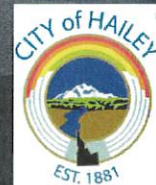


Exhibit A

ANNUAL REPORT 2022



**Hailey Urban
Renewal Agency**



2022 YEAR IN REVIEW

EXECUTIVE SUMMARY

HURA met eleven times in 2022

ACCOMPLISHMENTS:

- Construction of the River Street pathway
- River Street Concept Design adopted into City Code
- River Street Townhomes Participation Agreement
- Continued commitment to match Grant Funding two blocks of River Street at Bullion Street: a key gateway intersection

BACKGROUND ON HAILEY URBAN RENEWAL AGENCY

The Hailey Urban Renewal Agency (HURA) was established in 2013 to address growing infrastructure and economic development needs in Hailey. As the key redevelopment organization for the town of Hailey, HURA catalyzes economic revitalization. Urban renewal agencies operate via a tool known as Tax Increment Financing. Tax Increment Financing is a public financing method whereby tax revenues are directed towards a managing agency for a set number of years – 20 years in the case of HURA.

HURA has two active districts:

1. The Gateway District adopted in 2013 – set to sunset in 2033
2. The Airport Way District adopted in 2021 – set to sunset in 2041

BOARD MEMBERS

Chairman: Larry Schwartz

Vice Chairman: Sandi Viau

Walt Denekas, Bob Brand, Mayor Martha Burke

HAILEY URA STAFF

Executive Director: Lisa Horowitz

Treasurer: Becky Stokes

Admin Staff: Jessica Parker



2022 ACCOMPLISHMENTS

PROGRESS ON RIVER STREET IMPROVEMENTS

RIVER STREET PATHWAY FOR PEDESTRIANS AND BICYCLISTS

A major HURA accomplishment in 2022 was the installation of a pedestrian and bicycle pathway along River Street north of Carbonate Street.

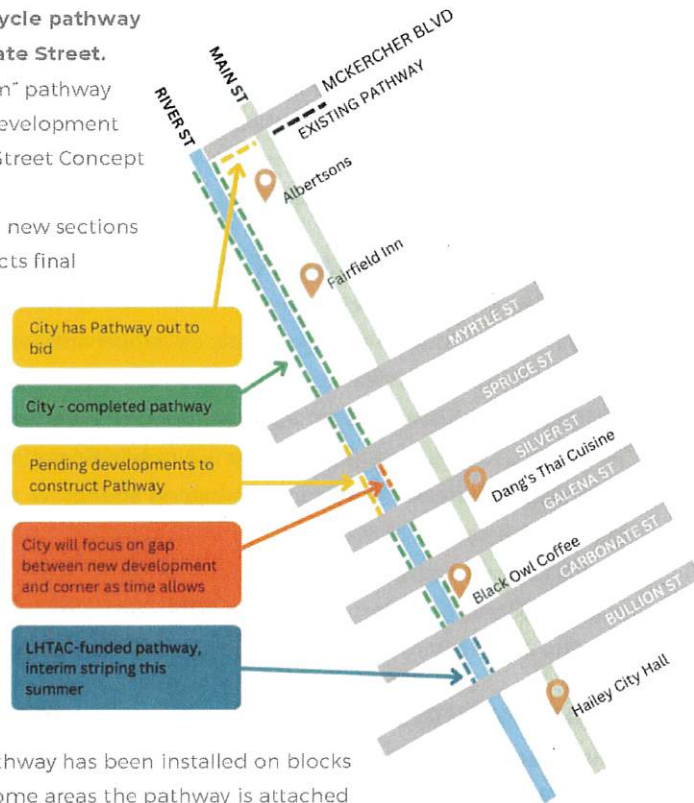
This pathway is considered an "interim" pathway and will be replaced over time as redevelopment occurs in compliance with the River Street Concept Design.

The Agency spent \$600,000 to install new sections of this interim pathway, which connects final design sections of the pathway already installed by private developments. Developers continued to implement the final design in 2022, such as the River Street Townhomes. The final pathway north of Bullion Street will run continuously on both sides of River Street from McKercher Blvd to Bullion Street.

When deciding where to install the interim pathway, HURA staff and board members considered which properties were likely or unlikely to be redeveloped soon. The interim pathway has been installed on blocks unlikely to be redeveloped soon. In some areas the pathway is attached to the River Street roadway and in some areas it is detached, due to factors such as existing driveways and building locations.

The River Street pathway is mostly complete between McKercher Blvd and Bullion Street. There is more work to be done between Myrtle Street and Silver Street, as shown on the above map.

Continuation of the River Street pathway by developers in keeping with the River Street Concept Design is incentivized by the HURA partnership reimbursement program. This program reimburses qualified projects up to 50% of the costs of improvements built in the public right of way.



OTHER RIVER STREET IMPROVEMENTS

Chip and fog seal along River Street was completed during the summer of 2022. Most curbs and gutters have also been completed, with some final grading, striping, and pavement markings planned for the summer of 2023.

2022 ACCOMPLISHMENTS

RIVER STREET CONCEPT DESIGN ADOPTED INTO HAILEY CODE

The River Street Concept Design has been formalized as a Standard Drawing into City of Hailey Code in 2022 and January 2023. The Hailey Urban Renewal Agency was instrumental in the details of this final design. Adopting this Standard Drawing into Hailey Code enables staff to consistently apply standards to all new development projects along River Street.



2022 ACCOMPLISHMENTS

RIVER STREET TOWNHOMES

The River Street LLC Reimbursement Partnership Agreement was approved by the HURA board on May 3, 2022.

- Townhomes – twelve units
- Location: 410 N River Street
- Owner: CK Property Group, LLC
- Managing Partner: Kevin Cablik
- **Project will provide:**
 - Street and infrastructure improvements
 - Parking facilities – both vehicle and bicycle
 - Increased property tax base
 - Pedestrian paths, sidewalks, and bicycle facilities
 - Landscape areas
 - Two Affordable Homes for employees residing in Hailey

The River Street Townhomes development is on the east side of River Street north of Silver River Apartments. Two of the twelve units are permanently deed-restricted for employee housing; these units are first available to City of Hailey employees and then to any employees residing in Hailey. This development will provide a completed segment of the River Street Concept Design and will also extend these improvements east along the south side of Spruce Street between River Street and the alley. Upon completion, HURA will reimburse 50% of the cost of the public right-of-way improvements.



VIEW 2. CONCEPT VIEW LOOKING EAST TO PROPOSED PROJECT



VIEW 1. CONCEPT VIEW LOOKING SOUTH EAST TO RIVER ST. ELEVATION



KEY PLAN

P1
3.20.2021

CONCEPT PERSPECTIVE VIEWS

RIVER STREET TOWNHOMES 410 N. RIVER ST., HAILEY, ID 63333
P/N# JOB # 21-00X

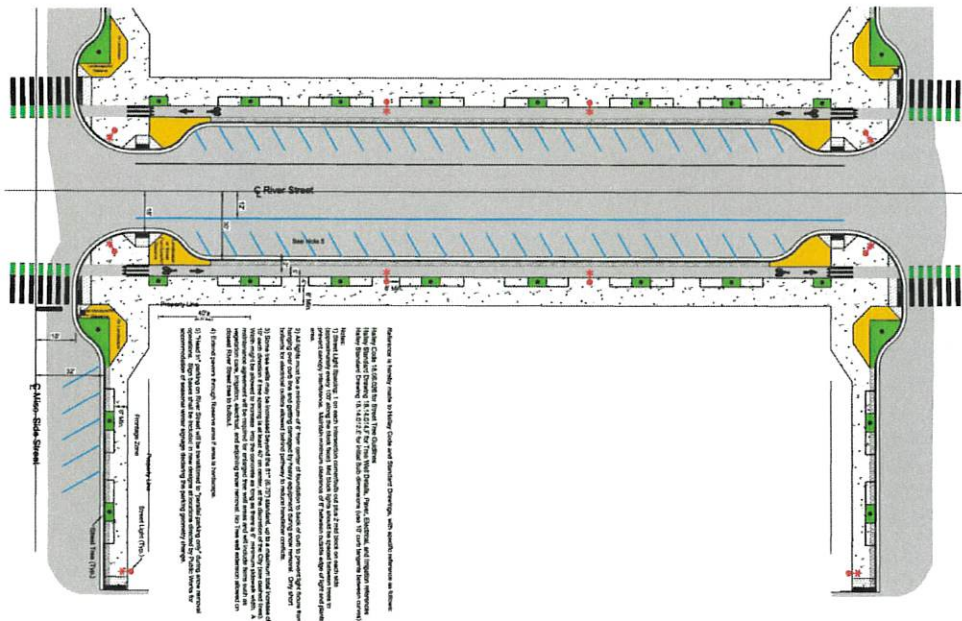
GRANT FUNDING

In January 2022, the HURA board approved the **Hailey Urban Renewal Agency Gateway District funding priority toward the LHTAC/ITIP* Project on River Street** to the first block south and the first block north of the intersection of Bullion Street and River Street for a total of two blocks, both sides of River Street, as a funding priority.

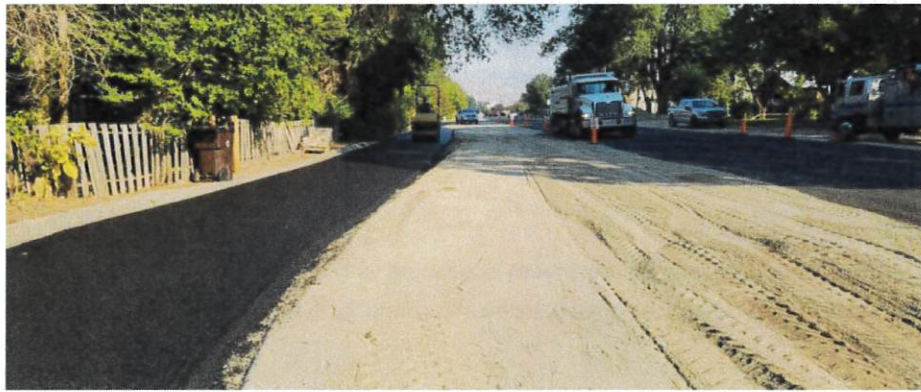
This project is proposed to be funded through an LHTAC grant. The LHTAC/ITIP Project is currently in the design phase. Plans for construction drawings are forecast to be ready in 2023.

Construction plans will develop these blocks according to the River Street Concept Design, which will include curbs, gutters, sidewalks, parking, bike paths, lighting, trees, and irrigation.

**LHTAC: Local Highway Technical Assistance Council; ITIP: Idaho Transportation Investment Program.*



BUDGET



	ACTUAL FY21	BUDGET FY22	PROPOSED FY23
REVENUE			
Tax Increment Revenue-Gateway District	281,821	275,000	375,000
Tax Increment Revenue-Airport Way District			17,394
Other Revenue/Interest	1,903	2,000	2,000
TOTAL HAILEY URA REVENUE	283,724	277,000	394,394
EXPENDITURES-Gateway District			
Debt Service			
Professional and Legal	38,526	50,000	70,000
Administration & Insurance	17,186	12,000	26,000
Other Expenses	277	2,500	2,500
Capital Expenses	891	600,000	300,000
EXPENDITURES-Airport Way District			
Debt Service (Note to Gateway URD)			50,000
Professional and Legal			5,000
Administration & Insurance			25,000
Other Expenses			
Capital Expenses			
Total Expenditures	56,880	664,500	478,500
CHANGE IN FUND BALANCE	226,844	(387,500)	(84,106)
CARRY OVER FUND BALANCE	807,739	420,239	336,133

2023 CALENDAR

JANUARY

TUESDAY 1/17
11:00 AM

FEBRUARY

TUESDAY 2/21
11:00AM

MARCH

TUESDAY 3/21
11:00AM

APRIL

TUESDAY 4/18
11:00 AM

MAY

TUESDAY 5/16
11:00AM

JUNE

TUESDAY 6/20
11:00AM

JULY

TUESDAY 7/18
11:00 AM

AUGUST

TUESDAY 8/15
11:00AM

SEPTEMBER

TUESDAY 9/19
11:00AM

OCTOBER

TUESDAY 10/17
11:00 AM

NOVEMBER

TUESDAY 11/21
11:00AM

DECEMBER

TUESDAY 12/19
11:00AM

CONTACT US

Hailey Urban Renewal Agency
c/o City of Hailey
115 S. Main Street, Hailey, ID 83333
Lisa Horowitz, Executive Director
208-788-9815, x1
lisa.horowitz@haileycityhall.org

Exhibit B

PUBLIC NOTICE

As required by Idaho Code Section 50-2006(5)(c), the Urban Renewal Agency of the City of Hailey has filed a report of its 2022 activities with the office of the Hailey City Clerk and the Idaho State Controller's Office. The report is available for inspection during business hours in the office of the Hailey City Clerk, 115 Main Street South, Hailey, Idaho.

If you have any questions please contact City Clerk, Mary Cone, 208-788-4221 x 2011.

Published: April 26, 2023.

4856-4065-7679, v. 1



City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT
115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services
(208) 788-9815
Fax: (208) 788-2921

April 18, 2023

Mary Cone
Hailey City Clerk
115 South Main Street
Hailey, ID 83333

Re: Transmittal of 2022 Hailey Urban Renewal Agency Annual Report

Dear Mary,

Please acknowledge receipt of this transmittal of the Hailey Urban Renewal Agency 2022 Annual Report to the City of Hailey.

Pursuant to Idaho Code, the Hailey Urban Renewal Agency conducted two meetings to consider the 2021 Annual Report. At the March 7, 2023 meeting, HURA tentatively approved the Draft Annual Report. A notice of the draft annual report was published in the local newspaper on March 15, 2023. A copy of the Annual Report has also been published on the City Website.

HURA considered the report at their meeting on April 18, 2023, inviting the opportunity for public comment. No comments were received. The report was adopted via Resolution 2023-002. A post notice of the approved Annual Report and the filing with the Hailey City Clerk office will be published in the local newspaper on April 26, 2023.

If you have any additional questions, please don't hesitate to contact me.

Regards,

Lisa Horowitz
Executive Director – Hailey Urban Renewal Agency
City of Hailey
115 South Main Street
Hailey, ID 83333
208-788-4221

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815
Fax: (208) 788-2924

April 18, 2023

State of Idaho Controllers Office

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To Whom it May Concern:

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