AGENDA ITEM SUMMARY

DATE: 11/04/2010  DEPARTMENT: Public Works / Admin.  DEPT. HEAD SIGNATURE: __________________________

SUBJECT:  
Idaho Community Development Block Grant (ICDBG)  
River Street Improvements  
Grant Application and Preliminary Design

AUTHORITY:  
☐ ID Code  
☐ IAR  
☐ City Ordinance/Code

(FAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Public Works, Administration, Harmony Design & Engineering, and Lisa Bachman (JUB/Grant Administrator) have prepared the attached ICDBG grant application and preliminary design for public review and comment, council review and approval, and for submission to the Idaho Department of Commerce. The application encompasses improvements to River Street between Croy and Galena, and also on the side streets of Galena, Carbonate, Bullion and Croy, between River and Main. The streetscape improvements include sidewalks, bike lanes, street lighting, improved intersections and improved storm drainage.

The grant request is $500,000. The project budget is $1,211,059. $635,873 required from the capital fund; remainder is $37,870 of in-kind and $37,316 of pre-grant expenditures.

At this time, the grant team requests approval to submit the application and preliminary design to the Idaho Department of Commerce, with any minor modifications necessary as determined by the results of the public hearing.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:  (IFAPPLICABLE)

City Attorney  Clerk / Finance Director  Engineer  Building

Library  Planning  Fire Dept.  __________________________

Safety Committee  P & Z Commission  Police  __________________________

Streets  Public Works, Parks  Mayor  __________________________

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to authorize the mayor to sign grant application.

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:  *Additional/Exceptional Originals to: __________________________

Copies (all info.):  Copies

Instrument #  __________________________
Downtown Revitalization

Application for an
Idaho Community Development Block Grant

by the

City of Hailey

November 19, 2010

Mayor Rick Davis
November 19, 2010

Donald Dietrich, Director
Idaho Department of Commerce
P.O. Box 83720
Boise, ID 83720-0093

Dear Mr. Dietrich:

The City of Hailey respectfully submits this application for an Idaho Community Development Block Grant. River Street is an underdeveloped business district in our downtown core lacking basic pedestrian facilities: sidewalks, drainage, parking places, bike lanes and lighting. Our community greatly needs safe and pleasing facilities for our citizens and visitors to enjoy. River Street serves many local businesses and key special event gathering places enjoyed by both tourists and residents.

Hailey’s Downtown Strategy and Citizen Satisfaction Survey results show that revitalizing River Street is the number one priority for infrastructure improvements. This application for a $500,000 grant will eliminate the slum and blighted conditions on three blocks of River Street downtown, benefiting our entire population of 8,253 and many tourists. With more than 2 million annual visitor days in Blaine County, the proposed improvements will draw more tourists from this pool to visit and enjoy our town.

The community is contributing $711,059 towards the project - $673,189 in cash and city in-kind services valued at $37,870.

Improving our downtown is critical to our overall recovery effort in these tough economic times. We appreciate your concern and attention to our grant request.

Sincerely,

Mayor Rick Davis
Table of Contents

1. ICDBG Application Information Form ......................................................... 2
2. Economic Advisory Council Page .............................................................. 3
3. Threshold Factors
   A. Eligible Applicant ........................................................................... 4
   B. Eligible Activity ............................................................................ 4
   C. National Objective ......................................................................... 4
   D. Citizen Participation Plan & Hearing .............................................. 4
   E. Statewide Goals and Strategies ....................................................... 4
   F. Administrative Capacity ................................................................. 4
   G. Fair Housing .................................................................................. 6
   H. Anti-displacement Plan .................................................................. 6
4. Program Income ..................................................................................... 6
5. Project Description & Property ............................................................... 6
6. Budget Narrative .................................................................................. 10
7. Budget Form ......................................................................................... 11
8. Detailed Cost Analysis ......................................................................... 12
9. Project Schedule .................................................................................. 13
10. Financial Profile .................................................................................. 14
11. Environmental Scoping ...................................................................... 17
12. Review & Ranking Narrative ............................................................... 21
13. Certifications ...................................................................................... 26
14. Appendices

   A. National Objective Documentation
   B. Citizen Participation
   C. Design Professional Documents
   D. Grant Administrator Documents
   E. Budget & Match Supporting Documentation
   F. Design Professional Cost Estimate
   G. Design Drawings
   H. Downtown Revitalization Plan & Business Survey
   I. Support Letters
1. ICDBG Application Information Form

Applicant (City/County): City of Hailey
Address: 115 S Main St., Hailey, ID 83333
Chief Elected Official: Mayor Rick Davis
Phone: 208-788-4221

Sub recipient (if applicable): N/A
Address: 
Chief Elected Official: 
Phone: 

Application Prepared by: Lisa Bachman (J-U-B Engineers, Inc.)
Address: 217 W. Georgia Ave, Ste. 120, Nampa, ID 83686-6812
Phone: 208-467-5252

Architect/Engineer/Planner (Contact Name): Jennifer Zung, P.E. (Harmony)
Address: 110 E. Little Avenue, Driggs, ID 83422
Phone: 208-354-1331

NATIONAL OBJECTIVE (MARK ONE) PROJECT TYPE (MARK ONE)

___ LMI Area ___ LMI Clientele ___ Imminent Threat ___ Public Facility/ Housing ___ Community Center
___ LMI Jobs ✓ Slum & Blight ✓ Economic Development ___ Senior Center

PROJECT POPULATION TO BENEFIT (PERSONS): (Census/Survey/ Clients/ Jobs)

TOTAL # TO BENEFIT: 8,253 TOTAL # LMI TO BENEFIT: 479

% LMI TO BENEFIT: 5.8% % MINORITY POPULATION: 18%

PROJECT DESCRIPTION: Downtown revitalization project includes sidewalk repairs, new sidewalks where none exist, new streetlighting where none exists, and new and repaired storm drainage system. Several blocks of River Street and side streets connecting to Main St. are included in the project. River Street is a main downtown street that runs parallel to Main St., one block to the west.

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>AMOUNT</th>
<th>DATE APPLICATION SUBMITTED</th>
<th>RESERVED/CONDITIONAL AWARD</th>
<th>FUNDS COMMITTED/CONTRACT AWARD DATE</th>
<th>DOCUMENTATION IN APPENDIX ***</th>
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</table>

* Identify Loan Source(s): N/A Date Bond or Necessary and Ordinary Passed: N/A
** In-Kind match-includes services by the Public Works Director, Planning Director, City Administrator, and Deputy City Clerk
*** Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.
2. Economic Advisory Council Page: Hailey is a western town in Blaine County, south central Idaho, just 11 miles south of the Sun Valley Ski Resort. The city is surrounded by some of the most scenic country in America, and lies in close proximity to both the Sawtooth National Recreation Area and Craters of the Moon National Monument. Hailey’s economy and livability rely on these unique attractions as they draw tourists and attract and retain residents and businesses. River Street runs north and south through town, connects vital commercial and cultural centers and increasingly serves as an alternate route to traveling on Main St., which runs parallel just one block to the east.

Some believe that Hailey has an economic advantage over other Idaho towns because of its close proximity to Sun Valley; however, these towns are distinct entities with their own unique issues. Flights, rental cars, lodging and dining dollars are usually spent beyond Hailey’s boundaries. Operating expenses are high, delivery of goods is costly, merchants are downsizing, and people are relocating because they can no longer afford to remain in Hailey. Unemployment from 1990-2008 averaged only 4%, compared to the current rate of 8.34%. Currently, property values have drastically declined up to 30%, according to the Assessor’s office. Hailey’s business license database reports that 65 businesses closed since 2009.

River Street is the critical route to for both the city’s activity centers and the regional bus hub, but it looks like an old residential area where businesses moved in over time where no sidewalks, lighting, drainage, parking, or pedestrian facilities were ever installed. Businesses are hurting, and the poor condition of River St is to blame. Citizens are concerned about its junky and scary look, like a dark alley, with scattered dirt, gravel and water-filled potholes. They harbor feelings of embarrassment during big annual events such as the Folk Festival held at the Hop Porter Park downtown. A local store recently moved elsewhere due to River Street’s lack of infrastructure.

Hailey is working hard at recovery efforts by improving transportation, the environment, housing and downtown - all critical pieces of revitalization. Over $18 million in private, public and government funds are being invested in Hailey, including grants - competed for on a national level - from the U.S. Department of Transportation (DOT) for the Woodside Blvd. Complete Streets Initiative neighborhood project, and the U.S. Environmental Protection Agency (EPA) for a comprehensive suite of sustainability projects, including downtown LED Street Light upgrades and a downtown Bike Share system, just to name a few. DOT and EPA’s investments in Hailey’s revitalization efforts are living proof that these initiatives will have an extremely valuable impact on the entire community and region as a whole. The final piece of Hailey’s revitalization efforts is rebuilding and beautification of River St.

The City of Hailey has committed $711,059 in cash and in-kind services towards the project, and respectfully requests $500,000 in CDBG (HUD) funds. These funds will allow the community to complete the revitalization picture.

Hailey citizens spent endless hours in public workshops incorporating cultural values into the design of River St. The project includes three blocks of River St and side streets- Galena, Carbonate, Bullion and Croy; with sidewalks, drainage, landscaping, lighting and irrigation. Angled and parallel parking will alternate at each block. The inviting streetscape includes benches crafted by local artists. The lighting, flowering planters and charming look will make you feel like you’re living in a Thomas Kinkade painting.
3. Threshold Factors

A. Eligible Applicant:
The applicant is a city ☒ The applicant is a county ☐
If the applicant is sponsoring a sub-recipient or this is a joint application, describe the relationship and attach a draft agreement between the parties.

B. Eligible Activities:
List the eligible activities, identified in Chapter 2, that are part of the project.

Eligibility item B Public Facilities and Improvements: Infrastructure to include new and repaired sidewalks, new and repaired storm drainage, new street lighting.

Eligibility item E Administrative activities: Engineering provided by Harmony Design & Engineering; and Certified Grant Administration services by J-U-B Engineers.

C. National Objective: There are six National Objectives listed below. Complete only the National Objective that will be met with the project.

C.5 Slum and Blight

The project area includes three blocks of River St from Galena St at the north boundary and Croy St at the south boundary. Side streets connecting to Main are included – Galena, Carbonate, Bullion and Croy. The River Street project will eliminate these documented slum and blighted conditions.

River Street in Hailey’s downtown core lacks sidewalks, lighting, drainage, parking, bike lanes, and pedestrian facilities. With scattered dirt, gravel and water-filled potholes, and no place to walk, ride, or park, River Street is in desperate need of repair.

The City of Hailey adopted a Resolution to Establish a Redevelopment Area on November 8, 2010. The resolution and detailed documentation is attached in Appendix A.

D. Citizen Participation: In a citizen satisfaction survey completed in 2009, Hailey citizens ranked River Street as the number one street improvement project in the city. During development of Hailey’s Downtown Strategy plan, the downtown committee assisted with prioritizing planned projects and identified River St as a top priority. Community input was sought through questionnaires and several community meetings. The community spent several hours on October 6-7, 2010 designing River Street’s concept with charrette-style workshops and interviews with local businesses, the Hailey Chamber of Commerce, School District, Mountain Rides, City Fire Department, Tree Committee, and Idaho Power. The Citizen
Participation Plan was adopted by the Hailey City Council on October 25, 2010. Notice of hearing was published on October 27, 2010. A public hearing was held on November 8, 2010 to receive comments on the proposed ICDBG project and application. Documentation of citizen participation efforts is included in Appendix B.

Date of Notice: October 27, 2010  Date of Hearing: November 8, 2010

E. **Statewide Goal and Strategy:** (✓ check applicable)
Check the goal and strategy that best corresponds to the project.

- [ ] Increased access to decent affordable housing (goal)
- [ ] Sustain and increase homeownership (strategy)
- [ ] Sustain and increase affordable rental housing (strategy)
- [ ] Support equal access to a continuum of housing services (strategy)

- [ ] Preserved and enhances suitable living environments (goal)
  - [ ] Improve safety and livability of communities (strategy)
    - Example – consent order
  - [ ] Increase access to quality facilities and services (strategy)
    - Example – new construction
  - [ ] Improve affordability and sustainability of quality facilities and services
    - Example – rehab or renovation

- [✓] Expanding economic opportunities (goal)
  - [ ] Create jobs primarily for low- and moderate-income persons (strategy)
  - [ ] Prioritize projects that provide a living wage and fringe benefits (strategy)
  - [✓] Revitalize downtown business districts (strategy)

F. **Administrative Capacity:**

1. Applicant Capacity *(1/4 page narrative)*

Hailey’s Public Works Director, Tom Hellen is the project manager for the River St. improvements. He will work closely with the City Treasurer, Certified Grant Administrator, and city administrative staff, using the city’s existing accounting system, to fiscally manage the project. The accounting system has a project management module, which can track labor and expenses by project number. The system can generate labor and expense reports, by project number, personnel, expense and date.

Over the years, Hailey has successfully managed numerous large-scale public works projects, including the recent completion of a new water storage tank – a project cost of $2.9 million. Currently, Hailey is successfully administering twelve grant projects, from federal and state sources, with a combined project value of nearly $1,000,000. Along with this, a recent investment by both the DOT and EPA, have significantly advanced Hailey’s recovery efforts and Sustainability Initiatives. Through the addition of ICDBG funds for the River Street’s Revitalization Project, a final piece of the puzzle will be completed benefiting many generations to come.

2. Grant Administrator. *(1/4 page narrative and documentation in Appendix)*
Hailey has procured a Certified Grant Administrator through the required process for the project; Lisa M. Bachman with J-U-B Engineers, Inc. was the successful applicant. Procurement documentation is included in Appendix D.

G. **Fair Housing:** *(Documentation in Appendix)*
   For Public Facility/Housing and Downtown Revitalization projects submit Fair Housing documentation with addendum. For all other projects submit with application.

   The City will adopt the Fair Housing Resolution in April 2011, proclaiming April as Fair Housing month, and will provide a copy of the signed resolution to IDC.

H. **Anti-Displacement Resolution:**
   If certification page was executed that applicant has agreed to comply with Commerce’s anti-displacement and relocation assistance plan. If the applicant has chosen not to follow Commerce plan an alternative plan will need to be provided in Appendix.

   The City has signed the Anti-displacement certification page.

4. **Program Income**

   No program income will be received as a result of this project.

5. **Project Description and Property**

   Include the project description as outlined in the instructions.

   **A. Project Description:** *(1/2 page narrative)*

   **Problem:**
   River Street is the critical route to the city’s activity centers and the regional bus hub, but it looks like an old residential area where businesses moved in over time where no sidewalks, lighting, drainage, parking, or pedestrian facilities were ever installed.

   **Solution:**
   Revitalization will address critical problems due to a lack of adequate bike and pedestrian access, and drainage issues by improving the present infrastructure. The long-term plan for River Street is to set the stage for a second “Main Street” for both local residents and tourists. Enhancing the abandoned business area will prepare it for prospective development, and will aid the overall economic vitality of the city.
**Scope of Work:**
This project will install public infrastructure on three blocks of River Street and side streets linking to Main–Galena, Carbonate, Bullion and Croy, including:

- Sidewalks – 8’-12’
- Asphalt – 10’ travel lanes, parking
- Bike lanes
- Drainage structures
- Landscaping and Flowering planters
- Energy efficient decorative lighting
- Benches designed by local artists
- Irrigation – Install drip irrigation system
- Pedestrian facilities – Bicycle racks, pedestrian ramps

**Conceptual Drawings - Designed by the Community:**

The new look and feel of River St will mirror Hailey’s culture as a creative and active community; providing a warm, pedestrian friendly and inviting downtown atmosphere.
Funding:
The City has already spent $37,316 in cash for procurement advertising, planning, and preliminary engineering costs. They are committing an additional $635,873 in cash as well as providing $37,870 in in-kind services. The City of Hailey is respectfully requesting $500,000 in CDBG funds to support administration and construction expenses.

Implementing Projects:
Hailey’s revitalization greatly depends on improving transportation, the environment, housing needs and the downtown core. Over $18 million in private and public funds are being invested in Hailey, including grants from the DOT for the Woodside Blvd. Complete Streets Initiative neighborhood project, and the EPA for downtown LED Street Light upgrades and Bike Sharing system. DOT and EPA’s investments in Hailey’s revitalization efforts are living proof that these initiatives will have an extremely valuable impact on the entire community and region as a whole. The final piece of Hailey’s revitalization efforts is rebuilding and beautification of River Street. Implementing projects are shown in the table below:

<table>
<thead>
<tr>
<th>Hailey's Implementing Downtown Revitalization Projects</th>
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<tbody>
<tr>
<td>Downtown Strategy Plan</td>
<td>2010 - completed</td>
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<tr>
<td>Rodeo Grounds Improvements</td>
<td>2010 - underway</td>
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<td>ARCH River Street Apartments</td>
<td>Funding Secured - 2010</td>
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<td>Downtown Bike Program</td>
<td>Funding Secured - 2010</td>
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<td>LED Street Light Upgrades</td>
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<td>Urban Renewal Dist. Formation</td>
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<td>Woodside Blvd Neighborhood</td>
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<td><strong>Total</strong></td>
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Hailey Rodeo Grounds Plan

Downtown Strategy

River Street Senior Housing
B. Project Property & Permits: Answer the following questions and attach documentation.

1. Has any property and easements been purchased for this project? ___Yes ___No
   If yes, does the applicant have title to the property? ___Yes ___No
   Provide copy of deed in Appendix.

2. Will any property be needed for this project? ___Yes ___No
   Status of the purchase: ____________________________________________
   Estimated date of final purchase: _________________________________
   What funds will be used to make purchase? __________________________

3. Will any easements/or rights-of-way be needed for this project? ___Yes ___No
   Status of the purchase: ____________________________________________
   Estimated date of final purchase: _________________________________
   What funds will be used to make purchase? __________________________

4. Is anyone living on the land or in the structures at the proposed site? ___Yes ___No

5. Is any business being conducted on the land or in the structures at the proposed site?
   ___Yes ___No

6. Are there any businesses, individuals, or farms being displaced as a result of this project?
   ___Yes ___No

7. Are there permits that will be needed for the project, i.e., well, water rights, land
   application, demolition permits, zoning permit, air quality permit, etc? ___Yes ___No
   Status of the permits (include plan for securing permits and estimation of issue completion
   date): ____________________________________________________________

8. Describe the ownership or lease arrangements for the property involved in the project.
   The property for this proposed project is located in City of Hailey right of way.
6. Budget Narrative

Describe the source and status of all funding for the project according to the instructions. (1/2 page narrative)

A. Government

- $500,000 CDBG (Pending) - CDBG funds are pending with this application. Proposed expenses include $44,000 for grant administration and $456,000 for construction.

  Total Government = $500,000

B. Local

- $635,873 of additional Capital Funds committed by the City of Hailey to this project which include $42,400 in engineering fees, $582,713 for construction, and $10,760 for public art.

- $37,870 of City In-Kind labor, which includes services by:

  o Public Works Department
    Design Professional Public Works Director: 100 hours @ $55.00 = $5,500
    Design Professional Assistant City Engineer: 100 hours @ $45.00 = $4,500
    Total Design Professional: $10,000

  Construction Maintenance Crew:
    100 hours @ $45.00 = $4,500
    Total Construction Labor: $4,500

  o City Clerk’s office
    Administrative City Administrator: 50 hours @ $60.00 = $3,000
    Administrative Deputy City Clerk: 100 hours @ $30.00 = $3,000
    Total Administrative: $6,000

  o City Planning Director
    Planning – Planning & Zoning Director: 75 hours @ $45.00 = $3,375
    Planning – Downtown Strategy Plan: 311 hours @ 45.00 = *$13,995
    Total Planning: $17,370

- *$37,316 in Direct Allowable expenses previously incurred for the project which include $31,316 in engineering fees to complete the preliminary design for the project, $5,000 in project planning and grant writing fees, and $1,000 in procurement advertisement fees for engineering and grant administration.

  Total Local = $711,059

  Total Project = $1,211,059

*Denotes Previous Expenditure
These cost have been pre-approved by the Department of Commerce (See Appendix E)

C. Private – N/A
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<th>LINE ITEMS</th>
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<th>Private Cash</th>
<th>Private In-Kind</th>
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TOTAL COSTS**    $500,000   $673,189

**Administrative expenses and project planning design costs, when totaled, shall not exceed 10% of the total ICDBG amount.

*Identify funding source.
8. Detailed Cost Analysis

A. Have preliminary plans and specs been submitted to regulatory agencies for review?
   ___ Yes  X  No
   If yes, list date submitted: _____________________________
   If no, list expected date to be submitted: Preliminary Design is 30% complete

B. Has final design (for bidding) begun?
   ___ Yes  X  No
   If yes, % complete: ___________%
   If no, what is expected start date: _________________

C. Will project include bid alternatives to meet project budget if necessary?
   ___ Yes  X  No

D. Are Davis Bacon wage rates applicable to the project?
   ___ Yes  X  No
   If yes, are they included in the project costs?
   ___ Yes  X  No

E. Have known environmental measures been included in project costs? (e.g., dust mitigation, archaeological survey, storm water drainage, wetland mitigation etc.)
   ___ Yes  X  No

F. List the last date the owner and design professional discussed project design and details. Date: November 15, 2010

G. Design Professional Cost Estimate may be found in Appendix F.
## 9. Project Schedule

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<th>Project Activity</th>
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<th>Documentation in Appendix</th>
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<td>Grant Administration Contract Executed</td>
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<td>Environmental Release</td>
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<td>Update Fair Housing Plan</td>
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<tr>
<td>Update 504 Review and Transition Plan</td>
<td>August 2012</td>
<td></td>
</tr>
<tr>
<td>Final Closeout</td>
<td>October 2012</td>
<td></td>
</tr>
</tbody>
</table>

*In addition to the items above, please include the following for Job Creation projects:*

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Date Completed</th>
<th>Date to be Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business’ Job Commitment finalized</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Start Business Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Construction 50% Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Construction 100% Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Job Creation Completed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Professional and Agency Contacts</th>
<th>Firm/Agency</th>
<th>Phone with extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Professional</td>
<td>Harmony Design &amp; Engineering</td>
<td>(208) 354-1331</td>
</tr>
<tr>
<td>Certified Grant Administrator</td>
<td>Lisa M. Bachman, J-U-B Engineers</td>
<td>(208) 467-5252</td>
</tr>
<tr>
<td>Public Works Director</td>
<td>Thomas Hellen, PE</td>
<td>(208) 788-9830, Ext 14</td>
</tr>
<tr>
<td>City Administrator</td>
<td>Heather Dawson</td>
<td>(208) 788-4221, Ext 18</td>
</tr>
<tr>
<td>City Grant Admin. Support</td>
<td>Tracy Anderson</td>
<td>(208) 788-4221, Ext. 26</td>
</tr>
<tr>
<td>City Treasurer</td>
<td>Becky Stokes</td>
<td>(208) 788-4221, Ext. 28</td>
</tr>
<tr>
<td>Attorney</td>
<td>Ned Williamson, City Attorney</td>
<td>(208) 788-6688</td>
</tr>
<tr>
<td>Funding Agency</td>
<td>Gary Hanes, IDC</td>
<td>(208) 334-2470</td>
</tr>
<tr>
<td>Environmental Officer</td>
<td>Lisa M Bachman, J-U-B Engineers</td>
<td>(208) 467-5252</td>
</tr>
</tbody>
</table>
10. Grantee and Sub-recipient Financial Profiles

Is the Grantee a (circle one)  ☑ City  □ County

If a sub-recipient, what type of Organization (circle one)

- Water District
- Sewer District
- Homeowner’s Association
- For-Profit Company
- Non-Profit Company
- Water Association
- Fire District
- Hospital District
- Other (please explain): ____________________________

Section I. Water System (only) – Input information for the water system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Water Source(s):  ___ Wells  ___ River  ___ Lake  ___ Springs  ___ Purchase  ___ Other

Water Treatment Method: ____________________________

- Number of people served by the system
- Number of hook-ups on the system
- Number of equivalent dwelling units (EDU’s) on the system
- Number of residential EDUs
- Number of commercial EDUs
- Number of industrial EDUs
- Are all system users on meters

For residential users, what is the average monthly water rate for 10,000 gallons $________
What will be the new monthly rate after the project is complete based on 10,000 gallons $________
When was the last rate increase $________
How much were the rates increased $________

Annual water system revenue $________

Total dollar amount owed by customers in arrears $________

Annual water system expenses $________
- Residential Hook-Up Fee $________
- Commercial Hook-up Fee $________
- Industrial Hook-Up Fee $________

Identify outstanding indebtedness:

<table>
<thead>
<tr>
<th>Years remaining</th>
<th>Annual Payment</th>
<th>Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Explain Water Conservation Methods Implemented: ____________________________
Section II. Sewer System (only) – Input information for the sewer system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Sewer Treatment Method __________________________
Do you have a Pre-treatment system? ___Yes ___No

Number of people served by the system __________________________
Number of residential connection on the system __________________________
Number of commercial connection on the system __________________________
Number of industrial connection on the system __________________________
Number of new connections within the last year __________________________

What are the current residential sewer rates $ __________________________
When was the last rate increase __________________________
How much were the rates increased $ __________________________
Residential Connection Fee $ __________________________
Commercial Connection Fee $ __________________________
Industrial Connection Fee $ __________________________

Annual sewer system revenue $ __________________________
Current dollar amount owned by customers in arrears $ __________________________

Annual sewer system expenses $ __________________________

Identify outstanding indebtedness:

<table>
<thead>
<tr>
<th>Years remaining</th>
<th>Annual Payment</th>
<th>Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Section III. All Applicants (except Sewer and Water):
Grantee or Sub-Recipient Taxing Authority:

A. Identify how the organization obtains its operating funding, i.e., bonds, district assessments, other: ___Property taxes, state shared taxes, local option taxes, franchise fees, permits, fines, interest earnings, and intergovernmental agreements such as mutual aid agreements.

B. Does the organization have taxing authority? ___X Yes ___No (if no, skip to Section IV)

1. Do you tax? ___X Yes ___No
   a) If yes:
      (1) What is the tax rate? ___0.001457391
      (2) What is the annual tax amount generated? ___$1,925,047
      (3) What are the taxes used to pay for, i.e., equipment, operating expenses, etc.?
         General Fund Operating Expenses

2. If your organization does not tax explain why.

________________________________________________________
Section IV. All Applicants
Land Use Planning

When was the comprehensive plan last updated? 2010

Which of the following tools do you implement as land use measures and controls?

<table>
<thead>
<tr>
<th>Tool</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Codes</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Historical Preservation</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Zoning Ordinances</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Do you currently implement any of the following?

<table>
<thead>
<tr>
<th>Tool</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Impact Fees</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Local Option Tax (resort)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Tree City USA</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
11. ICDBG Environmental Scoping – Field Notes Checklist

| Applicant       | City of Hailey | Sub-Recipient | N/A |

This site and desk review checklist is to be completed by the Applicant and submitted with the application.

The purpose of the checklist is to help the Applicant and IDC better understand what environmental statutes or provisions per 24 CFR 58 might impact the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable and to assist in completing the environmental review record. The Applicant may choose to attach this scoping checklist as part of the environmental review record.

1. **Limitations on Activities**
   Is the Grantee planning or in the process of acquiring property for this proposed project?  
   ___ Yes  ___ No

   If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

2. **Historic Preservation**
   Has the SHPO or THPO been notified of the project?  ___ Yes  ___ No
   Have tribes with possible cultural and religious sites been notified of the project?  ___ Yes  ___ No

3. **Floodplain Management**
   Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site [www.store.msc.fema.gov](http://www.store.msc.fema.gov)  ___ Yes  ___ No

   If yes what is the floodplain map number? ________________________________

   If the project is located in a floodway or floodplain, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site [www.idwr.idaho.gov/water/flood](http://www.idwr.idaho.gov/water/flood)  ___ Yes  ___ No

4. **Wetland Protection**
   Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site?  ___ Yes  ___ No

   If yes, has the Army Corps of Engineers (Corps) been notified?  ___ Yes  ___ No

   Has the Corps indicated what permit level will be required?  ___ Yes  ___ No  ___ N/A

5. **Sole Source Aquifers (Clean Water Act)**
   Is the proposed project located over an EPA designated aquifer area?  ___ Yes  ___ No
   (Check website [www.epa.gov/safewater/ssapn.html](http://www.epa.gov/safewater/ssapn.html))
Is it known at this time if construction will disturb more than one acre of land?  _X_ Yes  _X_ No

If yes, has a general permit for storm water discharges from construction sites been applied for from the EPA?  _X_ Yes  _X_ No

6. **Endangered Species Act**
Has U.S. Fish and Wildlife Service, NOAA Fisheries, and Idaho Fish and Game Regional Office been notified about the project?  _X_ Yes  _X_ No

7. **Wild and Scenic Rivers Act**
Is the project located within one mile of a designated wild and scenic river? Idaho wild and scenic rivers include portions of the St. Joe, Lochsa, Selway, Middle Fork of the Clearwater, Snake, Rapid, and Middle Fork of the Salmon. Check Web site www.nps.gov/rivers/  _X_ Yes  _X_ No

8. **Clean Air Act**
Is the project located in a designated non-attainment area for criteria air pollutants?  _X_ No

For building demolition or improvements, has an asbestos analysis been planned for or conducted?  _X_ N/A

For housing rehabilitation, has a lead based paint assessment been planned for or conducted?  _X_ N/A

9. **Farmland Protection Policy Act**
Is the project located on a site currently zoned as residential, commercial, and/or industrial?  _X_ Yes  _X_ No

Is the project area currently being utilized for farm or agricultural purposes?  _X_ No

If yes, has the USDA Natural Resource Conservation Service or local planning department been notified about the project?  _X_ Yes  _X_ No

10. **Environmental Justice**
Does project have a disproportionate environmental impact on low income or minority populations?  _X_ No

11. **Noise Abatement and Control**
Is the project new construction or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?  _X_ Yes  _X_ No

If yes, is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad?  _X_ Yes  _X_ No

12. **Explosive and Flammable Operations**
Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use?  _X_ No  _X_ No  _X_ Unknown at this time

If yes, are there any above ground explosives, flammable fuels or chemical containers within one mile of the physical structure?  _X_ Yes  _X_ No
If yes, have you been able to identify what the container is holding and the container’s size?
   ___ Yes  ___ No

13. Toxic Chemicals and Radioactive Materials
Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site?  ___ Yes  ___ X No  ___ Unknown at this time

If yes, explain ________________________________________________________

During the visual inspection of the site, are there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc. ___ Yes  ___ X No

If yes, explain ________________________________________________________

At this time, are the site’s previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.?  ___ Yes  ___ X No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing.  ___ Yes  ___ X No

14. Airport Clear Zones and Accident Potential Zones
Is the project located within a designated airport runway clear zone or protection zone?  ___ Yes  ___ X No

Does the project involve acquisition of land or construction/rehabilitation of building or infrastructure in an airport runway clear zone or protection zone?  ___ Yes  ___ X No

If yes, is the grantees aware that the airport operator may wish to purchase the property at some point in the future as part of a clear or accident zone acquisition program?  ___ Yes  ___ X No

15. Energy Efficient Designs
For building construction, has the owner investigated possible incentives from power providers, such as Idaho Power, Avista, or Utah Power for incorporating energy efficient design into their building?  ___ X Yes  ___ Energy Efficient lighting  ___ No

16. Sediment Control (Clean Water Act)
Will the construction project require storm and surface water discharge from the construction site?  ___ Yes  ___ X No  ___ Unknown at this time

If yes, has an application to EPA been submitted for a Construction General Permit (CGP)?  ___ Yes  ___ X No

17. Other Environmental Reviews
Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted?  ___ Yes  ___ X No

If yes, identify who is conducting the review. ________________________________________________________________
18. Information Letters
The advanced mailing of environmental information letters is sought in an effort to minimize the project’s timeline in waiting for necessary documentation or information. It will assist in earlier responses to required mitigation measures should the proposed project receive grant funding.

Check the agencies that have been mailed an environmental information letter.

Note: If other funding agencies have sought comment, in writing, from the agencies listed below for the same project, you may not need to send an information letter. Contact your Specialist if other environmental information or scoping letters have been sent.

- [x] Idaho State Historic Preservation Officer
- [x] Tribal Historic Preservation Officer or Tribal Office
- [x] Idaho Department of Water Resources – Local Regional Office
- [x] Army Corps of Engineers (if wetlands are applicable)
- [x] U.S. Fish and Wildlife
- [ ] NOAA Fisheries (if salmon and/or steelhead are applicable)
- [x] Idaho Fish and Game
- [x] USDA Natural Resource Conservation Service (if farmlands are applicable)
- [x] Idaho Department of Environmental Quality
- [x] Local Government – Planning Department
- [ ] Others ___________________________

Completion of the scoping checklist does not constitute that all environmental provisions or clauses related to 24 CFR 58 Environmental Reviews have been met or are known at this time.

Lisa M. Bachman, PCED/Planner & Grant Administrator
Completed By: (type name)  
October 28, 2010  
Date
12. Review and Ranking Narrative
Chapter 8 Economic Development/Downtown Revitalization

I. **Organization:** Describe how the community is actively organized to plan and implement the revitalization process. *(1/3 page narrative) 75 points*

Hailey’s Mayor, Rick Davis appointed a Downtown Committee tasked with developing a Revitalization Action Plan - the “Downtown Strategy”. It builds on several past regional economic development efforts.

**Plan Elements:** The Downtown Strategy is organized into 6 Sections focusing on downtown revitalization and business recruitment needs: Introduction, Improvement Strategy, Economic Assets, Organization, Action Plan, and Resources.

**Local Commitment:** The Downtown Committee is enthusiastically implementing the Downtown Strategy and Business Recruitment Action Items through dynamic efforts:

- Grant Writing & Administration, Capital Improvement projects
- Budget Planning & Policy Development
- Management and Stewardship of River Street Housing Units
- Real Estate Development
- Regional Marketing, Promotion, Tourism Development, Events, Business Support and Retention, Retail Recruitment, Beautification, Funding for Improvements

II. **Assessments:** *(Scoring based on information provided in Revitalization Plan located in Appendix) 75 points*

**Goals and Objectives:** The Downtown Strategy links to the main goal set by the Downtown Committee – “Create a viable business center with the setting to attract businesses and people to downtown. Setting includes elements related to infrastructure, regulations, maintenance, public art, beautification, walkability, bikeability, transit access and circulation.” The Action plan outlines the steps to make this happen on River Street.

**Vacancy Rate:** In Hailey’s downtown, there are 88 buildings, 32 units, 8 vacant parcels and 5 lots dedicated to parking. There are at least 8 vacant buildings (9%), and 32 vacant units (15%).
**Trends & Barriers:** River Street in Hailey’s downtown core lacks sidewalks, lighting, drainage, parking, and pedestrian facilities. With scattered dirt, gravel and water-filled potholes, and no place to walk or park, River Street is a major barrier for downtown merchants and pedestrians. A new gift store recently moved elsewhere due to River Street’s poor condition. The City is also actively updating zoning ordinances, encouraging and accommodating commercial and mixed use development on River Street’s downtown core.

Revitalization of River Street and updating Hailey’s zoning ordinances eliminates these hurdles.

**Market Study or Survey:** Hailey has defined its downtown needs in many ways – extensive public workshops for River Street specifically, creation of the Downtown Strategy plan, and Business and Citizen Satisfaction Surveys. Results identify River Street as the number one priority downtown.

III. **Implementation:** 200 points

A. **Action items 50 points and implementation time frame 50 points:**

Hailey’s Downtown Strategy, attached in Appendix H, includes a detailed Action Plan with timeframes. River Street is the first project in the Action plan.
- River Street is the highest priority for design and infrastructure improvements
- The City Engineer, Public Works Dept w/planning Dept. are leading the effort
- Timeline – 6 months planning, 24 months construction (working around winter season)

B. **Design professional activities: 50 points**

Design professional cost estimates and plans are included in Appendices F and G.

River Street’s new future look reflects Hailey’s strong collaborating efforts lead by city staff and Harmony Design. The community spent endless hours designing River Streets’ concept with charrette-style workshops and interviews with local businesses and the Hailey Chamber of Commerce. Preliminary design is 30% complete.
C. **Previous amounts accomplished:** *(Documentation in Appendix and/or 1/2 page narrative) 50 points*

River Street is the vital piece to complete the overall downtown revitalization picture. Through an extensive visioning process, the community developed the Downtown Strategy plan, with a primary focus on linking downtown improvements to recent and upcoming accomplishments including the downtown Rodeo Grounds project, River Street Senior Apartments, and formation of the Urban Renewal District. These efforts amount to more than $18 million dollars in private and government resources.

For River Street specifically, Hailey has accomplished the following:

✓ Downtown Strategy Plan – workshops, research, assessment
✓ Design Charettes – Developed River Street's concept plan
✓ One-on-one interviews with business owners and local merchants
✓ Business surveys are completed
✓ Design professional procured
✓ Grant Administrator procured
✓ Redevelopment Resolution and map
✓ Project financing is committed – in-kind and local cash match
✓ 30% completed preliminary design

IV. **Slum and Blight:**

A. Need and Impact: **100 points**

1. Provide Resolution in Appendix – Attached in Appendix A

2. State in measurable terms how the slum and blight project will have an impact on the economic environment of your downtown area. *(1/3 page narrative)*

River Street's underdeveloped atmosphere greatly hinders the economic vitality in downtown Hailey. As the primary link to activity centers and the close proximity of the annual Folk Festival at the Hop Porter Park, beautification and sidewalks on three blocks surrounding this central area gives visitors **incentive to stay in town** and **shopping local.** The Folk Festival **draws a lot of people,** but the deteriorating condition of River Street causes folks to leave right after the large event. Citizens have commented, "Please make it beautiful so they will stay." This project will greatly **benefit Hailey's**
downtown district, the entire community of 8,253, visitors and the entire State of Idaho.

A local Hailey merchant commented that he observes people “busting across the street”, jumping in their vehicle parked in the gravel shoulder, and driving away. Providing sidewalks, parking, drainage, lighting, and pedestrian amenities, while also enhancing the community’s cultural style will motivate citizens to walk or bike around downtown and patronize local businesses.

A new business recently moved to another part of town due to River Street’s lack of infrastructure. This project will kick-start new business development, business expansion, and reduce vacancy rates in the downtown core.

This project will serve as the catalyst for private investment through the newly formed Urban Renewal Agency, set to be official by January 2011.

B. Relationship to overall (revitalization) plan. Scoring is based on information provided in Chapter 5. No action required.

V. Idaho Community Development Block Grant Project: 350 points

A.-B. Scoring is based on information provide in Chapter 5, budget sheet. No action required.

C. ___ Yes ___ X No Check yes or no if you have a BID/LID. If yes, provide documentation in appendix.

D. Related Implementation Expenditures:

<table>
<thead>
<tr>
<th>Hailey's Implementing Downtown Revitalization Projects</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Strategy Plan</td>
<td>2010 - completed</td>
</tr>
<tr>
<td>Rodeo Grounds Improvements</td>
<td>2010 - underway</td>
</tr>
<tr>
<td>ARCH River Street Apartments</td>
<td>Funding Secured - 2010</td>
</tr>
<tr>
<td>Downtown Bike Program</td>
<td>Funding Secured - 2010</td>
</tr>
<tr>
<td>LED Street Light Upgrades</td>
<td>Funding Secured - 2010</td>
</tr>
<tr>
<td>Urban Renewal Dist. Formation</td>
<td>2011 - underway</td>
</tr>
<tr>
<td>Woodside Blvd Neighborhood</td>
<td>2010-2013</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
</tr>
</tbody>
</table>
E. Long-term program involved: Describe how your community will use CDBG funds to leverage a payback mechanism for funds that will sustain downtown redevelopment. (1/3 page narrative) 65 points

The Mayor’s Economic Development Team, in partnership with the Urban Renewal Agency (URA), and the Hailey Chamber of Commerce are keenly committed to ongoing redevelopment activities.

River Street’s revitalization is the cornerstone for ongoing downtown improvements. The URA will generate new resources beginning in 2011. URA funds will be reinvested right back into Hailey’s business core area.

Additional paybacks will come from increased sales, higher property values, business development, and annual events. The city will soon be implementing the downtown strategy’s way finding sign and art program on River Street, which will further enhance the area and encourage additional private investment.

CDBG funds are critical to the sustainability of Hailey’s long-term revitalization program. Hailey’s investments such as the Rodeo Ground Improvements and grants from DOT and EPA, will gain their fullest payback potential only if Hailey’s downtown core - River Street - is revived.
13. Certifications

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of the City of Hailey and we will comply with the following laws and regulations if this application is approved and selected for funding.

- National Environmental Policy Act of 1969
- Civil Rights Act of 1964 Pub.L 88-352
- Civil Rights Act of 1968 Pub.L 90-284
- Age Discrimination Act of 1975
- Rehabilitation Act of 1973, Section 504
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24)
- Housing and Community Development Act of 1974, as amended Pub.L 93-383
- Davis-Bacon Act (40 USC 276a - 276a-5)
- Historic Preservation Act
- OMB Circular A-87, and ensure that sub-recipient complies with A-110 and A-122

- Section 106 of the Housing and Urban Recovery Act of 1983 certifying to:
  - Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce’s anti-displacement and relocation assistance plan;
  - Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;
  - Provide opportunities for citizen participation comparable to the state’s requirements (those described in Section 104(a) of the Act, as amended);
  - Not use assessments or fees to recover the capital costs of ICDBG funded public improvements from low and moderate income owner occupants;
  - Abide by all state and federal rules and regulations related to the implementation and management of federal grants;
  - Assess and implement an Accessibility Plan for persons with disabilities in accordance with Section 504 of the Rehabilitation Act of 1973, as amended;
  - Adopt and implement an Excessive Force Policy;

- Anti-Lobbying Certification: No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

Signed by Chief Elected Official

Rick Davis, Mayor

Typed Name

Date
Resolution to Establish a Redevelopment Area
City of Hailey

Resolution No.

BE IT RESOLVED by the City Council of Hailey, Blaine County, Idaho:

WHEREAS, the City has reviewed the conditions and quality of the City and found a geographic area in which slum and blight conditions exist according to IDAPA 09, Title 02, Chapter 01, Section 020. The approximate boundaries of this geographic area are: three blocks of River Street from Galena St on the north, to Croy St on the south, including side streets from River Street east to Main Street: Galena, Carbonate, Bullion, and Croy; and are delineated on Attachment A affixed hereto, which is a map of the subject area defining the limits, boundaries and location of the slum and blight conditions of said district; and

WHEREAS, the following is a description of the slum and blight conditions which exist in the delineated area:

Sidewalk: 48,880 square-feet of sidewalk, and 44,080 square-feet is substandard or does not exist

Pedestrian Ramps: 13 pedestrian ramps, and 10 are substandard or do not exist

Street Lights: 16 street lights, and 16 are substandard or do not exist

Drainage: 13 catch basins and 6 drywells, and 10 catch basis and 5 drywells are substandard or do not exist

Parking: 269 parking spaces and 151 are substandard or do not exist

Buildings: 27 buildings in the designated area, 16 are in fair or poor condition.

Detailed documentation is contained in an engineering evaluation dated October 11, 2010; and prepared by Tom Hellen, P.E., Hailey Public Works Director and Harmony Design and Engineering; and

WHEREAS, the City defines standard infrastructure as proper drainage facilities, sidewalks, handicapped accessibility, parking, lighting, crosswalks, all of which is safe and intact; and substandard infrastructure as cracked, upheaved, uneven, hazardous, missing, deteriorated, crumbling, inadequate handicapped accessibility, and inferior; and for buildings defines standard as safe, sanitary and adequate for occupation and use; and substandard eligible for rehabilitation as dilapidated, deteriorating, in need of repair, and inadequate handicapped accessibility; and substandard not eligible for rehabilitation as in need of minor repairs and/or visual improvements; and
WHEREAS, these conditions are risks to public safety, impediments to sound community growth and are considered economic liabilities to the community; and

WHEREAS, the City of Hailey desires to eliminate and prevent slum and blight conditions within the stated geographic area, the City will undertake various activities to eliminate these conditions. These activities will conform to the City’s Comprehensive Plan and Downtown Strategy Plan.

NOW THEREFORE, be it is resolved by the Mayor and City Council of Hailey, Idaho that the City shall designate the above-stated geographic area as a redevelopment area and shall take action as necessary to remove and prevent slum and blight conditions.

PASSED by the City Council of the City of Hailey this 8th day of November, 2010.

APPROVED by the Mayor of the City of Hailey this 8th day of November, 2010.

____________________________
Rick Davis, Mayor

ATTEST:

____________________________
Mary Cone, City Clerk
RIVER STREET REVITALIZATION PROJECT - PRELIMINARY COST ESTIMATE

CLIENT: City of Halley
PROJECT: River Street Reconstruction & Revitalization
LOCATION: Halley, Idaho
JOB NO.: 10023-144-1

DATE: 11/4/2010
COMPUTED BY: JTM
CHECKED BY: JPZ

SOURCE: Means Site Work & Landscape Cost Data, 2009

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SOURCE REFERENCE</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>COST LABOR &amp; MATERIALS</th>
<th>REGIONAL ADJUSTMENT</th>
<th>ADJUST. UNIT COST LABOR &amp; MATERIALS</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
<td>CONSTRUCTION TOTAL (see following sheets for breakdown)</td>
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<tr>
<td>River Street</td>
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<td>$901,404</td>
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<td>Galena Street Sidewalk</td>
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<td>$23,531</td>
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<td>Croy Street Sidewalk</td>
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<td>SUBTOTAL CONSTRUCTION</td>
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<td>$960,787</td>
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DESIGN & ADMINISTRATION

| Engineering | 01 11 31.30 | 1 | EA | 9.00% | 0.521 | 4.93% | $42,402 |
| Construction Management | 01 11 31.20 | 1 | EA | 4.59% | 0.521 | 3.69% | $31,802 |
| Construction Layout | Estimate | 10 | DAY | $2,126.00 | 1,000 | $2,126.00 | $21,250 |
| Construction Testing | Estimate | 1 | EA | 2.5% | 1,000 | 2.5% | $21,520 |
| 1.25% for Art | Estimate | 1 | EA | 1.25% | 1,000 | 1.25% | $10,760 |
| Grant Administration* | Estimate | 1 | EA | $44,000.00 | 1,000 | $44,000.00 | $44,000 |
| SUBTOTAL DESIGN & ADMINISTRATION | | | | | | $171,734 |

| PROJECT TOTAL | | | | | | $1,033,531 |
| 10% Contingency | | | | | | $103,352 |

| GRAND TOTAL | | | | | | $1,136,873 |

*Estimated cost from City of Halley Engineer

NOTICE:

This opinion of probable cost has been prepared solely as a general reference document for the information of the Client listed above. This opinion of probable cost has not been prepared by a cost estimator or contractor opinion of probable cost has been fashioned in part to help meet the unique needs of the Client. Reliance on this opinion by any party other than Client is expressly forbidden, except with the express written permission of the Client and Harmony Design, Inc.
October 12, 2010

Idaho Department of Commerce
PO Box 83720
Boise, ID 83720-0093

Subject: Support for the City of Hailey’s
ICDBG Application for River Street Improvements

Dear Idaho Department of Commerce:

I am writing to express my support for Hailey’s grant application for improvements to the downtown area of River Street. My family owns property at the corner of Croy and River Streets, which is in the project area.

Improving the downtown area of River Street will have a positive effect on our town. River Street is an important route through Hailey, and sees more and more use all the time – by motorists, bicyclists and pedestrians. All users must currently share the roadway, which is a safety concern, especially in the low light of winter when it is impossible to walk in the dirt and gravel right of way because of snow. Reduced vehicle speeds and amenities for pedestrians and bicyclists will be a much needed safety improvement.

The project will strongly support our small businesses on River Street. More customers will frequent the area with a visually pleasing environment and improvements that encourage foot and bicycle traffic and provide adequate parking. This project is an important improvement for existing businesses, and will also attract new businesses.

This is an important project in our community, and I thank you for your consideration of Hailey’s grant application.

Sincerely,

[Signature]
John R. Bolligge
PO Box 1288
Hailey, Idaho 83333
October 20, 2010

Idaho Department of Commerce
PO Box 83720
Boise, ID 83720-0093

Subject: Support for the City of Hailey’s ICDBG Application for River Street Improvements

Dear Idaho Department of Commerce:

I am writing to express my support for Hailey’s grant application for improvements to the downtown area of River Street. I own a business at 12 West Bullion, which is in/near the project area.

Improving the downtown area of River Street will have a positive effect on our town. River Street is an important route through Hailey, and sees more and more use all the time – by motorists, bicyclists and pedestrians. All users must currently share the roadway, which is a safety concern, especially in the low light of winter when it is impossible to walk in the dirt and gravel right of way because of snow. Reduced vehicle speeds and amenities for pedestrians and bicyclists will be a much needed safety improvement.

The project will strongly support our small businesses on or adjacent to River Street. More customers will frequent the area with a visually pleasing environment and improvements that encourage foot and bicycle traffic and provide adequate parking. This project is an important improvement for existing businesses, and will also attract new businesses.

This is an important project in our community, and I thank you for your consideration of Hailey’s grant application.

Sincerely,

Marina Broschofsky
Red Door Design House, Inc.