Notice of a Meeting of
The Hailey Arts and Historic Preservation Commission

Tuesday, February 26, 2019
City of Hailey – Council Chambers
4:00PM

Call to Order

New Business
1) Historic Demolition: BCSD @ 128 West Bullion Street -- Action Item
2) Myrtle Street Brainstorming/Art Ideas -- Action Item

Old Business, In-Progress & Status Reports
1) Adoption of the Meeting Minutes from December 11, 2018 -- Action Item
2) Adoption of the Meeting Minutes from January 15, 2019 -- Action Item
3) Continuation of the discussion of Historic Building Plaques -- Action Item
   a. Inchausti Home Narrative and Photo
   b. Golden Rule Narrative and Photo
4) YTD Budget Update -- Action Item

Discussion topics for next Agenda (March 12, 2019 @ 4:30pm)

Adjourn
HAILEY HISTORIC DEMOLITION
PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

OWNER: Blaine County School District # 601
MAILING ADDRESS: 118 W Bullion, Hailey ID
PHONE: 208-578-15000

CONTRACTOR: Lunceford Excavation
MAILING ADDRESS: PO Box 739, Ketchum ID 83340
PHONE: 208-720-1655

CONTRACTOR REGISTRATION NO: PWC-C-16087
ESTIMATED COST OF DEMOLITION: $19,945.00

Address of Subject Property: 128 W Bullion, Hailey ID

Permit No: 19-001
Date Filed: 11/10/19

(Demo Permits Valid for 90 Days)

Permit Fee: $75.00
Publication Costs: $50.00
Postage - Noticing: $14.26
Posting Lamination (2): $9.00
Total Fees: $148.26

Legal Description of Property: Lot(s) 10 A Block(s) Parkview Plat

Please attach the following information:

☑ Obtain from the B.C. Assessor’s office, or other reliable records, documentation stating when the building was built.
☑ Asbestos report, if deemed necessary (at the expense of the applicant).
☑ Obtain a list of property owners within 300 feet of the subject property from the B.C. Assessor’s office or go http://maps.co.blaine.id.us Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to beekma@hailey.city.id.us
☑ Color photos of the elevations of the building. Submit a letter to HPC requesting reasons to waive the 120 day waiting period if applicable.

In pertinent part, Hailey Ordinance No. 964, Section 105.1.5 (b.) provides; the applicant shall demonstrate the age of a building or structure by reliable records, including but not limited to records of the B.C. Assessor.

i.) A one-hundred-twenty (120) day review period shall run from the date of transmittal of copies of the application to the Departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the Building Official certifying that the application is complete, the Building Official shall, at the applicant’s expense, publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three-hundred (300) feet of the subject property.

ii.) During the review period, the City, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.

iii.) The one-hundred-twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a “dangerous” building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one-hundred-twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.

Building/D/Demolition
Revised 7/28/09
HAILEY HISTORIC DEMOLITION
PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

At the end of the review period, if the application for a "Demolition" permit has not been withdrawn, the Building official shall process the application according to the 2006 IBC and the Municipal Code. Any demolition permit for a Historic Structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey Historic Preservation Commission with all available historic information about the Historic Structure, including a) color photographs measuring at least four inches (4") by six inches (6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the two (2) elevations shall be of the street facing sides); b) height, square footage, and current use of the building; and c) historical photograph, black and white or color, of the building, if feasible. c.) Revegetation. Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or re-seeded with drought resistance grasses and/or shrubs that are as minimally as possible irrigated to ensure successful Revegetation within one (1) month of the permitted work. The Revegetation shall include noxious weed abatement and continued maintenance until new construction commences.

Signature of Contractor, Owner, or Authorized Agent

Date

☐ APPROVED  ☐ DENIED

Building Official

Date

☐ APPROVED WITH CONDITIONS

Building/D/Demolition
Revised 7/28/09
TO: City of Hailey Historic Preservation Committee

FROM: Howard Royal, Director of Buildings and Grounds

THROUGH: GwenCarol Holmes, Ed. D. Superintendent

SUBJECT: 120 Day Waiver Reduction Request for Demolition of the Structure at 128 West Bullion Street

Date: January 10, 2019

This correspondence is being included as part of the materials submitted with the Hailey Historic Preservation Committee demolition permit application to request waiving the 120 day waiting period and replacing it with a 45 day waiting period. The basis of this request is twofold.

The Blaine County School District (BCSD) originally purchased the residence located at 128 West Bullion Street in 2008 to provide additional square footage for the District Office campus. Due to high housing costs and lack of available, reasonably priced, single person dwelling space at the time of purchase, the BCSD extended the structures useful life by utilizing it to provide workforce housing for its teachers who were traveling from homes in other Idaho towns. This practice has been discontinued. Providing workforce housing was never part of the long-term vision for the property which included the intention of demolishing the structure and rebuilding on the site.

While the house was originally constructed during a historically significant period, as the original structure was built prior to 1941, the “structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.” The historical value of the house has long since been mitigated through multiple, non-period additions. These additions to the house were built using construction methods and materials that were modern at the time of the respective additions. In an effort to support the preservation of Hailey’s history, any relevant historical features that remain in the existing structure will be made available for salvage by the Wood River Land Trust prior to demolition.

"Rehabilitation of the Historic Structure would not be economically feasible." The District purchased the property for $700,000 in 2008. A recent attempt to sell the property resulted in offers that were well below the original purchase price. Upgrading the structure to make it compliant with ADA specifications, and therefore viable for long-term use in District programming or workforce housing, will require significant investment that will likely not be recuperated in future attempts to sell the property. While the location of the house is ultimately desirable, the placement of the house in a transitional neighborhood adds to the economic challenges of rehabilitating the house. The property to the east of the house, marking the defacto boundary of the City of Hailey’s commercial sector, is the BCSD District Office building. To the west is residential housing. This placement on the border compounds the likelihood that additional investment into the current structure would not be realized upon the sale of the property.

Thank you for considering reducing the 120 day waiting period to 45 days. We are available to discuss this matter further if you require additional information.

Sincerely,

Howard Royal
Director of Buildings and Grounds
Blaine County School District #61
(208) 481-2376

Our mission is to inspire, engage, educate and empower every student.
East Elevation (backyard)
South West Corner
West Elevation
Bullion Street Elevation
Return to Agenda
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<td><strong>Myrtle Street Art Ideas</strong></td>
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<td>HAHPC Member</td>
<td>Suggestions</td>
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<tr>
<td>3</td>
<td>Susan</td>
<td>Focus on history of community</td>
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<tr>
<td>4</td>
<td>Frank</td>
<td>Focus on history of community/evolution of Hailey as a town (i.e., mining to agriculture; livestock to the railroad; tourism to a great family town</td>
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<tr>
<td>5</td>
<td>Bryce</td>
<td>Highlight history of railway</td>
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<tr>
<td>6</td>
<td>Errin</td>
<td>Keep concept broad; allow artist to create a direction</td>
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<td>7</td>
<td>Joan</td>
<td>Keep to a natural theme (i.e., piled rocks, etc.); Utilize poetry and bells, which could be made of old propane cylinders</td>
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<tr>
<td>8</td>
<td>Toni</td>
<td>Sent several design options; agrees that it will need to be a collaborative effort; allow artist(s) to create art for the project (creative freedom)</td>
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Return to Agenda
MEETING MINUTES OF
THE HAILEY ARTS AND HISTORIC PRESERVATION
COMMISSION

Tuesday, December 11, 2018
City of Hailey – Council Chambers
4:00PM

Present: Toni Whittington, Daniel Hansen, Frank Rowland, Susan Giannettino, Bryce Ternet, Michele Johnson, Carol Waller, Peter Kramer

Absent: Errin Bliss, Joan Davies

Staff: Lisa Horowitz, Robyn Davis

Guests: Betty Grant

Call to Order
4:03pm Hansen called the meeting to order.

Welcome and Introductions!

Old Business, In-Progress & Status Reports

1) Adoption of the Meeting Minutes from August 21, 2018 -- Action Item
Rowland motioned to adopt the Meeting Minutes from August 21, 2018. Giannettino seconded and all were in favor.

2) Adoption of the Meeting Minutes from September 11, 2018 -- Action Item
Rowland motioned to adopt the Meeting Minutes from September 11, 2018. Whittington seconded and all were in favor.

3) Adoption of the Meeting Minutes from October 23, 2018 -- Action Item
Giannettino motioned to adopt the Meeting Minutes from October 23, 2018. Rowland seconded and all were in favor.

4) Continuation of the discussion of Historic Building Plaques -- Action Item
   a. Revised Quote from Andy Hawley
   b. Preliminary Design from Hawley Graphics
   c. Inchausti Narrative and Photo
   d. Golden Rule Narrative and Photo
4:07pm Hansen and Davis discussed details of revised quote from Hawley Graphics. Hansen would like to confirm that Hawley Graphics is quoting the accurate amount for the total number of aluminum bases. Three aluminum bases are still with Windy City, which can be reused. Five aluminum bases are existing/mounted on historic buildings throughout town. Board would like to reuse aluminum bases, but redo the narratives to match new design produced by Hawley Graphics. Quote should reflect 12 aluminum bases and 20 plaque designs. Davis to connect with Andy Hawley regarding said changes.
Davis to follow up with Andy Hawley regarding estimate and removal of eight (8) aluminum bases from estimate (five plaques already existing and three remain at Windy City). The Commission could like a revised invoice from Hawley Graphics with the total estimate owed and amount paid to date.

Giannettino motioned to proceed with 15 new plaques and replace existing five plaques, such that the design matches the new design by Hawley Graphics, as well as reuse the aluminum bases of said five, and three remaining at Windy City. Whittington seconded and all were in favor.

4:21pm The Commission agreed that the layout and design of the plaque looks great. The Commission discussed the address format and if it should be spelled out. Hansen noted that Hawley Graphics follows the most recent AP Formatting. The Commission agreed to leave address formatting the way Hawley Graphics has it on preliminary design of the Alturas Courthouse.

4:27pm Giannettino motioned to approve the new design by Hawley Graphics. Whittington seconded and all were in favor.

4:30pm The Commission reviewed the Inchausti Home Narrative and Photo. Edits were made. Davis to correct. Giannettino to obtain a higher resolution photo of the home.

4:40pm Rowland motioned to approve the Inchausti Home. Giannettino seconded and all were in favor.

Discussion moved to Golden Rule Building. Edits were made by Commission. The Commission concurred that they would like to see text once more prior to approval. Narrative to be included in January 2019 meeting packet.

The Commission also discussed the launch/installation of all the Historic Narrative plaques. The Commission would like to plan a ribbon cutting or event around the installation of said plaques, either in April or May 2019. Davis to connect with Hawley Graphics regarding details of installation.

New Business

1) FY 2019 Budget
4:50pm The Commission reviewed the budget to date. No comments were made.

2) Meeting Calendar 2019 -- Action Item
4:51pm – The Commission discussed the Meeting Calendar dates for 2019. To accommodate for various schedules, the Commission agreed to hold meetings in the summer (June, July and August) at 8AM on Tuesdays, and the remaining months, meetings will be held at 4:30PM on Tuesdays. Giannettino motioned to approve the Meeting Calendar for 2019, with edits noted above. Whittington seconded and all were in favor.
3) Priorities List 2019 Preliminary Thoughts:
   b. Wrapped Art – Toni
   c. Ezra Pound – Susan
   d. Myrtle Street (Pathways for People) – Lisa: The Commission agreed to focus on Myrtle Street art at January’s meeting. The Commission discussed art ideas (animal footprints in sidewalk, bollards, etc.) and would like to see project be one of ‘public art into functional project’ (Davis to research Jack Mackey). The Commission would like Brian Yeager and Jim Keating (to discuss barn renovations and status of) to attend. The Commission also would like to see construction drawings from Yeager. Ternet suggested ebikes on BCRD paths. Discussion ensued.

Discussion topics for next Agenda (January 8, 2018 @ 4:00pm)
   1) Historic Building Plaques
      a. The Golden Rule Building Text and Photo
      b. Final Quote from Hawley Graphics
   2) Myrtle Street (Pathways for People) Art/Design Ideas

Adjourn
5:25pm Rowland motioned to adjourn. Whittington seconded and all were in favor.
Return to Agenda
MEETING MINUTES OF
THE HAILEY ARTS AND HISTORIC PRESERVATION
COMMISSION

Tuesday, January 15, 2019
City of Hailey – Council Chambers
4:30PM

Amended Agenda Items: Nomination of Chair and Vice Chair and
YTD Budget Update

Present: Carol Waller, Daniel Hansen, Joan Davies, Frank Rowland, Susan Giannettino, Errin
Bliss, Bryce Ternet, Peter Kramer, Michele Johnson, Toni Whittington
Staff: Lisa Horowitz, Robyn Davis
Guests: Howard Royal, Rob Ditch, Brian Yeager

Call to Order
4:30pm Waller called the meeting to order. Waller suggested moving NB 1 until after NB 2. Board agreed.

New Business

1) Nomination of Chair and Vice Chair -- Action Item
4:58pm Waller called for nominations for Chair and Vice Chair. Whittington nominated Hansen for Chair. Hansen is willing to serve as Chair. Giannettino motioned to approve Hansen as Chair of HAHPC; term is one year. Johnson seconded. All were in favor.

Whittington nominated Giannettino for Vice Chair. Rowland motioned to approve Giannettino as Vice Chair of HAHPC; term is one year. Johnson seconded. All were in favor.

2) Historic Demolition: BCSD @ 128 West Bullion Street -- Action Item
4:31pm Howard Royal provided background of historic building at 128 West Bullion Street and the request for demolition. Royal and BSCD is requesting to waive the 120 review period to 45 days. Royal went on to discuss details of home: history, layout and condition.

Rowland questioned whether any part of structure is moveable. Royal was unsure, due to nature of additions, structural build, etc. Rowland questioned the year of original construction. Royal noted that original construction was 1892.

Waller questioned reason for waiver of 120 review period. Royal noted that BCSD has a good bid window and would like to secure a contractor prior to busy season. Royal noted that the BSCD would reseed lot back to native grasses.
Horowitz suggested advertising in IME for request to relocate house. Rowland questioned whether BCSD would have any interest in contact the WRLT regarding building and site. Horowitz suggested connecting with ARCH about possible relocation. Horowitz questioned whether Board would like two or three months to advertise. Rowland questioned demolition timeframe. Royal sees a date of March 1, 2019. Davis to advertise as soon as possible and will connect with Royal prior to publication.

Whittington questioned what would replace home on property. Royal noted this has not been determined. Whittington also questioned the potential buyer and whether they would renovate or demolish. Royal believes the house would be utilized for workforce housing for the Valley Club. Price was listed at $395,000. Rowland would like to see if there are any elements inside of the home that might be reutilized. Horowitz suggested scheduling a site tour within the next two weeks and suggested Tuesday, January 22, 2019 at 4pm. Board agreed. All to meet on property.

Kramer questioned when bid needs to be approved by BCSD. Royal noted that he has 60 days left on his bid window. Ternet questioned whether BCSD owns any other adjacent parcels next to lot. Royal noted that aside from 118 West Bullion, the BSCD does not.

Waller questioned whether BCSD would be willing to help another non-profit move the home from the lot (equal to the cost of demolition). Royal doesn’t believe the School Board would be amenable to that, but could inquire. Bliss questioned whether or not ARCH could attend site tour next week. Horowitz to connect with Michelle Griffith of ARCH and WRLT prior to site tour.

No motion was made.

3) Myrtle Street (Pathways for People) -- Action Item
5:02pm Yeager introduced the project and provided an overview. Yeager discussed the reconfiguration of the island near Subway, restriping area, asphalt widening, truncated domes, and more. Yeager noted that at the base of the hill, near Fourth Avenue, the pathway grade will match the street grade. A retaining wall will be constructed on the north side of the street. Yeager discussed details of the retaining wall, a step retaining wall. The first retaining wall will be less than 30 inches to accommodate for bicyclists. Rowland questioned the materials that will be utilized. Yeager noted that it will be textured concrete, but project still needs to go out to bid. Details to come. Board moved to incorporating art through Myrtle Street, rather than the retaining walls. Discussion ensued.

5:13pm Horowitz questioned the construction schedule. Yeager noted that project will be constructed in 2019. Yeager discussed budget and maintenance costs. Horowitz suggested a progression – whether embedded in pavement or something else – it tells a story as you walk along. A second idea is something on the wall. Rowland suggested the story of the railroad. Whittington suggested sculptures of bicycles. Horowitz suggested marker or totem, nothing fragile, with a story line. Rowland suggested an arch or signage, as it is an entry for east side of town. Horowitz questioned whether Board would like to conduct a Call for Artists. Waller is not sure Board has the funding to do a Call for Artists. Horowitz agreed.
5:21pm Kramer questioned whether art pieces would become obstacles for traffic and pedestrians. Yeager thinks Board should be creative and will try and make art piece work. If not, Yeager will come back to Board with suggested amendments. Giannettino questioned winter maintenance. Yeager noted that likely path will be plowed. Horowitz questioned whether we could complete project without Call for Artists. Waller agreed. Waller suggested that the Board come to next meeting with ideas. Kramer asked if we could engage residents in area. Horowitz agreed. Ternet suggested tying piece into historic railway. Bliss is concerned that project may become clutter. Bliss suggested a larger theme, a larger vision. Discussion ensued.

5:31pm Horowitz would like to stay with construction timeline of Myrtle Street. Bliss would like to see an artist run with concept or theme. Bliss suggested selecting two or three artists to guide the design. Discussion ensued. Horowitz suggested narrowing thoughts for next meeting. Horowitz would like to have a list of artists by end of next meeting. Board agreed. Davis to summarize what was discussed for next meeting.

No motion was made.

4) YTD Budget Update, which includes:
   a. Funds spent and balance remaining
   b. Myrtle Street Project
Due to time constraints, no discussion took place.

Old Business, In-Progress & Status Reports

   1) Adoption of the Meeting Minutes from December 11, 2018 -- Action Item
Due to time constraints, no motion was made.

   2) Continuation of the discussion of Historic Building Plaques -- Action Item
      a. Revised Quote from Andy Hawley
      b. Inchausti Home Narrative and Photo
      c. Golden Rule Narrative and Photo
Due to time constraints, no discussion took place.

Discussion topics for next Agenda (February 13, 2019 @ 4:00pm)

   1) YTD Budget
   2) BCRD Barn Update -- Jim Keating
   3) Discuss and consider revising current Historic Demolition Date

Adjourn

5:45pm Rowland motioned to adjourn. Whittington seconded. All were in favor.
Return to Agenda
David Inchausti worked at a sheep ranch in Mackay, Idaho, but traveled back to Spain to marry his wife, Epifania "Epi" Inchausti in 1925. They soon settled in Hailey and opened a Basque Boarding House, which housed shepherders and Basques who worked in the Triumph Mine.

In 1936, Epi and David Inchausti opened the Gem Bar & Boarding House, which was located directly across the street from Palmer’s Brothel. Built by Peggy Palmer, the original house was only as wide as the front porch. It had a tiny front room with French doors that opened up into Peggy Palmer’s bedroom. Next to that was a lavender bathroom. The dance hall portion of the building faced River Street, which was the Red Light District.

The Palmer House was put up for sale and the Inchausti’s bought it in the early 1940s for $2,000 to accommodate their growing family. There was room upstairs for their family and a large dining room where Epi served up to 20 diners each night. Epi Inchausti’s Basque cooking of red bean soup, behi-hizkuntza (beef tongue), arkume erregosia (Lamb stew), txerriki urrun (pork loin), arroz esne and flana for dessert brought customers from Sun Valley. Bing Crosby, Gary Cooper, Ernest Hemingway, Janet Lee, Colonel Sanders and many other notable people frequented her table. Sooner or later someone started playing the spoons and someone else a concertina. Everyone would shove the tables and chairs up against the walls and the Basques would party. Basque recipes are still a traditional part of the annual Trailing of the Sheep Festival in Roberta McKercha Park.

Epi & David’s daughter, Rose Inchausti Mallory, was instrumental in cataloging the 1,500-original glass-plate negatives and 2,500 photographs in the 30-year documentation of central Idaho by Martyn Mallory and donating the Mallory Collection to the Hailey Public Library in 1995.

This home is one of very few remaining remnants of the time when half a dozen brothels lined this street.
The Golden Rule Building, 103 South Main Street, Hailey, ID 83333

Located on the southwest corner of Bullion and Main street, at 103 Main, the Golden Rule Building has played an important role in the city’s history of retail and service. This multi-unit building sits adjacent to the Historic Werttheimer Building at the north wall. The building has housed businesses serving the community since the early 1900’s, through years of expansive growth in the later 20th century. Residents have included restaurants, saloons, grocers, and retail stores.

Construction of the building took place in response to tragedy, when an 1889 fire destroyed all the buildings on the block. The Golden Rule Building project was part of a joint venture to rebuild the 32nd city block, referred to as the Bullion Block, by prominent early Hailey merchants Leopold Werthheimer and J.C. Fox. In accordance to the original Old Town plat, the long, narrow building lots allowed public access on the main street side, with rear access from the alley behind. Once complete, the project included 4 units: the single-unit building furthest south on lot 4, the double-unit Golden Rule building in the middle on lots 2 and 3, and the single-unit Werttheimer Building furthest north on Lot 1.

Upon its completion around 1907, the two center units (eventually to be known as the Golden Rule Building) were occupies by J.C. Fox’s retail clothing store. Fox was one of the founding businessmen in Hailey, arriving in May of 1881. The Fox family started grocery and boarding businesses in Hailey in the late 1800’s, eventually changing retails offerings to women’s clothing, accessories, and dry goods.

In the 1920’s both center units combined were used to house the structures namesake, with a groceries, shoes, and dry goods store named the Golden Rule Store. As is common for early Idaho communities, documentation of historic buildings and businesses were scarce during periods of growth in the 1930’s and beyond. This has affected much of what is currently known about the structure from these years.

In the 1940’s and 1950’s, Hailey resident Ole Glenn and his family ran the store under the name, Golden Rule Store. It was purchased by Leo Stavros in January 1965. The name was changed to Triple S Market, and it operated under that name until 1974 when it was purchased by Jack Holms.

More recently, from the end of the 20th century through the second decade of the 2000’s, the units of the Golden Rule Building have been used separately, as units #B to the north and #A to the south; mostly as restaurants and bars.
Return to Agenda
### Report Criteria:
- Actual Amounts
- All Accounts
- Print Period Totals
- Print Grand Totals
- Page and Total by Fund
- All Segments Tested for Total Breaks

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Return to Agenda