOCK 133, HAILEY TOWNSITE, FROM LIMITED BUSINESS (LB) TO BUSINESS (B); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Official Zoning Map will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the Hailey City Council has found that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

WHEREAS, the Hailey City Council has found that the proposed uses are compatible with the surrounding area; and

WHEREAS, the Hailey City Council has found that the amendment will promote the public health, safety and general welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Hailey Ordinance No. 532 and Hailey Official Zoning Map incorporated therein are hereby amended by changing the zoning district designation of Block 128 and Block 133, Hailey Townsite, from Limited Business (LB) to Business (B).

Section 2. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2010.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Published: Idaho Mountain Express –

Mary Cone

From: Ned Williamson [wlo@cox-internet.com]
Sent: Wednesday, February 17, 2010 3:59 PM
To: Rick Davis
Cc: Michelle Griffith; Mary Cone; Heather Dawson; Beth Robrahn
Subject: Fw: Letter from Hailey
Attachments: URA Voluntary Sale Letter.doc

Rick,

I just received this e-mail from ARCH. Apparently, this letter is needed by the IHFA. I do not have any problem with letter and think that you can sign the consent on page 2. In the meantime, we could add a motion to ratify your signature on Monday's consent agenda. If acceptable, please sign. You can decide how you want to handle the return of the letter. We can pick up the letter or you can drop off the letter to city hall or to my office. We can then coordinate with Michelle on picking up the letter. If you have any questions, please contact me. Thanks.

Ned

Ned C. Williamson, Esq.
Williamson Law Office, PLLC
115 Second Avenue South
Hailey, Idaho 83333
Ph. (208) 788-6688
Fax (208) 788-7901

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----- Original Message -----

From: Michelle Griffith
To: Ned Williamson
Sent: Wednesday, February 17, 2010 1:47 PM
Subject: Fwd: Letter from Hailey

Hi Ned,

Please see the attached letter. The IHFA scoring folks (very kindly) let us know that this letter was needed in the application. We have until the end of the week to get it signed and returned.

Are you able to sign on behalf of the City? If not, who is able to sign and can it be done by the end of the week?

Michelle

----- Forwarded message -----

From: **Greg Urrutia** <Greg@nbhidaho.com>

Date: Wed, Feb 17, 2010 at 1:39 PM

Subject: Letter from Hailey

To: michelleatarch@gmail.com

Actually attaching the letter this time...

Hey Michelle:

Attached is the letter we discussed. Please review and make any changes you think might be necessary. If we can get Ned to sign this that would be great. We need to get it back to IHFA this week.

Please let me know if you have any questions.

Take care,

Greg

Greg Urrutia

New Beginnings Housing, LLC

(208) 454-2576

RIVER STREET SENIOR HOUSING, LLC

P. O. BOX 1292
Ketchum, Idaho 83340

February 8, 2010

City of Hailey
115 Main Street South, Suite H
Hailey, Idaho 83333

Re: 731 N. River Street
Memorandum of Understanding

Dear City Representative:

This is to inform you that ARCH Community Housing Trust, Inc. and River Street Senior Housing, LLC ("Lessor") would like to lease the property located at 731 N. River Street, Hailey, Idaho 83333. The Lessor is prepared to pay One Dollar (\$1.00) per year for clear leased fee title to the property for a period of Ninety-Nine (99) years under the conditions described in the attached Memorandum of Understanding. Because Federal funds may be used in this purchase, the federal Uniform Relocation Assistance and Real Property Acquisition Policy Act (URA) requires that we disclose to you the following:

1. The lease is voluntary. The person or agency leasing your property does not have authority to acquire property by eminent domain and, therefore, will not acquire a lease interest in the property if negotiations fail to result in an amicable agreement; and
2. Based upon a final evaluation, the market value of the property is estimated at \$840,000. You are willing to lease the property for One Dollar (\$1.00) per year for Ninety-Nine (99) years.
3. You may withdraw from the Memorandum of Understanding based on this disclosure.

Since the lease will be a voluntary, arm's length transaction, you will not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation.

Furthermore, by signing below you are certifying the following:

- i. your property is not occupied at the time the Memorandum of Understanding is executed; and/or
- ii. if you rent the property between the time you execute the Memorandum of Understanding and the execution of the lease agreement and start of the lease, you will provide written notice, prior to the first day of the term of the rental agreement that the property is under a Memorandum of Understanding, that the occupant will be required to vacate the property prior to the start of the lease, and as such the occupant will not be eligible to receive relocation assistance under the URA. These provisions do not apply when the Lessor of the property is the

occupant of the property or if, prior to executing the Memorandum of Agreement, the occupant had notified you or your agent in writing of his or her intent to vacate the unit prior to the date established for start of lease of the property.

Again, please understand that if you do not wish to lease the property, the Lessor or IHFA will take no further action to acquire a leasehold interest. As a voluntary lease, you are not entitled relocation assistance.

Sincerely,



Michelle Griffith
Manager

I hereby acknowledge having received a copy of this certification and certify that we will abide by the terms stated herein. I agree that the proposed lease is totally voluntary.

City of Hailey

By:  _____

Date: February 8, 2010