

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, December 16, at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 469-206-8535,,324529467#](#) United States, Dallas

Phone Conference ID: 324 529 467#

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, December 15, 2025.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the virtual platform with a phone or a computer or in person. The Agency strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221.

| | |
|-----------------------|--|
| Chair: | Larry Schwartz |
| Vice Chair: | Sandi Viau |
| Treasurer | Becky Stokes |
| Board Members | Martha Burke, Bob Brand, Brian McCue |
| Staff Support: | Lisa Horowitz, Executive Director of HURA and City Administrator |

Next Resolution Available: 2025-009

A. 11:00 AM CALL TO ORDER

B. [11:00 am to 11:05 am](#) Consent Agenda (ACTION ITEM):

- *All items listed are routine and acted on with one (1) Motion by the Board; there will be no separate discussion unless the Chair, Vice Chair, Commissioners, or staff requests an item be removed. Removed items will be placed under New Business unless otherwise instructed.*
- [CA 1](#) Motion to approve bills since November 18, 2025.
- [CA 2](#) Motion to approve meeting minutes dated November 18, 2025.

C. [11:05 am to 11:50 am](#) New Business:

- [NB 1](#) Preliminary discussion of a partnership agreement for a property located at 201 N River Street
- [NB 2](#) Preliminary discussion of revenues and expenditures for the remaining life of the Gateway URD

D. [11:50 am to 12:00 pm](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meeting: January 20, 2026

E. [12:00 pm](#) Adjourn

AGENDA ITEM SUMMARY

DATE: 12/16/2025

District: Gateway and Airport Way Districts

STAFF: RB

SUBJECT: Motion to approve bills since November 18, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Below is a summary of current bills due, all invoices are attached for details:

| Company | Invoice Date | Description | Invoice # | Amount Due |
|-------------------------|---------------------|---------------------------------------|--------------------|--------------------|
| Copy & Print | 11/17/2025 | 72 Hour Parking Sign | 7837 | \$79.75 |
| Copy & Print | 11/17/2025 | North River Street Parking Sign | 7827 | \$114.68 |
| Elam & Burke | 10/31/2025 | Oct. Professional Services | 218479 | \$990.00 |
| Elam & Burke | 11/30/2025 | Nov. Professional Services | 219018 | \$742.50 |
| Lisa Enourato | 12/01/2025 | Nov. Administrative Services | 119 | \$1,147.50 |
| Express Publishing Inc. | 10/31/2025 | Publication – Airport Way Master Plan | 12695725 | \$489.20 |
| Jessica Parker | 12/02/2025 | Oct. Administrative Services | 2025-001 | \$195.00 |
| GGLO | 12/02/2025 | Nov. Professional Services | 2024061.01-0000009 | \$2,040.00 |
| GGLO | 12/03/2025 | Bullion Pathway Landscape | 2025107.01-0000001 | \$4,800.00 |
| | | | | |
| TOTAL: | | | | \$11,423.63 |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills since November 18, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Copy&Print
 314 River St, Suite 101 Hailey, Idaho 83333
 sydney@copyandprint.biz
 (208) 788-4200
 EIN #: 93-3024242



Invoice 7837

72hr Parking Sign

SALES REP INFO
 Sydney McGlaflin
 sydney@copyandprint.biz
 (208) 788-4200

INVOICE DATE
 Mon, 11/17/2025
 INV.DUE DATE
 Tue, 12/02/2025

TERMS
 Net 15

ORDERED BY
 City Of Hailey
 115 S Main Street
 Hailey, ID 83333

SHIPPING ADDRESS
 115 S Main Street
 Hailey, ID 83333

CONTACT INFO
 Amy Bain
 amy.bain@haileycityhall.org

| # | ITEM | QTY | UOM | U.PRICE | TOTAL (EXCL. TAX) | TAXABLE |
|---|---|-----|------|-----------|-------------------|---------|
| 1 | Signage Copy & Print will construct a sign according to the following specs below: Cut Vinyl Overlay: RED Width: 12 Inches Height: 18 Inches Roll-to-roll printing Eco Solvent Ink 440ML Aluminum - .04" White 3M High Intensity Prismatic Reflective 3930 | 1 | Each | \$79.7484 | \$79.75 | N |

Final payment is due when Invoices are received unless credit terms have been extended to include NET 30. If payments for past orders are not received within 60 days, we reserve the right to cancel future orders.
 Past Due Invoices are subject to a Late Payment Fee of \$XX.XX for each month past due, and (or) a X% Finance Charge of the outstanding balance due each month. All materials remain the property of Company Name until paid for in full.

Subtotal: \$79.75
 Sales Tax (6%): \$0.00
Total: \$79.75

SIGNATURE:

DATE:

Copy&Print
 314 River St, Suite 101 Hailey, Idaho 83333
 sydney@copyandprint.biz
 (208) 788-4200
 EIN #: 93-3024242



Invoice 7827

North Riv Street Parking Sign

| | | |
|---|---------------------------------|-----------------|
| SALES REP INFO Sydney McGlaflin sydney@copyandprint.biz (208) 788-4200 | INVOICE DATE Mon, 11/17/2025 | TERMS Net 15 |
| | INV.DUE DATE Tue, 12/02/2025 | |

| | | |
|---|---|---|
| ORDERED BY City Of Hailey 115 S Main Street Hailey, ID 83333 | SHIPPING ADDRESS 115 S Main Street Hailey, ID 83333 | CONTACT INFO Amy Bain amy.bain@haileycityhall.org |
|---|---|---|

| # | ITEM | QTY | UOM | U.PRICE | TOTAL (EXCL. TAX) | TAXABLE |
|---|--|-----|------|------------|-------------------|---------|
| 1 | Signage Copy & Print will construct a sign according to the following specs below: Width: 30 Inches Height: 24 Inches ACM 4 ' x 8 ' White 3mm Orafol Oraguard 210 Gloss Laminate | 1 | Each | \$114.6842 | \$114.68 | N |

Final payment is due when invoices are received unless credit terms have been extended to include NET 30. If payments for past orders are not received within 60 days, we reserve the right to cancel future orders.

Past Due Invoices are subject to a Late Payment Fee of \$XX.XX for each month past due, and (or) a X% Finance Charge of the outstanding balance due each month. All materials remain the property of Company Name until paid for in full.

| | |
|-----------------|-----------------|
| Subtotal: | \$114.68 |
| Sales Tax (6%): | \$0.00 |
| Total: | \$114.68 |

SIGNATURE:

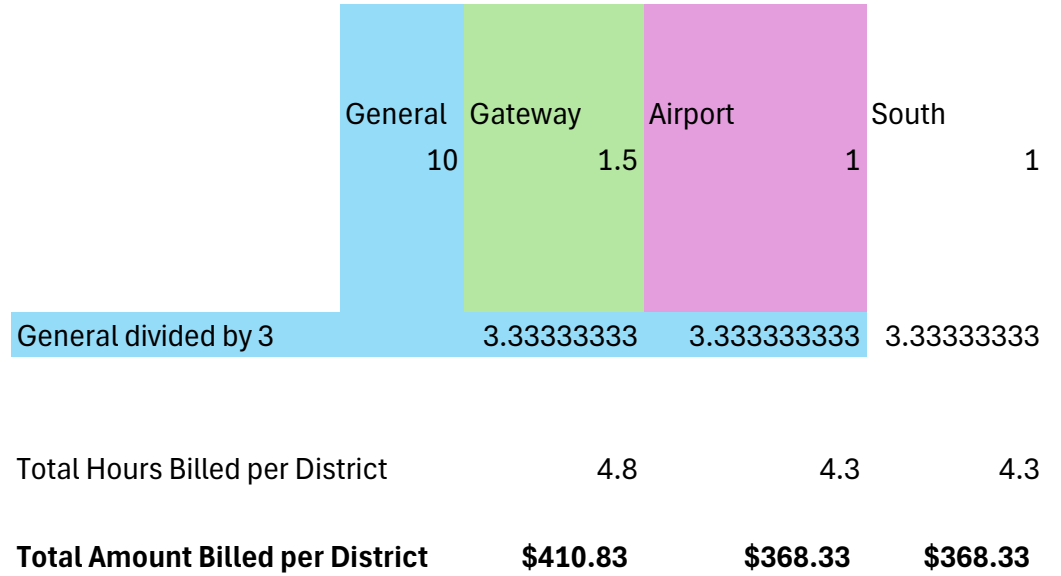
DATE:

Invoice 119 Detail

HURA

| Date | Task | Time |
|-----------|---|------|
| 4-Nov-25 | November mtg prep staff mtg, Oct minutes, agenda prep | 2 |
| | Airport Way mtg | 1 |
| 5-Nov-25 | Long Range financial planning mtg | 0.5 |
| 10-Nov-25 | Oct minutes | 1.5 |
| 11-Nov-25 | Packet prep | 1 |
| 12-Nov-25 | Packet prep | 1 |
| 13-Nov-25 | Packet prep, file org | 2.5 |
| | South District mtg | 1 |
| 17-Nov-25 | Long Range financial planning mtg | 1 |
| 18-Nov-25 | HURA mtg and wrap up | 2 |

TOTAL 13.5





IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

RECEIVED

NOV 06 2025

Per _____

STATEMENT

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

ACCT. NO. 10002437
DATE: 10/31/2025

| DATE | TYPE | ORDER # | PUBLICATION | AD TYPE | SIZE | DESCRIPTION | AMOUNT |
|----------|------|----------|------------------------|---------------|--------|----------------------------------|----------|
| 09/30/25 | BBF | | | | | Balance Brought Forward | 1,325.01 |
| 10/17/25 | CSH | | | | | Payment | -356.25 |
| 10/22/25 | CSH | | | | | Payment | -968.76 |
| 10/01/25 | INV | 12695176 | Idaho Mountain Express | Display | 2 X 2 | SOQ - Bullion Pathway Project | 190.56 ✓ |
| 10/01/25 | INV | 12695680 | Idaho Mountain Express | Class Display | 1 X 7 | Legal-10/20 P & Z | 52.44 ✓ |
| 10/08/25 | INV | 12695461 | Idaho Mountain Express | Display | 3 X 6 | THANK YOU PARK ADOPTERS | 523.80 ✓ |
| 10/08/25 | INV | 12695734 | Idaho Mountain Express | Class Display | 1 X 7 | Legal-10/14 City Council | 98.33 ✓ |
| 10/10/25 | INV | 12695461 | Idaho Mountain Express | Display | 3 X 6 | THANK YOU PARK ADOPTERS | 419.04 ✓ |
| 10/15/25 | INV | 12695461 | Idaho Mountain Express | Display | 3 X 6 | THANK YOU PARK ADOPTERS | 497.52 ✓ |
| 10/15/25 | INV | 12695725 | Idaho Mountain Express | Display | 3 X 4 | URA Airport Way Master Plan | 489.20 |
| | | | | | | Page Ready Discount | -17.46 |
| 10/17/25 | INV | 12695461 | Idaho Mountain Express | Display | 3 X 6 | THANK YOU PARK ADOPTERS | 419.04 ✓ |
| 10/22/25 | INV | 12696190 | Idaho Mountain Express | Class Display | 1 X 11 | Legal-11/10 City Council | 80.96 ✓ |
| 10/22/25 | INV | 12696191 | Idaho Mountain Express | Class Display | 1 X 5 | Legal-Reserving Forgone Increase | 69.00 ✓ |
| 10/29/25 | INV | 12696338 | Idaho Mountain Express | Class Display | 1 X 9 | Legal-11/17 P & Z | 62.56 ✓ |
| 10/29/25 | INV | 12696340 | Idaho Mountain Express | Class Display | 1 X 28 | Legal-Franchise Ordinance | 203.32 |
| 10/29/25 | INV | 12696341 | Idaho Mountain Express | Class Display | 2 X 7 | Legal-Historic Demolition | 112.32 ✓ |

2,711.43 + 489.20 (URA) = 2,711.43

| CURRENT | 30 DAYS | 60 DAYS | 90 DAYS | AMOUNT DUE |
|---------------------|---------|---------|---------|---------------------|
| 3,200.63 | 0.00 | 0.00 | 0.00 | 3,200.63 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340
(208) 726-8060

ACCT. NO. 10002437
DATE: 10/31/2025

AMOUNT DUE: \$3,200.63

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 11/15/2025

Thank you 2025 City of Hailey Park Adopters! We look forward to 2026.

WEBB
CLEARWATER LANDSCAPING
Award Winning Design, Installation, and Service

WRBA
ArborCare Resources, Inc.

G & G LLC
SUN VALLEY SERVICES
208-928-6083

Hailey Tree Committee

Duplicate

Parks still available for adoption include Old Cutlers, Deerfield, Heagle, Echo Hill, Foxmoot, McKercher and Curtis. For more information contact Hailey Public Works at 208-788-9830.



Hailey's parks continue to improve. We couldn't do it without these companies who care for our Hailey City parks!



HURA HAILEY URBAN RENEWAL AGENCY AIRPORT WAY MASTER PLAN COMMUNITY WORKSHOP

The public is invited to a community meeting to contribute to the development of the Airport Way Master Plan. Building on input gathered last winter, this workshop will focus on exploring alternative traffic configurations and other transportation improvements throughout the district. Don't miss this chance to share your thoughts!

Thursday, Oct. 23, 5:00-7:00 pm
Hailey Welcome Center, 781 S Main St

THIS WEEK'S LOCAL FORECAST

BROUGHT TO YOU BY
Tires LES SCHWAB
520 N. RIVER STREET, HAILEY • 208-788-0924

| Wednesday | Thursday | Friday | Saturday | Sunday | Monday | Tuesday |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Showers Likely | Few Showers | Partly Cloudy | Sunny | Few Showers | Cloudy | Mostly Cloudy |
| 49/27 | 52/28 | 55/25 | 57/30 | 55/29 | 53/25 | 51/26 |
| Precip Chance: 80% | Precip Chance: 55% | Precip Chance: 10% | Precip Chance: 10% | Precip Chance: 30% | Precip Chance: 20% | Precip Chance: 20% |

Weather Trivia

What is the average diameter of the eye of a hurricane?

Answers: 1-4 miles.

Weather History

Oct. 15, 1954 - Hurricane Hazel struck the Carolina coastline. The hurricane demolished every pier along a 170 mile stretch from Myrtle Beach, S.C. to Cedar Island, N.C. and obliterated entire lines of beach homes. Hurricane Hazel also destroyed 1,500 homes as it moved inland.

Moon Phases

| New | First | Full | Last |
|-------|-------|------|-------|
| 10/21 | 10/29 | 11/5 | 11/12 |

LETTERS

Continued from previous page

speech and the rights of minorities. Most alarmingly, the fundamental freedoms of all Americans are being systematically undermined by an inept and corrupt administration that continues to ignore the will of the people.

This administration's apparent intent to destabilize and divide our society must be met with protest.

This is especially urgent for the 80 million disenfranchised voters who stayed home during the 2024 election, as well as for the youth who will inherit the consequences of inaction. Americans must speak up and help safeguard our democracy for future generations.

Democracy thrives through participation. Blaine County residents must attend protests and make their voices heard before the situation becomes untenable and leads to irreversible consequences for our nation.

RICHARD STOPOL
Hailey

Vote YES for Our Schools, Our Kids, Our Valley

This November, Blaine County voters face a decision that will shape the future of our valley: whether to renew funding for our public schools.

Idaho ranks 51st in the nation in per-student funding. That means our schools simply cannot survive on state dollars alone. Levies like this one are not luxuries—they pay for the basics: teachers in classrooms, full-day kindergarten, special education support, safe campuses, textbooks, technology and after-school programs.

Without this levy, those essentials disappear. Teachers will leave. Class sizes will rise. Programs will vanish. And families will think twice about building their lives here.

Strong schools don't just help kids. They strengthen property values, attract businesses and keep our community thriving. If we want the Wood River Valley to be more than just a resort town, we must make it possible for young families to see a future here.

The cost? About \$16 per year for every \$100,000 of assessed property value. For less than one dinner out, we can keep our schools strong for the next two years.

This is about priorities. Do we value our children's education, our community's vitality and the long-term health of this valley? If the answer is yes, then we must vote yes.

On Nov. 4, let's stand together for our kids, for working families and for the future of Blaine County. Say yes to the school levy.

EVA TURZIAN
Ketchum

Randy Hall is a proven leader

Out of all the candidates for Ketchum City Council, Randy Hall will bring important city governance expertise to local decision-making and a vocal commitment to public input. I remember the extensive four-year public input process that was undertaken to adopt the 2001 comprehensive plan when Randy was on the council. The same level of engagement, involving over 750 people, was undertaken

when Randy was mayor for the 2014 plan update.

He is also proactive and thinks regionally. When I was chair of the Blaine County Commission, Randy worked closely with me after he was elected mayor in 2005. He led the city of Ketchum's commitment to merge Ketchum Area Rapid Transit with Blaine County's commuter bus system. Previous Ketchum city leadership had said "no" to collaborating on a regional bus service. With Randy as mayor, the two bus systems consolidated and Mountain Rides was formed. Thank you, Randy.

There are a lot of boring, tedious details in running a city. These details, however, can make the difference between a well-run, fiscally sound municipality and a poorly managed one. Randy Hall knows these details and will be a great asset as well as a team player for the new members of the Ketchum City Council. Please vote Randy Hall for Ketchum City Council.

SARAH MICHAEL
Former Blaine County commissioner

Saks serves Sun Valley's interests

I am strongly supporting Keith Saks for reelection to the Sun Valley City Council.

I have known him since he moved to Blaine County in 2008. Two words describe service on the Sun Valley City Council for three terms: integrity and independence. Keith was an attorney, arbitrator and mediator for his professional career, which enhances service on the City Council. In addition, he has given numerous hours volunteering his time for Higher Ground (for over 10 years), the animal shelter and as a volunteer mediator for the Blaine County small claims court.

Keith is totally independent and votes his conscience in all matters, whether popular or not. During his tenure on the council, the city has established itself as the outstanding city in Blaine County. His experience will enable him to continue serving the best interests of the citizens of Sun Valley for another four years.

CAROL CLINE
Sun Valley

Voters should support BCRD levy

As longtime Wood River Valley residents and supporters of the Blaine County Recreation District, we are asking Wood River Valley voters to cast a yes vote in support of our recreation district in November.

Our beloved valley is outdoor recreation to the core and our local population and tourists alike benefit from the trails and facilities the BCRD maintains year-round. The offerings of the BCRD are broad, from fantastic hiking, biking and ski/snowshoe trails to Galena Lodge, playing fields/courts, the outdoor pool and an affordable indoor workout gym. The BCRD levy will support the upkeep and improvements of existing facilities and trails and also allow new sports facilities and more trails to be developed in the future.

There is always a cost to taxpayers but as an example, a home valued at \$1 million would only pay an extra \$133.40 per year or about \$11 per month—which is about the cost of two lattes. If your home valuation is higher it

See LETTERS, Page 17

Find your place in the Mountain Express classifieds

| | | | | | | | |
|--|---|-----------------|-------------------|-------------------|--------------------|-----------------|--|
| | | | | | | | |
| | Jessica Parker | | | | | | |
| | PO Box 1168 | | | | | | |
| | Sandpoint, Idaho 83868 | | | | | | |
| | | | | | | | |
| | Invoice | | | | | | |
| | Submitted on 12/2/2025 | | | | | | |
| | | | | | | | |
| | Invoice for | | Payable to | Invoice # | | | |
| | Hailey Urban Renewal Agency | | Jessica Parker | 2025-001 | | | |
| | Attn: Lisa Horowitz | | | | | | |
| | 115 South Main St | | Project | Due date | | | |
| | Hailey, Idaho 83333 | | Admin | 12/31/2025 | | | |
| | | | | | | | |
| | | | | | | | |
| | Description | District | Qty | Unit price | Total price | | |
| | 10-14-25 Meeting with L. Enourato: Discussed reports, billing for packet. Updated reports for packet. Answered questions regarding packet and applicable items. | | All | 1.75 | \$60.00 | \$105.00 | |
| | 10-15-25 Meeting with L. Enourato: Discussed packet. | | All | 0.75 | \$60.00 | \$45.00 | |
| | 10-20-25 Meeting with L. Horowitz regarding RPAs | | Gateway | 0.5 | \$60.00 | \$30.00 | |
| | 10-21-25 Meeting with L. Enourato: answered general questions | | All | 0.25 | \$60.00 | \$15.00 | |
| | | | | | | | |
| | Notes: | | | | Subtotal | \$195.00 | |



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Lisa Horowitz
Hailey Urban Renewal Agency
115 Main Street S, Suite H
Hailey, ID 83337

December 02, 2025
Invoice No: 2024061.01 - 0000009

Invoice Total \$2,040.00

Project 2024061.01 HURA Airport Way Master Plan

Professional Services from November 01, 2025 to November 30, 2025

Task 00110 Draft Master Plan

Fee

Total Fee 25,000.00

Percent Complete 100.00 Total Earned 25,000.00

Previous Fee Billing 25,000.00

Current Fee Billing 0.00

Total Fee 0.00

Total this Task 0.00

Task 00120 Final Master Plan

Fee

Total Fee 17,000.00

Percent Complete 94.00 Total Earned 15,980.00

Previous Fee Billing 13,940.00

Current Fee Billing 2,040.00

Total Fee 2,040.00

Total this Task \$2,040.00

Total this Invoice \$2,040.00

GGLO Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance.

Preferred Payment Method ACH/EFT
Bank Name: WaFd Bank
ABA Routing #: 325070980
Account #: 62766973648
ACH payments email remittance to accounting-team@gglo.com

To Pay by Paper Check - Please remit to our Lockbox
GGLO LLC
P.O. Box 80856
City of Industry, CA 91716-8420

--- please include Project No. & Invoice No. in remittance

Preferred Payment Method ACH/EFT

Bank Name: WaFd Bank
ABA Routing #: 325070980
Account #: 62766973648

To Pay by Paper Check - Please remit to our Lockbox

GGLO LLC
P.O. Box 80856
City of Industry, CA 91716-8420

ACH payments email remittance to accounting-team@gglo.com - - - please include Project No. & Invoice No. in remittance

PLEASE NOTE GGLO HAS A NEW BANK:

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days.

Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance

GGLO NEW BANK - Preferred Payment Method ACH/EFT

Bank Name: WaFd Bank

ABA Routing #: 325070980

Account #: 62766973648

email remittance to accounting-team@gglo.com; please include Project No. & Invoice No. in remittance

To Pay by Paper Check - Please remit to GGLO's NEW LOCKBOX

GGLO LLC

P.O. Box 80856

City of Industry, CA 91716-8420

please include Project No. & Invoice No. in remittance

Preferred Payment Method ACH/EFT

Bank Name: WaFd Bank

ABA Routing #: 325070980

Account #: 62766973648

ACH payments email remittance to accounting-team@gglo.com - - - please include Project No. & Invoice No. in remittance

To Pay by Paper Check - Please remit to our Lockbox

GGLO LLC

P.O. Box 80856

City of Industry, CA 91716-8420



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Lisa Horowitz
City of Hailey
115 Main Street S, Suite H
Hailey, ID 83333

December 03, 2025
Invoice No: 2025107.01 - 0000001

Invoice Total \$4,800.00

Project 2025107.01 City of Hailey (COHLY): Bullion Pathway Implementation

Professional Services from November 01, 2025 to November 30, 2025

Task 00480 Preliminary Design

Fee

| Billing Phase | Fee | Percent Complete | Earned | Previous Billing | Current Billing | |
|------------------|-----------|------------------|------------------|------------------|---------------------------|-------------------|
| GGLO - Landscape | 15,000.00 | 32.00 | 4,800.00 | 0.00 | 4,800.00 | |
| Total Fee | 15,000.00 | | 4,800.00 | 0.00 | 4,800.00 | |
| | | | Total Fee | | 4,800.00 | |
| | | | | | Total this Task | \$4,800.00 |
| | | | | | Total this Invoice | \$4,800.00 |

PLEASE NOTE GGLO HAS A NEW BANK:
Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days.

Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance

GGLO NEW BANK - Preferred Payment Method ACH/EFT
Bank Name: WaFd Bank
ABA Routing #: 325070980
Account #: 62766973648
email remittance to accounting-team@gglo.com; please include Project No. & Invoice No. in remittance

To Pay by Paper Check - Please remit to GGLO's NEW LOCKBOX
GGLO LLC
P.O. Box 80856
City of Industry, CA 91716-8420
please include Project No. & Invoice No. in remittance

GGLO Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance.

| | |
|--|---|
| Preferred Payment Method ACH/EFT | To Pay by Paper Check - Please remit to our Lockbox |
| Bank Name: WaFd Bank | GGLO LLC |
| ABA Routing #: 325070980 | P.O. Box 80856 |
| Account #: 62766973648 | City of Industry, CA 91716-8420 |
| ACH payments email remittance to accounting-team@gglo.com - - - please include Project No. & Invoice No. in remittance | |

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 12/16/2025

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to approve meeting minutes dated November 18, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated November 18, 2025.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated November 18, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency Minutes November 18, 2025

Attendees

Commissioner Larry Schwartz
Commissioner Sandi Viau
Commissioner Bob Brand
Commissioner Martha Burke
Commissioner Brian McCue

Meeting Called to Order at 11:00 a.m.

CONSENT AGENDA – 11:01 a.m.

CA1 Motion to approve bills since October 21, 2025

CA2 Motion to approve meeting minutes dated October 21, 2025

Motion to approve: Commissioner Viau

Motion seconded: Commissioner Brand

Result: All approved

OLD BUSINESS – 11:02 a.m.

OB1 Presentation of the Airport Way Transportation Master Plan and public feedback.

Staff confirmed paver change was approximately \$40k and approved by City Council. Positive responses received from public at street party.

GGLO reviewed public presentations with a summary of feedback from the general public and stakeholders along with staff recommendations. Commissioner McCue requested an aggregation of the data to allow for problem solving with less solutions offered. Commissioners raised concerns about costs and prioritized options. Commissioners also discussed the bike/ped routes and stated that the city may have to purchase property to allow for a 10' wide multi-use path on Airport Way or narrow the path near the highway intersection. Staff may evaluate a land use plan in the future and confirmed that HURA is only dealing with bike/ped and vehicular connectivity, which HURA budgeting may allow for.

Public comment from Steve Daniels: He is supportive of a roundabout at the entrance to the airport, the multi-use path, Aviation Drive connection and the bike path behind the LDS church. He questions whether the private street by the Post Office meets the width requirements of a public street.

NEW BUSINESS – 11:56 a.m.

NB1 Appointment of Interim Secretary to the Board

Motion to approve: Commissioner Viau

Motion seconded: Commissioner Brand

Result: All approved

NB2 Motion to approve Independent Contractor Agreement with Turf and Tree Care for snow removal services on the parking lot

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

STAFF REPORTS – 11:59 a.m.

SR1 Financials

SR2 Upcoming Meetings: December 16, 2025

Treasurer reported that TIF has not yet been received from the County. Staff reported they are working on the long-range financial analysis for Gateway and will present at the next meeting. Commissioner Schwartz gave an overview of the Boise tour and highlighted the importance of landscaping, lights, etc. as part of the project improvements and suggested it become a number one priority for the Board. Staff will be developing an RFQ for the city on wayfinding which will be incorporated into the Bullion Pathway project.

ADJOURN – 12:05 p.m.

Motion to adjourn: Commissioner Burke

Seconded: Commissioner Brand

Result: All approved

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 12/16/2025

District: Gateway District

STAFF: LH

SUBJECT: Preliminary discussion of a partnership agreement for a property located at 201 N River Street.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Don Cunningham owns property at 201 N River Street, (corner of River and Carbonate) where he headquarters his construction business, Engelmann Partners Construction and Property Management. The property was formerly a Sporting Goods Store and is an aging building. Mr. Cunningham has made significant improvements into the building since he purchased it.

He wishes to improve the street frontage to the full buildout of the Downtown Master Plan and the River Street Typical Section. This street frontage is in a key location directly north of the improvements recently completed along River Street. As such, it is a highly desirable partnership project and will complete a key corner of River Street under a shared-cost model. However, the project is costly, due to the scope and scale of the improvements and the overall cost of construction at this time.

This property does not fit the model of typical partnership agreements. Most partnership agreements are built on the assumption that the tax increment revenue will grow significantly due to the value of new construction, and that this tax increment growth will pay for infrastructure improvements. 201 N River is an existing building that, while improvements have been made to the property, it has not seen and is unlikely to see a significant jump in tax increment revenue as would be expected with new construction. The building has useful life, and the owner has no plans to demolish/replace it.

HURA has created several agreements where partnerships are created outside of the partnership agreement model. These include a contribution of \$84,600 towards the Mid River Townhomes power line undergrounding, and a contribution of \$75,000 towards Maple Street improvements as part of the ARCH housing project.

In general, staff supports this project with some refinement as to actual costs that can be shared. However, the Gateway URD is in a period of analyzing revenues and expenditures, with a significant bid estimate anticipated in late January/early February. Therefore, staff recommends that no action be taken at this time, and that this request be revisited after the Bullion Pathway bids are received, and revenues for the Gateway District are reviewed.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action recommended at this time. Board discussion and feedback to the applicant.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



Hailey Urban Renewal Agency

115 South Main Street | Hailey, ID 83333

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE HURA

Applicant and Project Information

Applicant Name:
SVHD Properties LLC-Don Cunningham

Name of Project:
201 N. River Street

Project Description: Improve City ROW along Carbonate and River Streets

Project Location: 201 N. River St., Hailey, ID 83333

Date Submitted:
12/9/25

Estimated Date of Completion:
8/1/25

Application Submittal Requirements

- Brief narrative describing the proposed public benefit of the project
- Map of project location
- Attached professional bids
- Attached preliminary/construction drawings

Notes on Submittals

Projects Questions:

1. Estimated assessed value of project after completion (*taxable value*):
2. Will any HURA board members or staff financially benefit from the project?
3. How does the project benefit the assets of the Urban Renewal District?
4. Funding amount requested:
5. Other Funds (public and private) leveraged by this HURA funding request:

~~\$420,000~~ ^{\$} 437,854

Yes: No:

See attached letter

~~\$210,000~~ \$ 218,927

\$210,000 \$ 218,927

Applicant's Signature:

Date: 12/9/25

Property Owner's Signature (if different):

Date: _____

SVHD Properties LLC
201 N. River St.
Hailey, ID 83333

Hailey Urban Renewal Agency
115 South Main St.
Hailey, ID 83333

Funding Request Narrative:

The proposed Right of Way (ROW) improvements at the Northwest corner of River and Carbonate streets will benefit the community by improving the vehicle, bicycle and pedestrian travel lanes along both streets. The City of Hailey has recently substantially completed the two blocks to the south on River Street. The planned corner improvements serve as a connector in all four directions, improve safety and further achieve the realization of the River Street corridor project.

This project provides the City and its residents with an opportunity to engage in a public/private partnership where the HURA will expend roughly half the funds it would cost to improve the corner and have the project completed far earlier than it would otherwise. The completion of this 3rd corner will enhance the aesthetic and functional elements of this dynamic intersection in addition to more fully achieving a well-planned transition to the adjacent streets and sidewalks.

The project has been presented to the Planning and Zoning Commission and was received favorably in concept. There is a pending ROW vacation (13'x120') that would be granted upon completion of the improvements.

We have conditional approval from our lender to finance the landowner's portion of the improvements. Project could be started as early as Spring of '26, subject to approval by P&Z and City Council.

Sincerely,

Don Cunningham

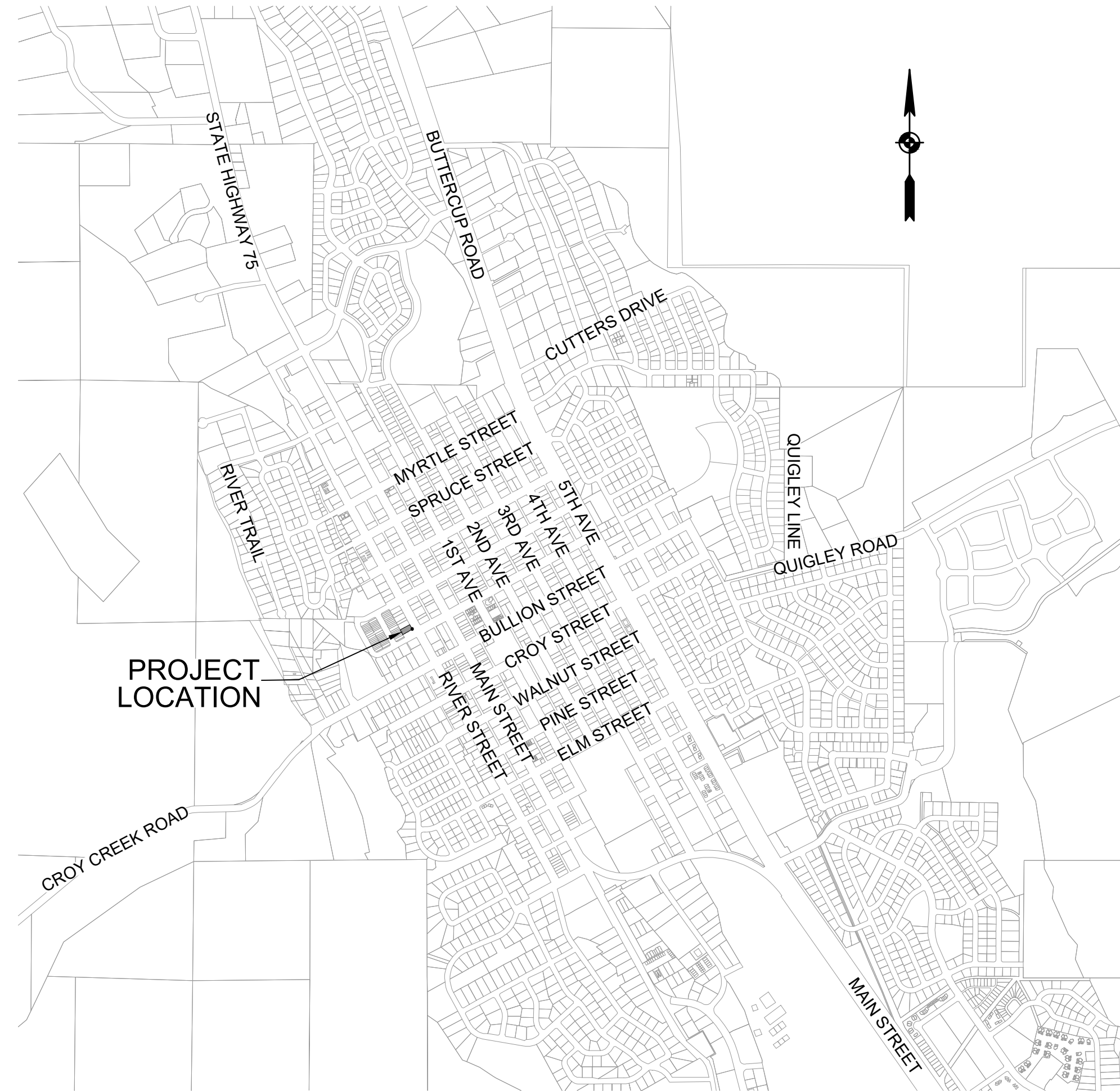
Owner-SVHD Properties, Engelmann Partners Construction and Property Management

201 N RIVER STREET HAILEY, IDAHO

OCTOBER 2025

GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-998. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPCW SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPCW 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA-BENCHMARK ENGINEERING, RECEIVED ON JULY 16, 2025.
- HIGH VOLTAGE LINES EXIST IN CLOSE PROXIMITY OF SUBJECT PROPERTY AND PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER TO ENSURE COMPLIANCE WITH ALL REQUIRED CONSTRUCTION ACTIVITY SETBACKS PER IDAHO STATE CODE § 55-2403.

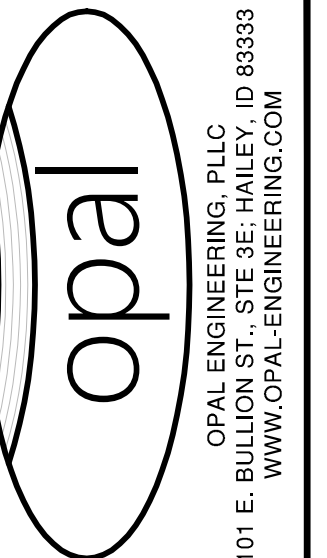


VICINITY MAP
N.T.S.

SHEET INDEX

| SHEET# | DESCRIPTION |
|--------|-----------------------------------|
| C0.10 | COVER SHEET |
| C0.90 | DEMOLITION PLAN |
| C1.00 | DETAIL SHEET |
| C1.01 | DETAIL SHEET |
| C1.02 | DETAIL SHEET |
| C1.10 | SITE GEOMETRY PLAN |
| C1.20 | SITE GRADING PLAN |
| C1.30 | SITE IMPROVEMENTS & DRAINAGE PLAN |

CIVIL ENGINEER
SAMANTHA STAHLNECKER, PE
OPAL ENGINEERING, PLLC
101 E BULLION ST., STE 3E
HAILEY, IDAHO 83333



PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025)

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

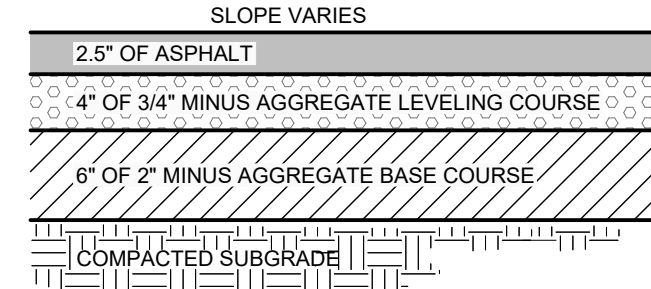
**PRELIMINARY
NOT FOR
CONSTRUCTION**

COVER SHEET

201 N RIVER STREET
PREPARED FOR SVHD PROPERTIES LLC

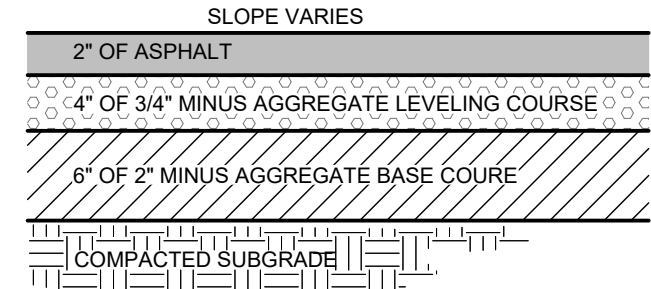
24028
PROJECT NUMBER

C0.10



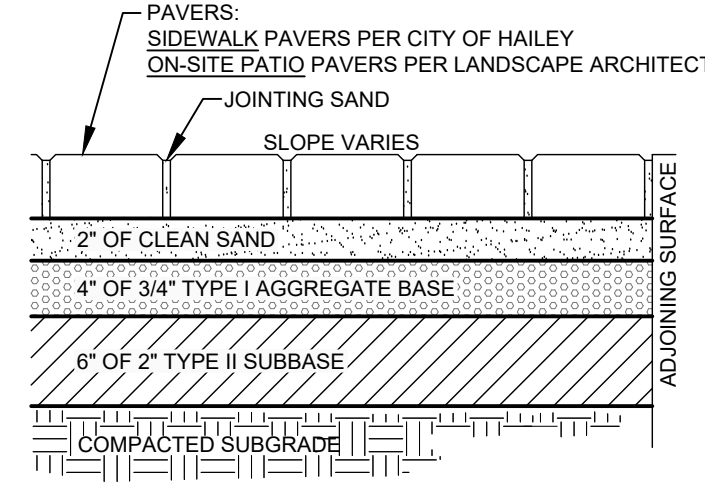
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C1.00 **TYPICAL ASPHALT DRIVEWAY SECTION**
N.T.S.



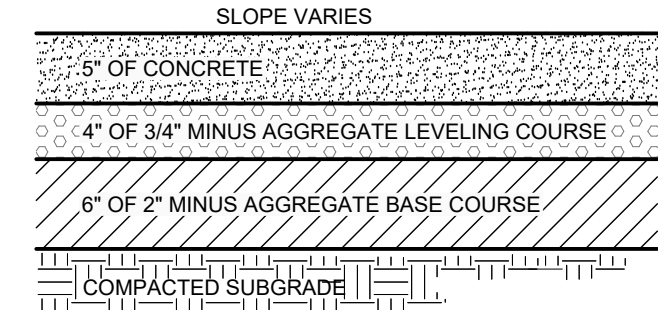
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2
C1.00 **TYPICAL ASPHALT PATH SECTION**
N.T.S.



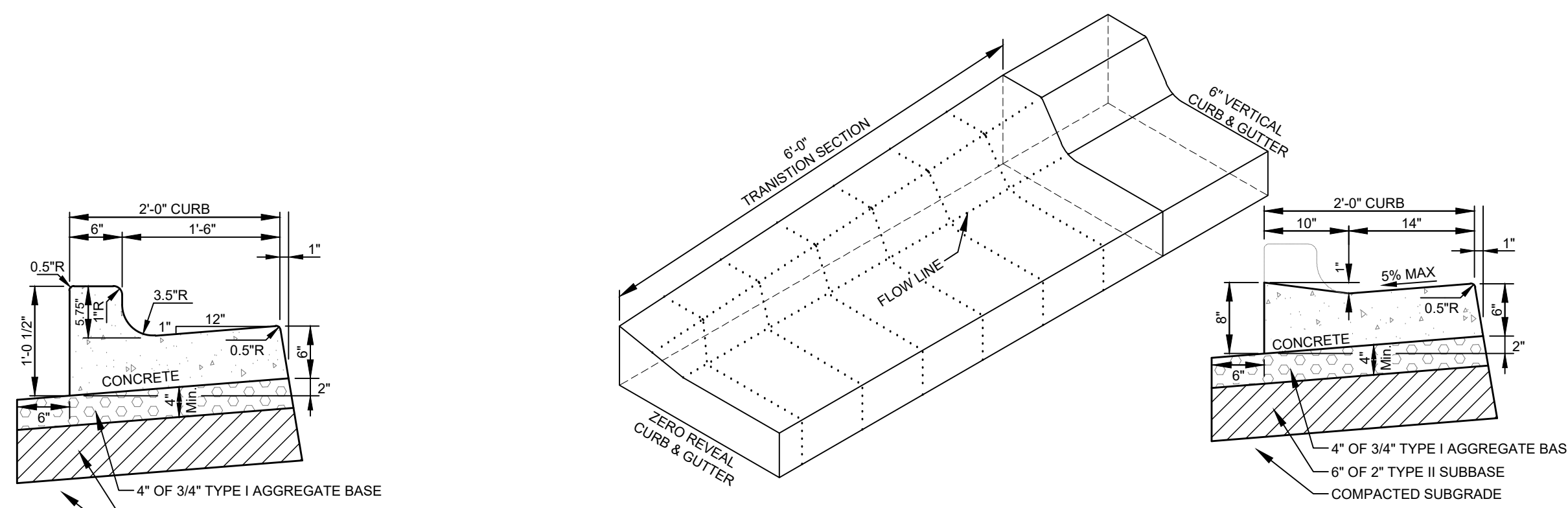
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

3
C1.00 **PAVER DETAIL**
N.T.S.



- NOTES:**
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/2" WIDE, 3/4" IN DEPTH AND FINISHED AND EGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

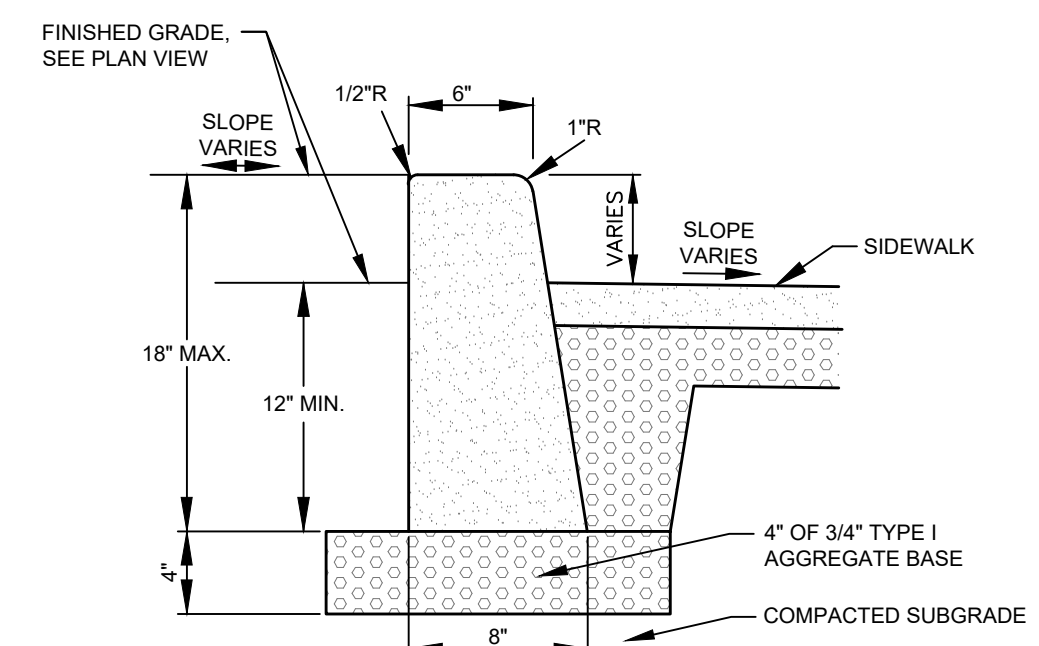
4
C1.00 **TYPICAL CONCRETE SECTION**
N.T.S.



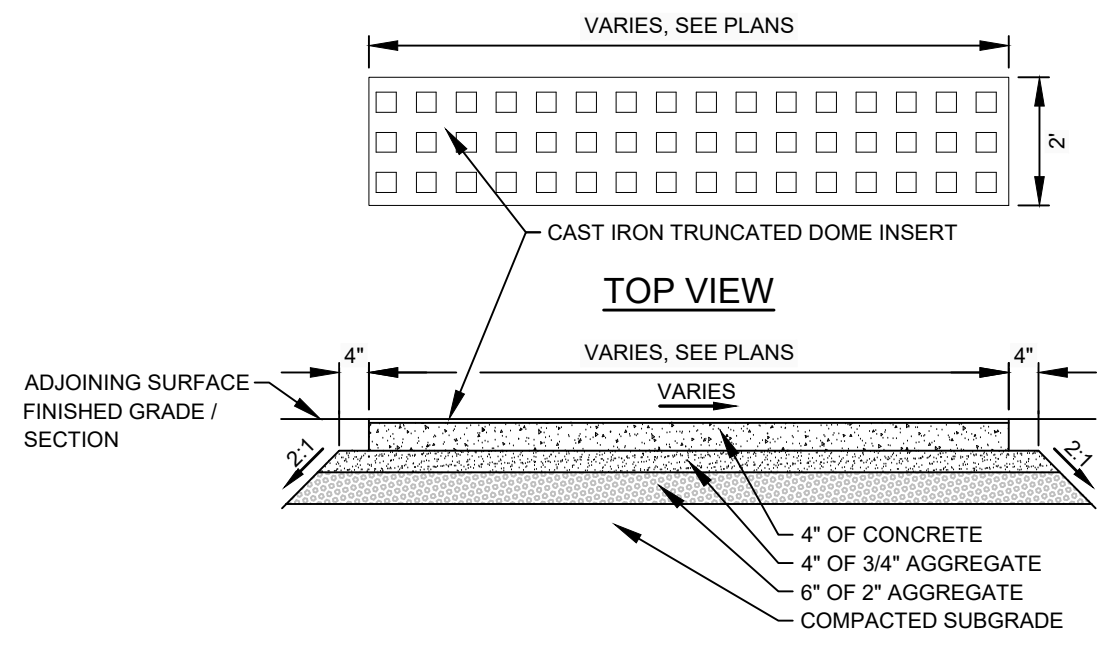
TRANSITION SECTION ISOMETRIC VIEW
ZERO REVEAL CURB & GUTTER

- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 12-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
 - CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPMC DRAWING SD-701.
 - CURB TRANSITION CONSTRUCTION SHALL CONFORM TO ISPMC DRAWING SD-707.

6
C1.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.

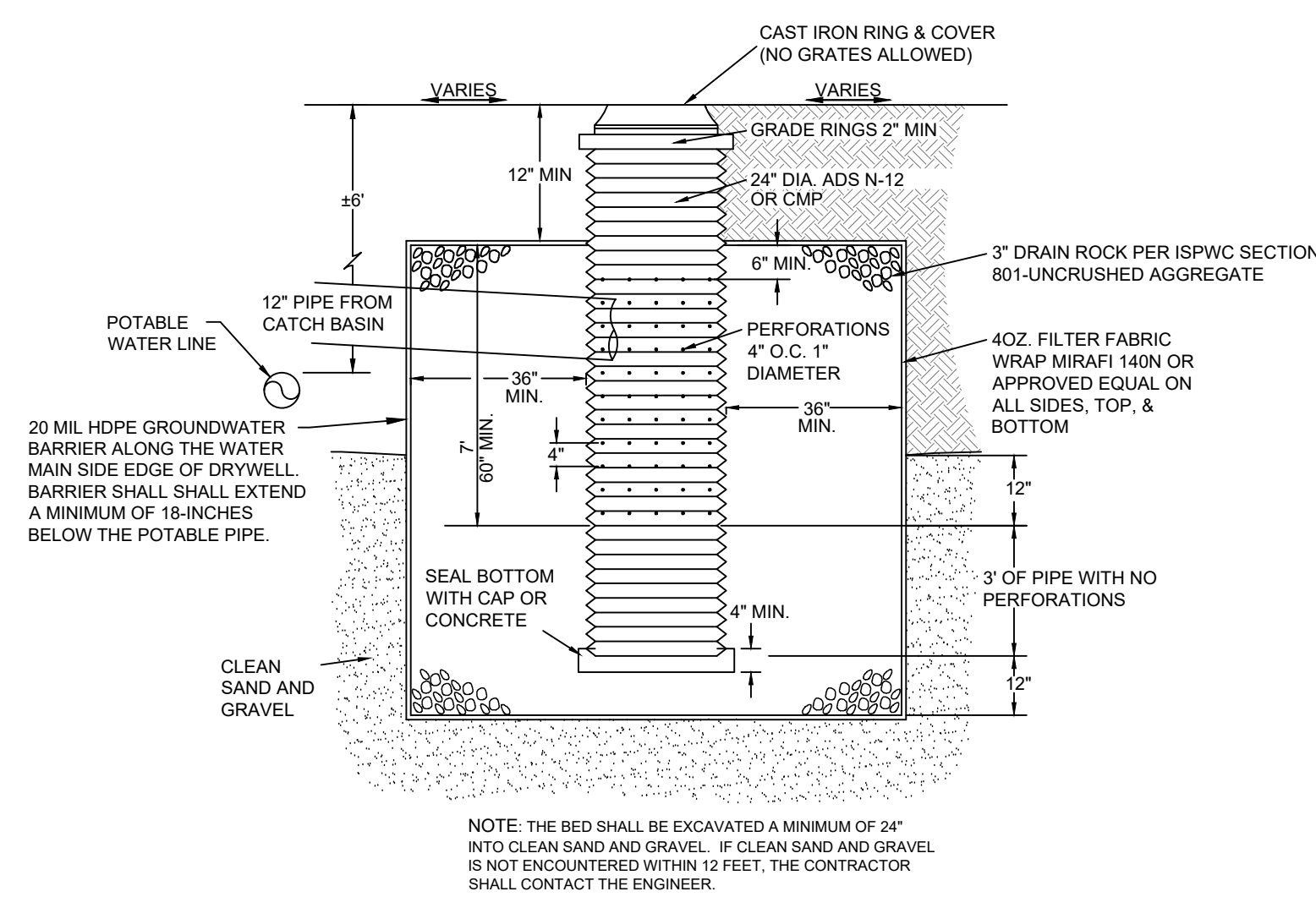


7
C1.00 **6" CONCRETE VERTICAL CURB**
N.T.S.

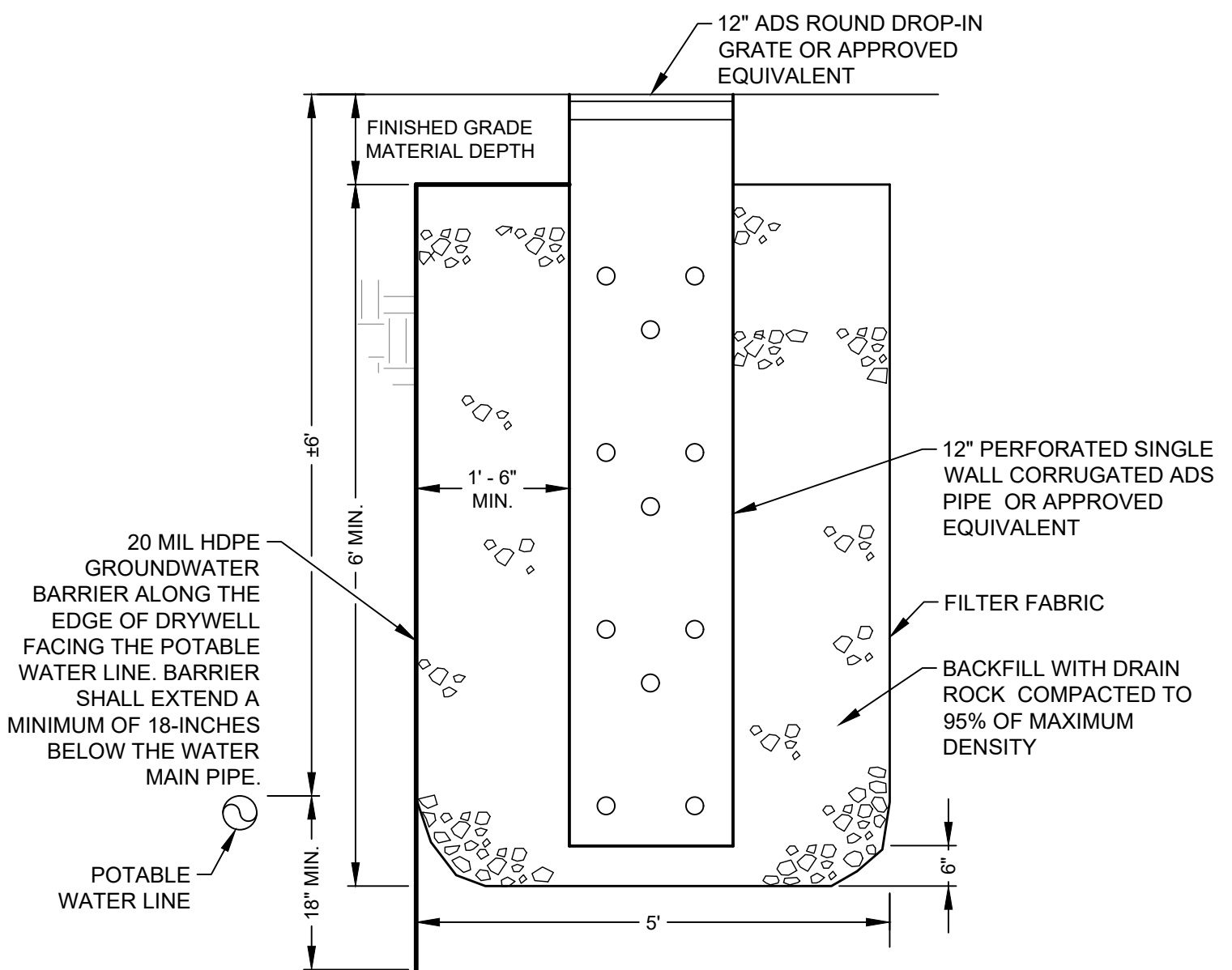


8
C1.00 **TRUNCATED DOME INSERT DETAIL**
N.T.S.

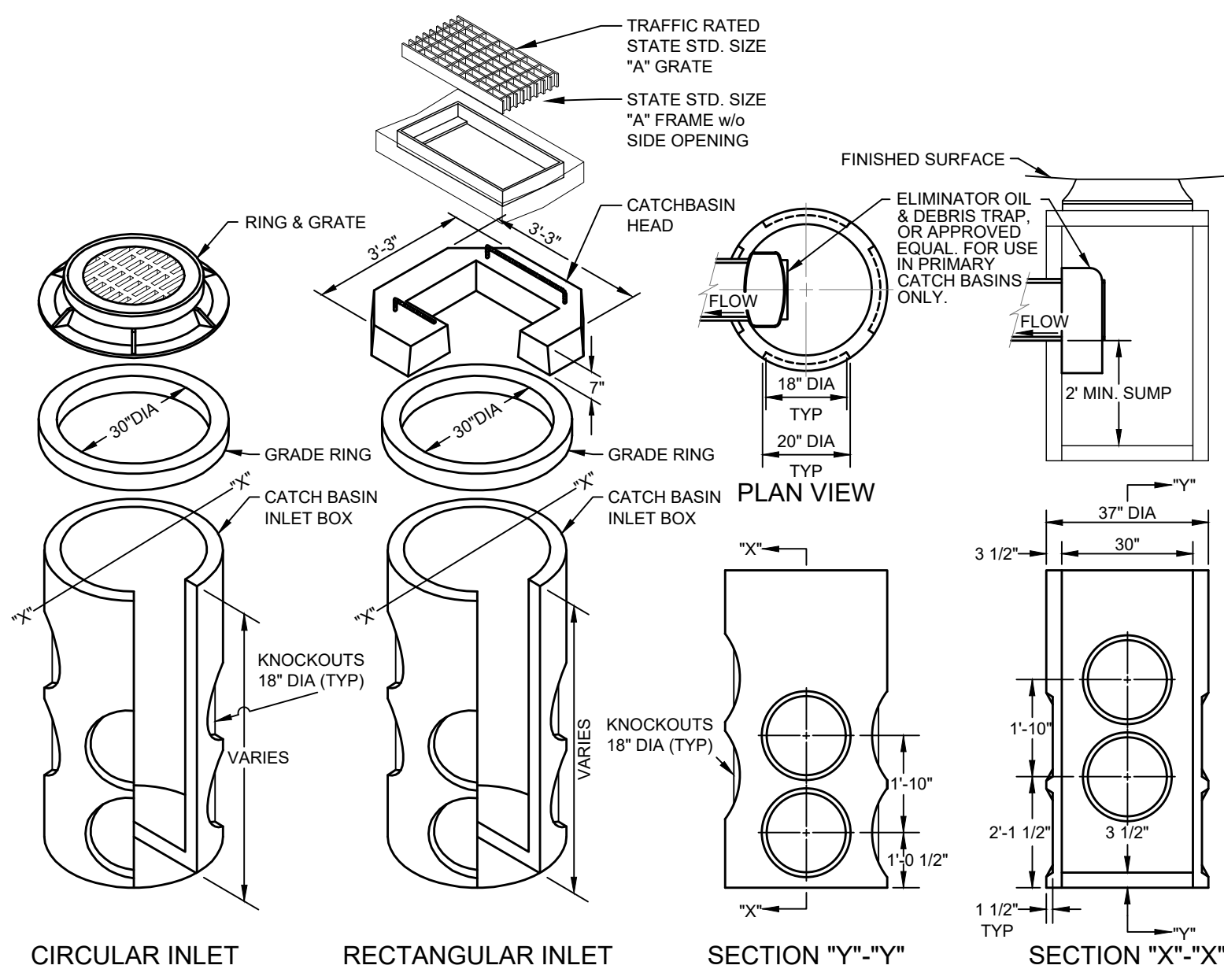
5
C1.00 **6" CONCRETE VERTICAL CURB & GUTTER**
N.T.S.



9
C1.00 **CITY OF HAILEY DRYWELL DETAIL (18.14.010.D4)**
N.T.S.

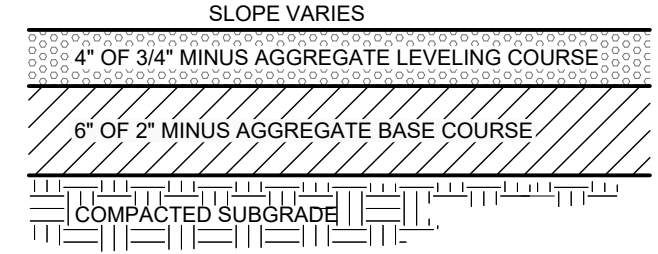


10
C1.00 **LANDSCAPE DRYWELL**
N.T.S.



- CATCH BASIN INSTALLATION NOTES:**
- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 - THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
 - PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPMC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

11
C1.00 **30" DIAMETER CATCH BASIN**
N.T.S.



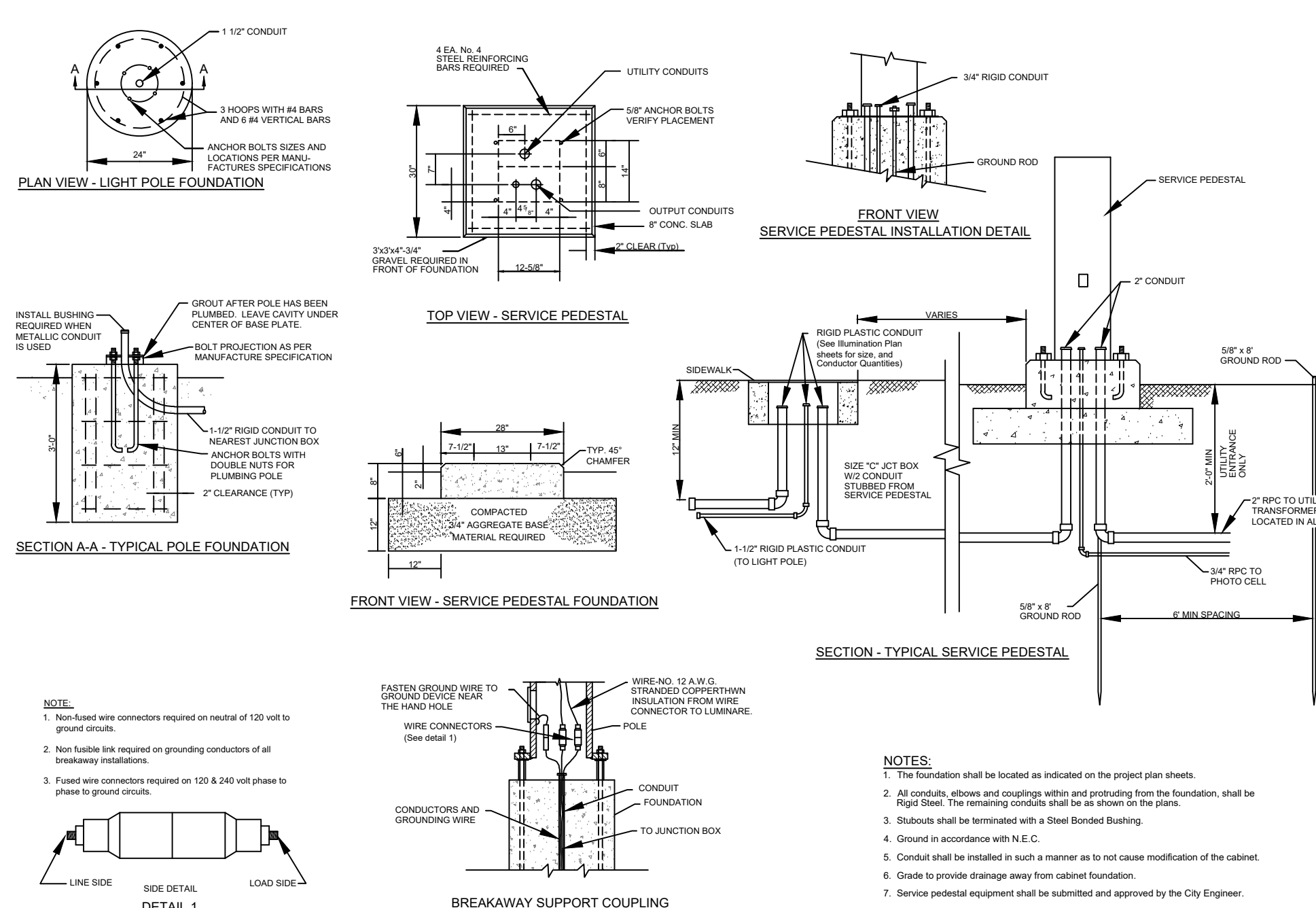
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

12
C1.00 **TYPICAL GRAVEL SECTION**
N.T.S.

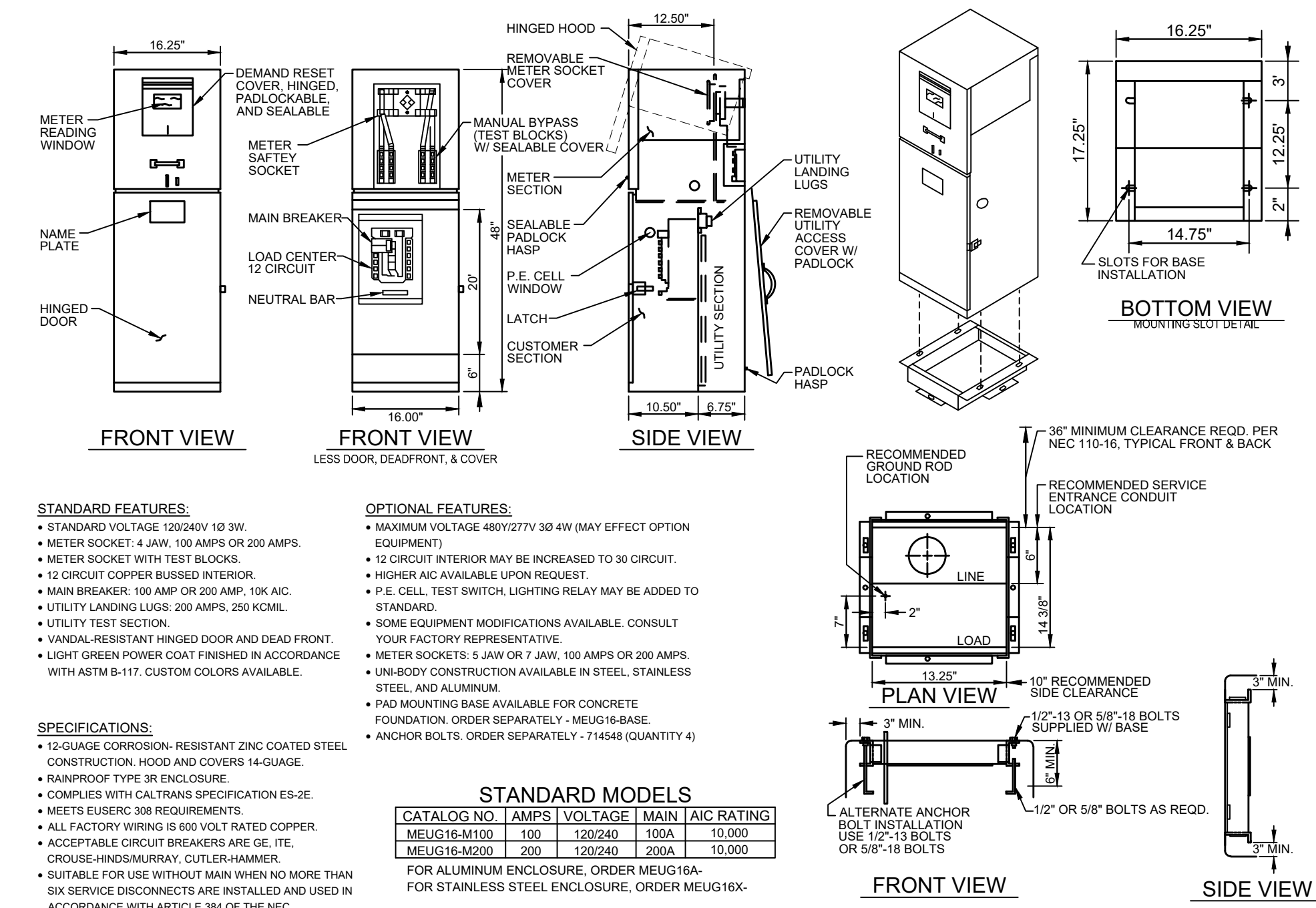
| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

PRELIMINARY NOT FOR CONSTRUCTION

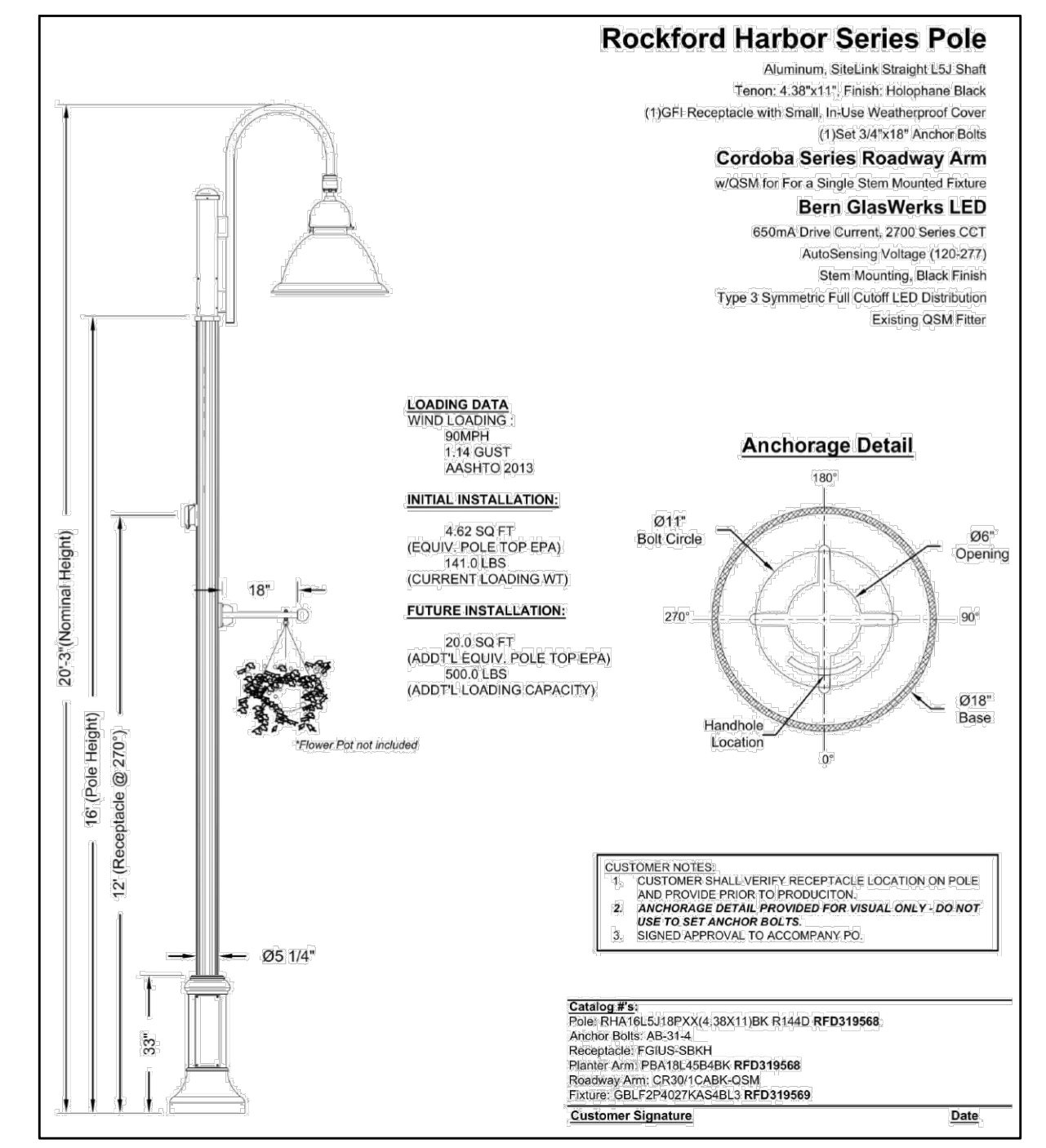
DETAIL SHEET
201 N RIVER STREET
PREPARED FOR SVHD PROPERTIES LLC



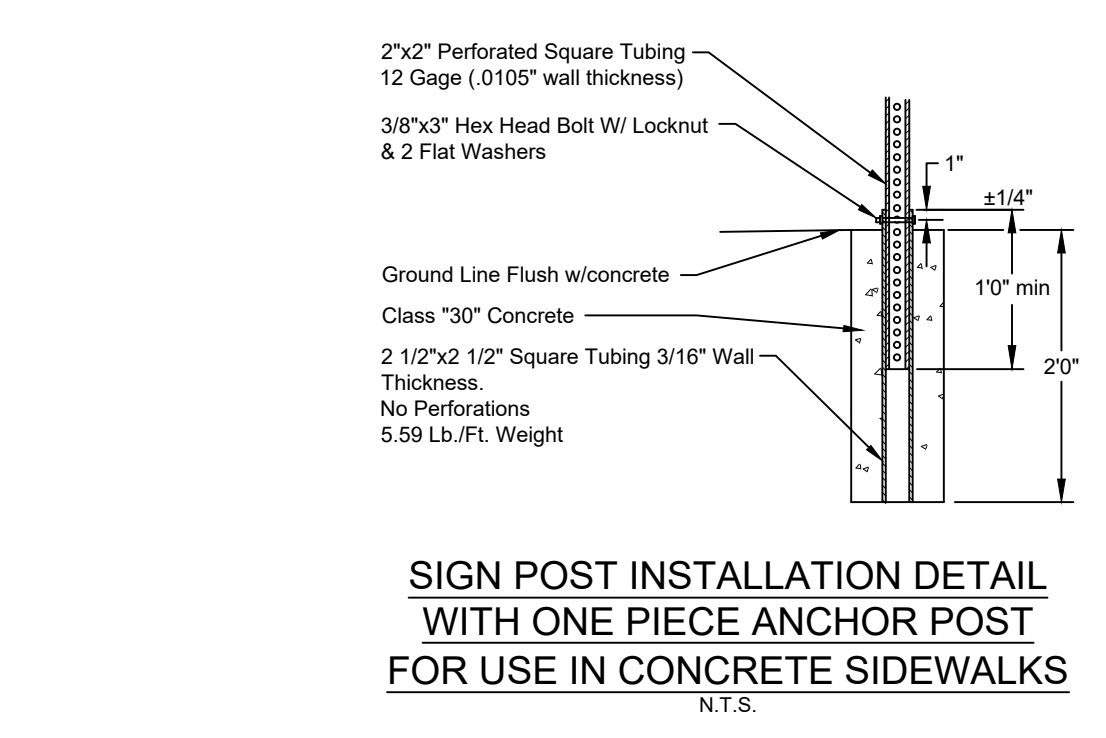
1
C1.01 CITY OF HAILEY LIGHT POLE PEDESTAL DETAIL (18.14.014.E.1)
N.T.S.



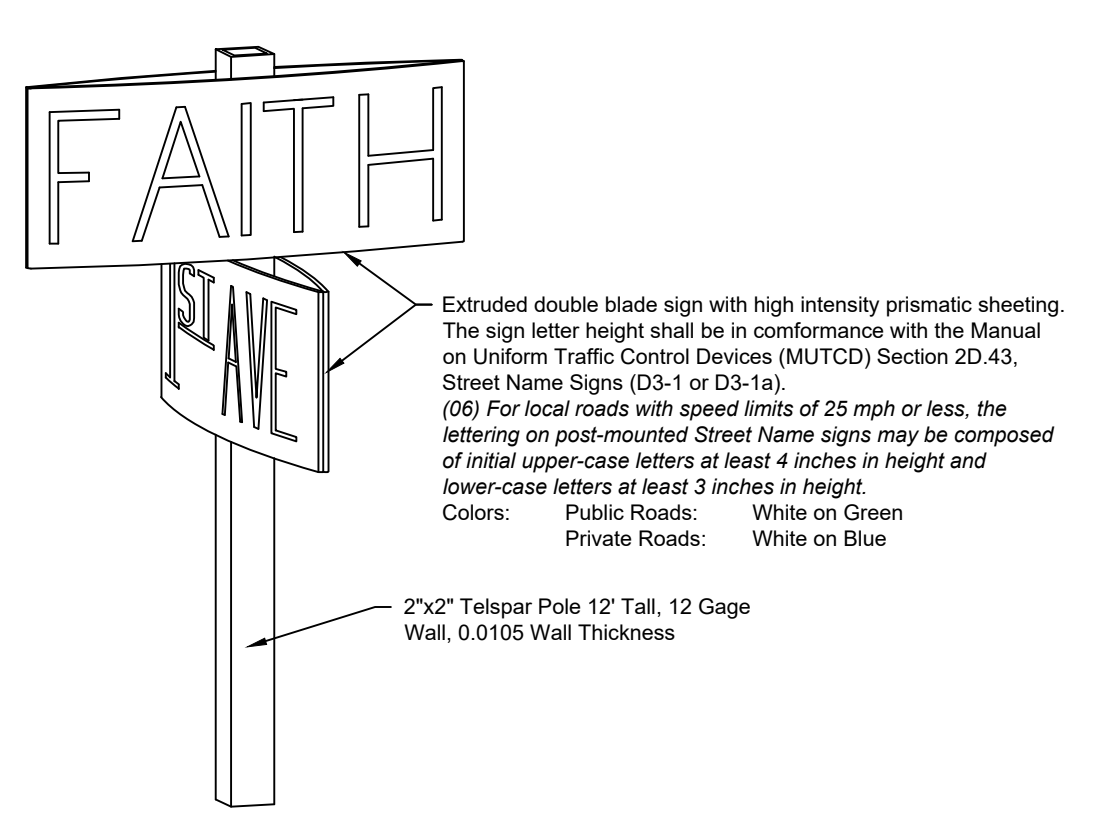
2
C1.01 CITY OF HAILEY LIGHT CONTROL DETAIL (18.14.014.E.3)
N.T.S.



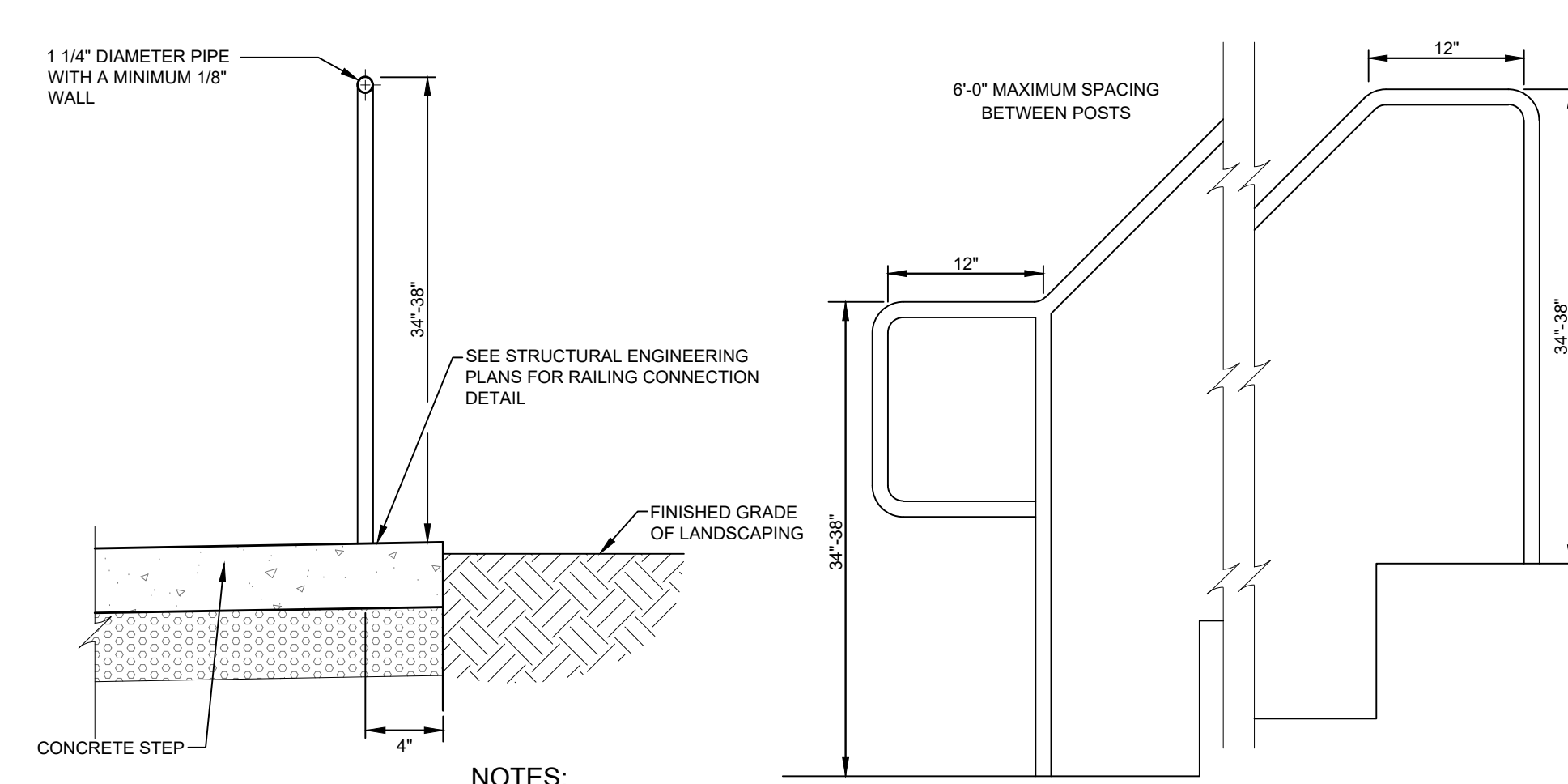
3
C1.01 CITY OF HAILEY STREET LIGHT DETAIL (18.14.014.E.2)
N.T.S.



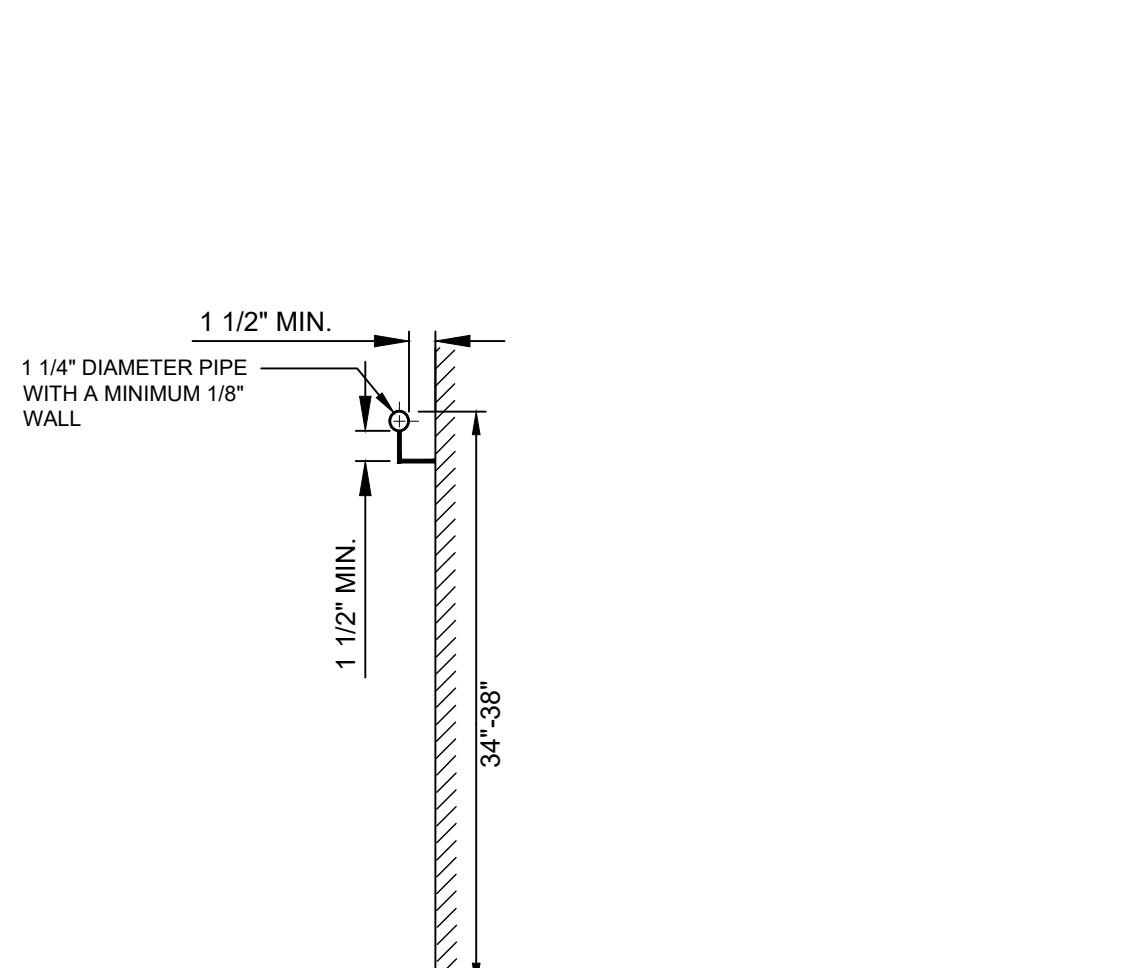
4
C1.01 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)
N.T.S.



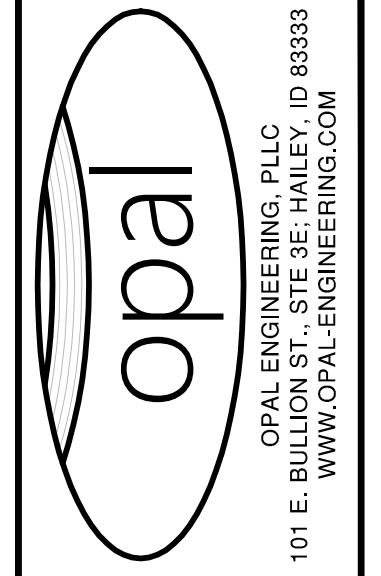
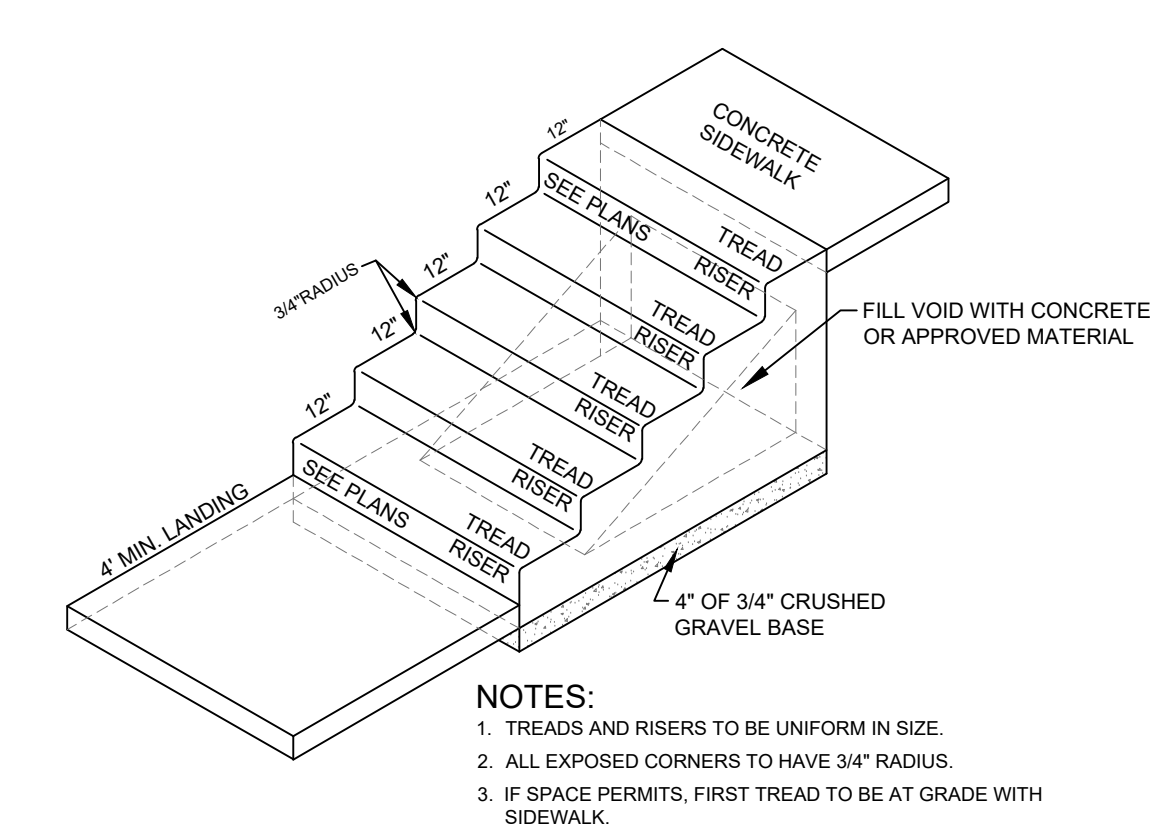
5
C1.01 TYPICAL HANDRAIL AND STAIRS DETAIL
N.T.S.



5
C1.01 TYPICAL HANDRAIL AND STAIRS DETAIL
N.T.S.



5
C1.01 TYPICAL HANDRAIL AND STAIRS DETAIL
N.T.S.



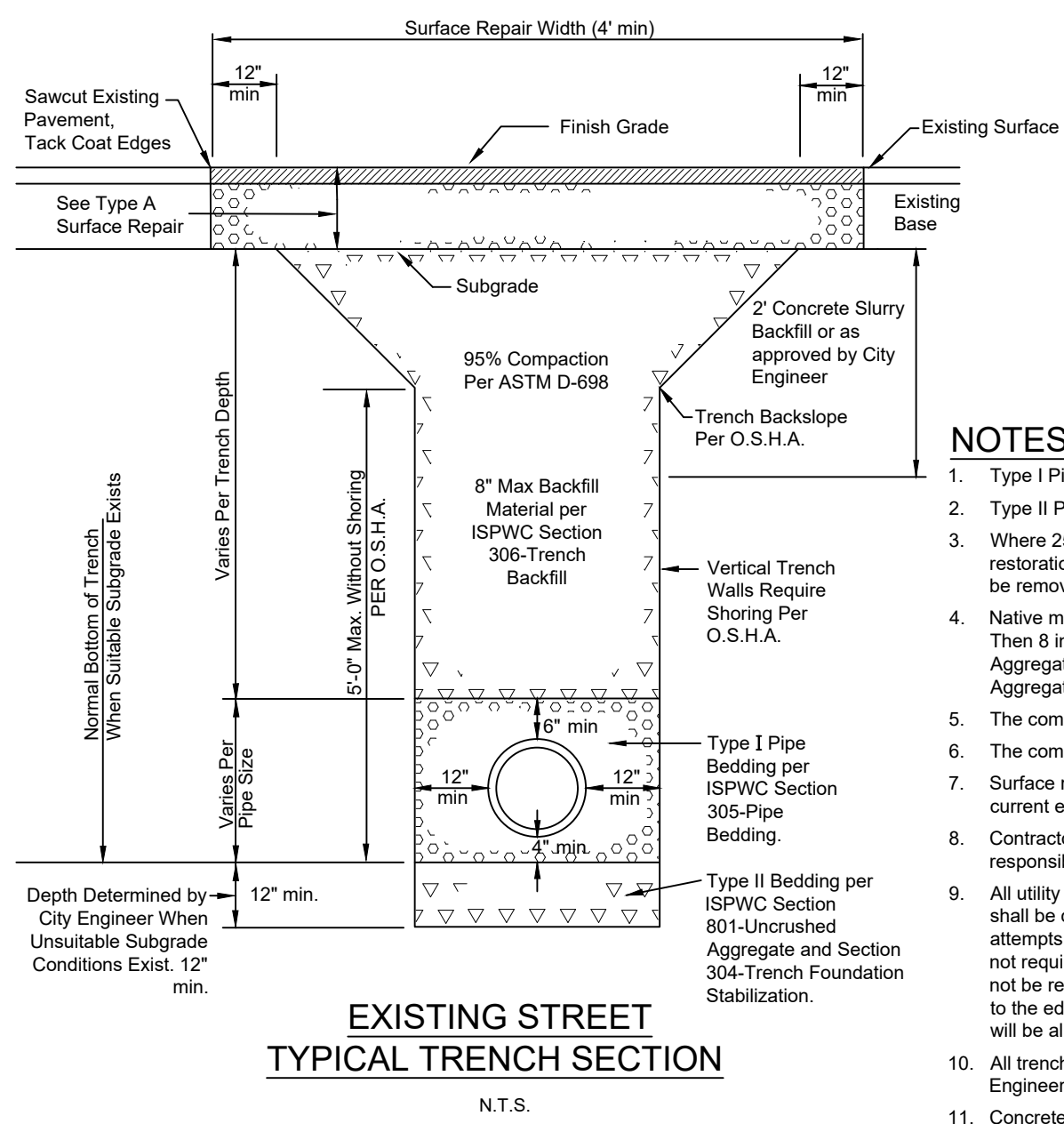
PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025)

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DETAIL SHEET
201 N RIVER STREET
PREPARED FOR SVHD PROPERTIES LLC

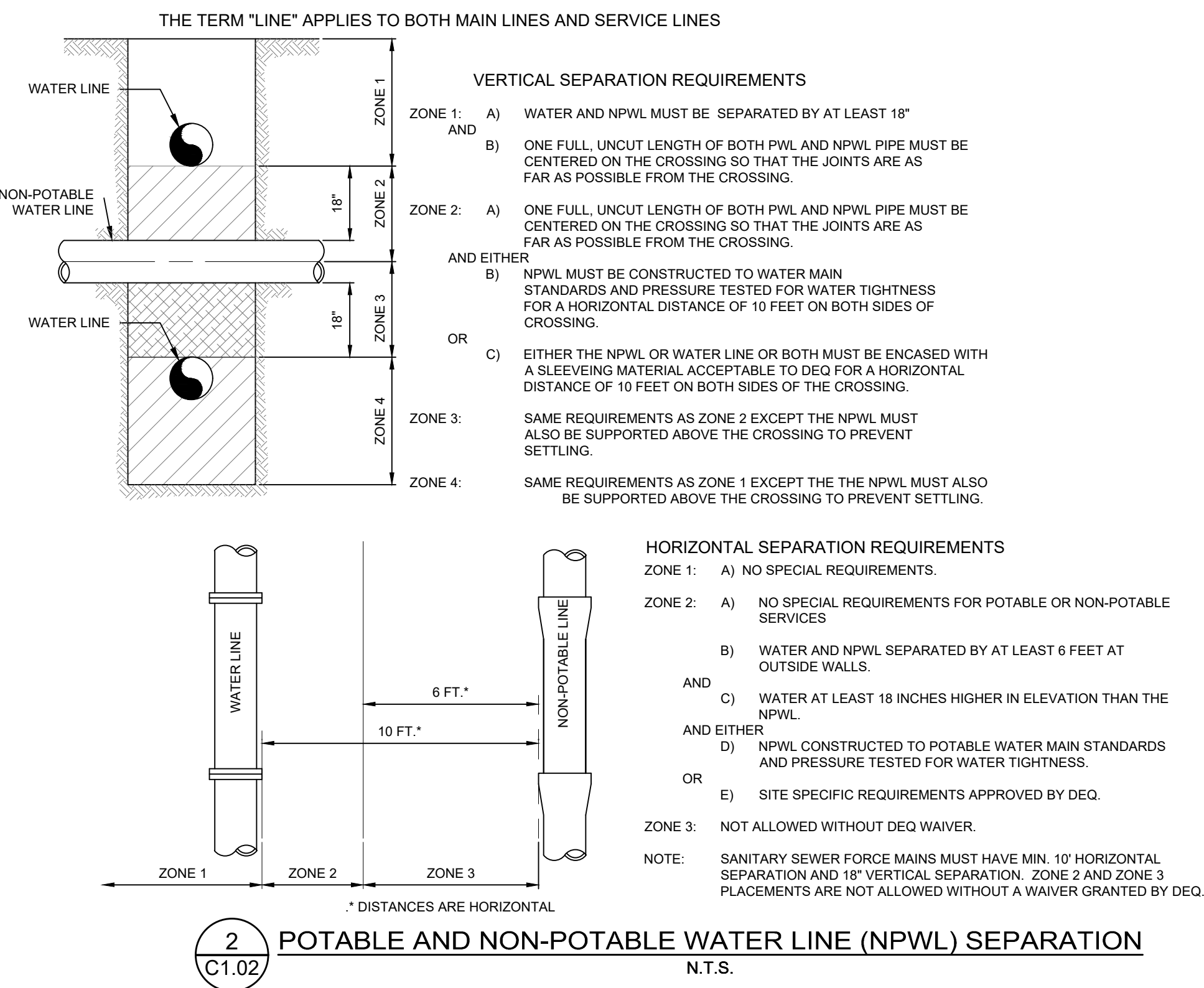
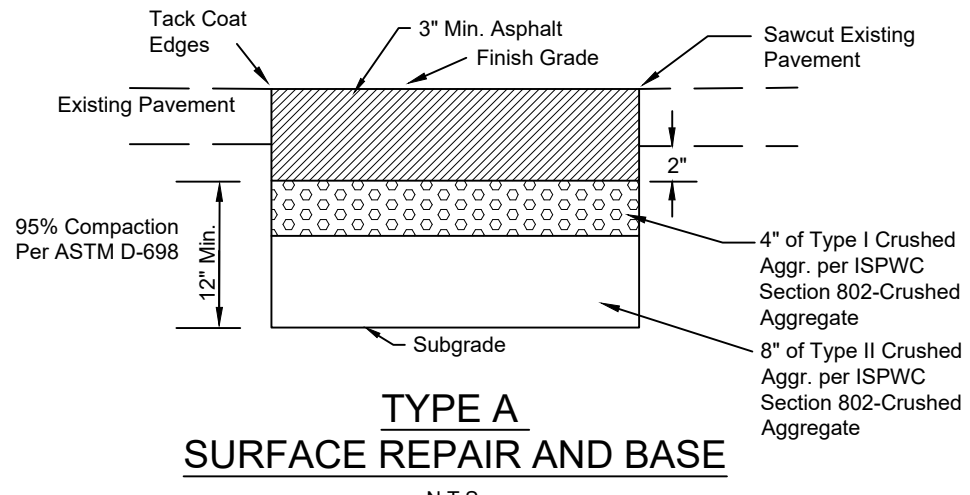
24028
PROJECT NUMBER
C1.01



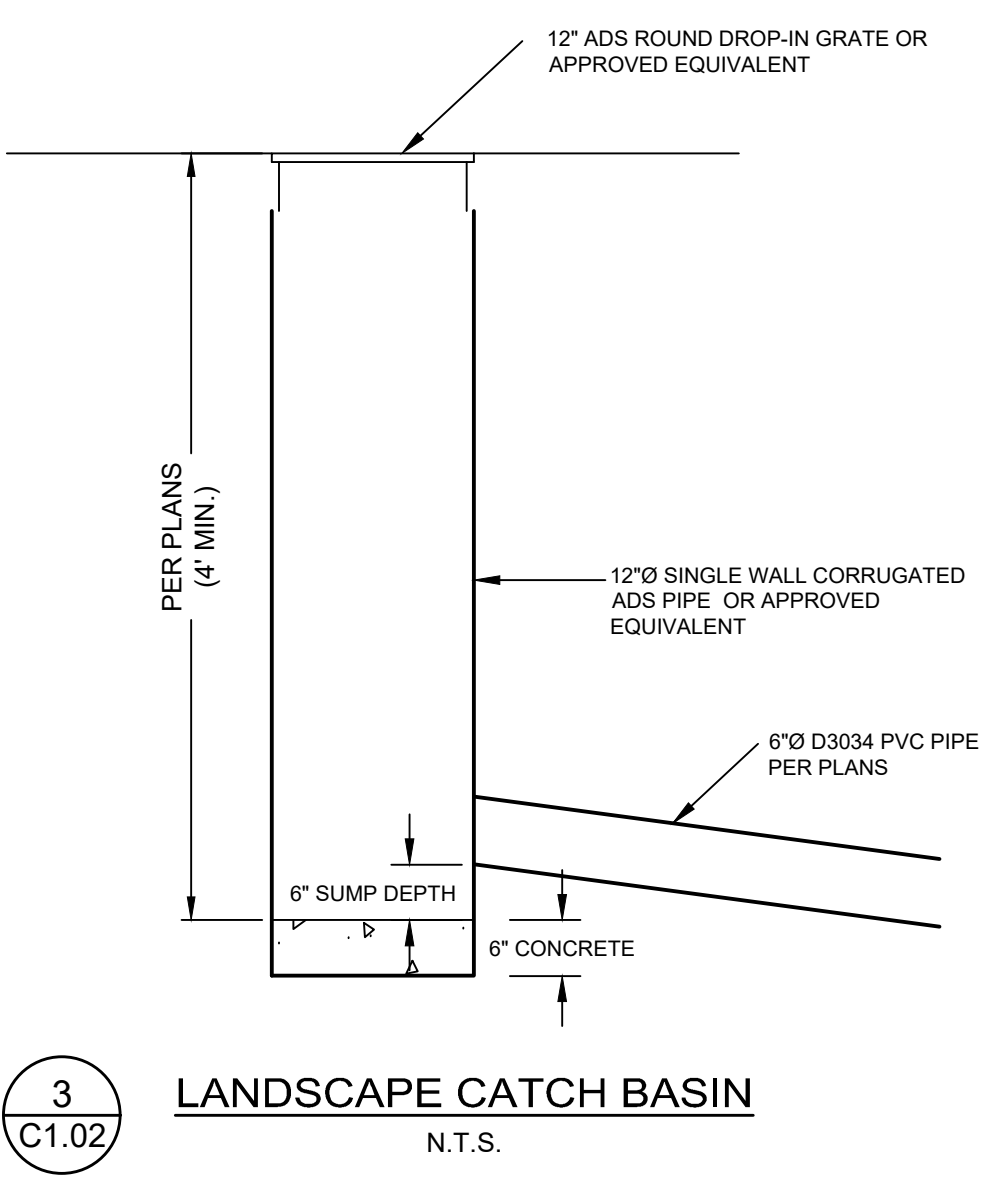
- NOTES**
- Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
 - Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
 - Where 25% or more of any portion of the surface area of any pavement has been damaged within the project limits, full width restoration shall be required. Any strip of remaining pavement less than 2 feet in width along curbs and gutter or pavement edge shall be removed and replaced.
 - Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unstable. Then 8 inch minus aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or crushed aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 802-Crushed Aggregate, will be required as backfill.
 - The completed patch shall not deviate from existing surface more than .02 ft/10 ft in any direction.
 - The completed patch shall not pond water in excess of .02 feet in depth.
 - Surface repair in gravel shoulder areas within 3 feet of pavement edge shall be 3 inch depth of Type I crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate.
 - Contractor shall be responsible for maintenance of street repair for one year after installation. PUC regulated utilities shall be responsible for a period of three years.
 - All utility crossings, including but not limited to power, telephone, cable TV, gas, and water services, which cross existing paved roads shall be constructed by horizontal boring. Open cuts across paved roadways will only be allowed after a minimum of three failed attempts with approved boring tools. When utility mains are located under existing pavement, open cuts will be allowed and boring is not required. If in the judgment of the City Engineer, boring may be detrimental to the health, safety, or welfare of the public, boring will not be required and trenching will be allowed. A six foot trench, two feet deeper than the proposed utility shall be excavated adjacent to the edge of pavement for evaluation of soil conditions by the City Engineer to determine if boring shall be attempted or if trenching will be allowed.
 - All trenches shall be repaired within 72 hours of starting the work unless prior approval to delay repaving has been provided by the City Engineer.
 - Concrete Slurry Mix Design

| | |
|-------------------------------|---------------|
| Coarse Aggregate (3/8" minus) | 2,600 lbs |
| Sand | 800 lbs |
| Cement | 94 lbs (max) |
| Water | 11 gals (max) |

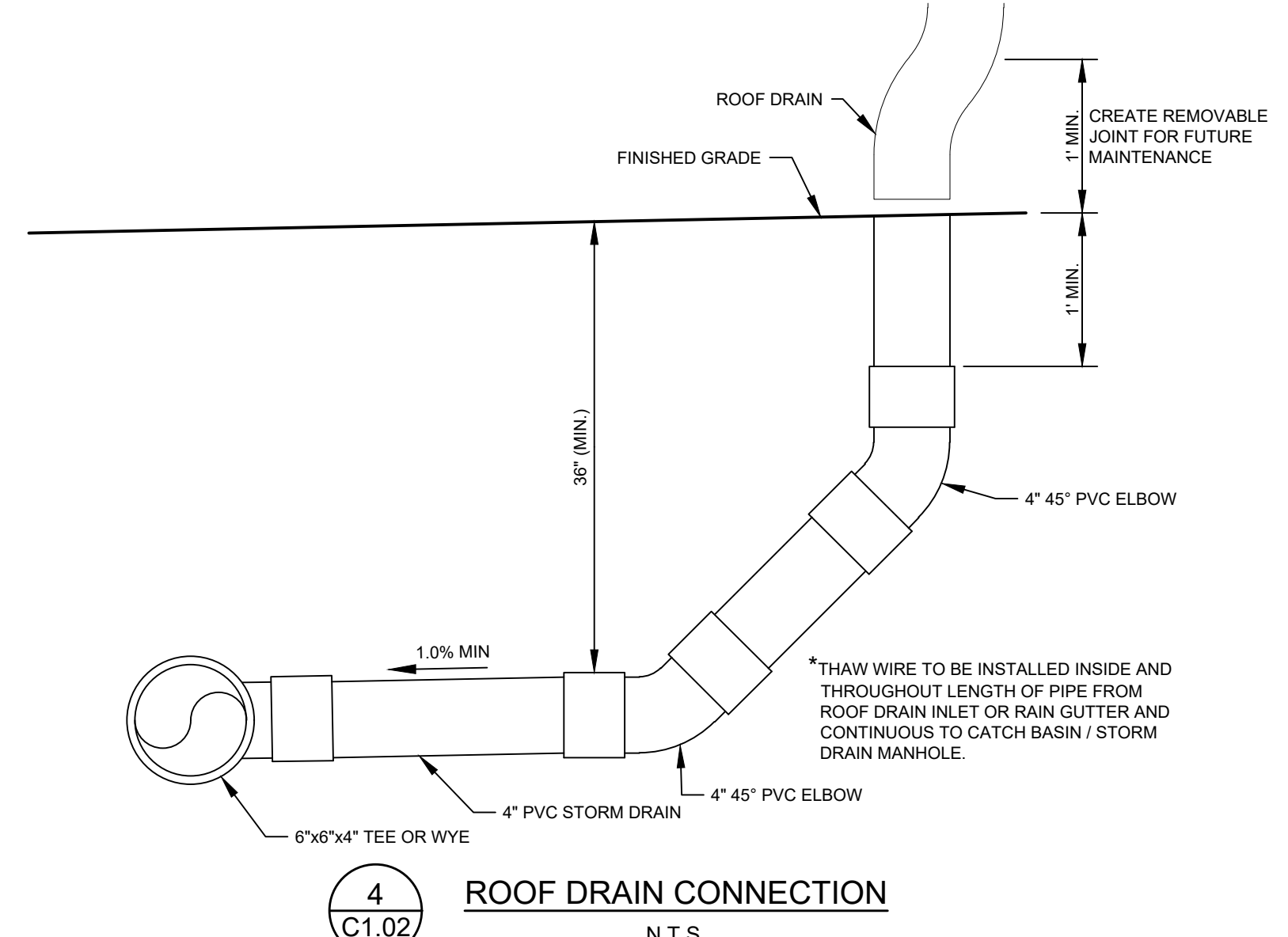
1
C1.02 **TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)**
N.T.S.



2
C1.02 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**
N.T.S.



3
C1.02 **LANDSCAPE CATCH BASIN**
N.T.S.

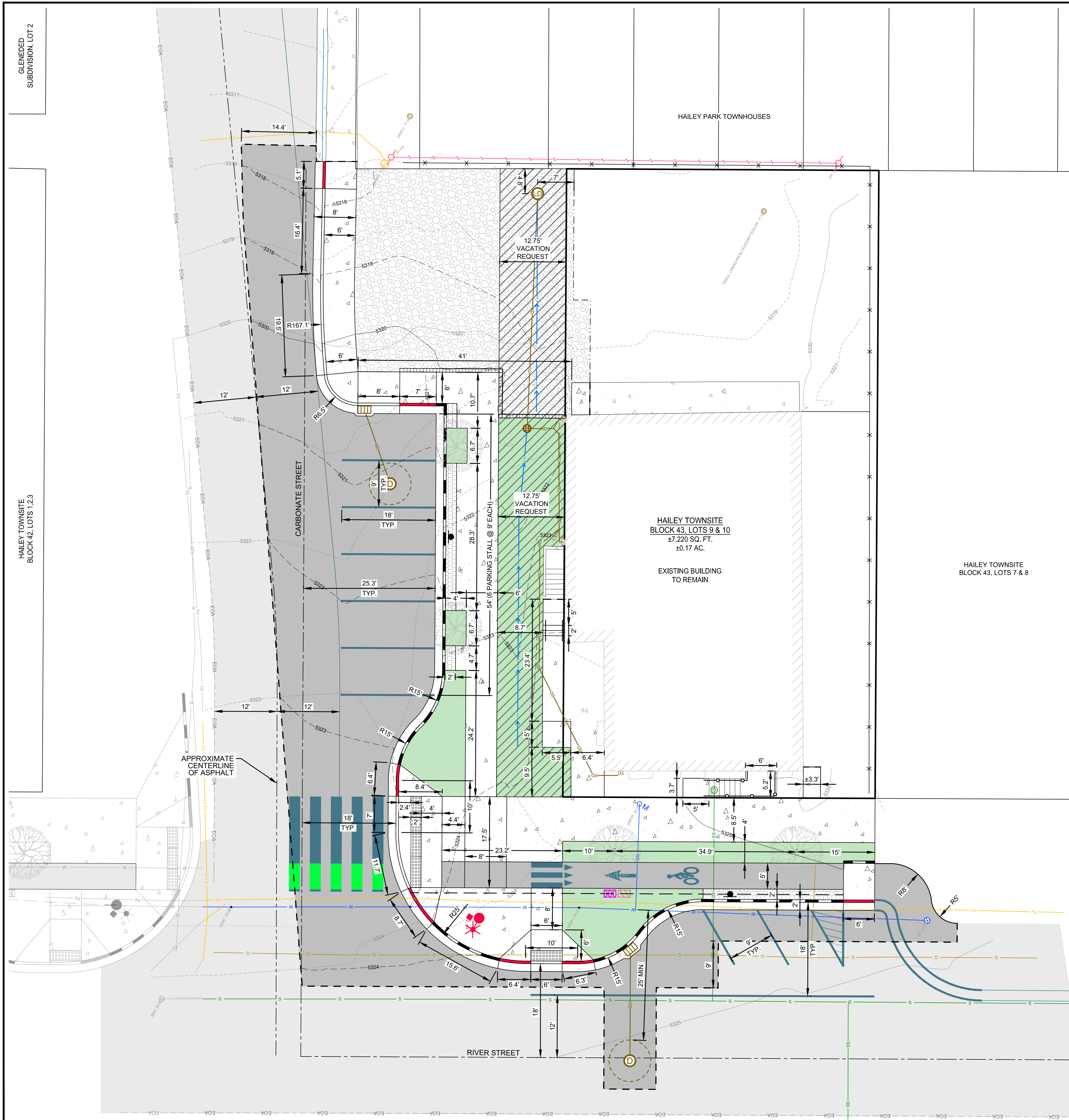


4
C1.02 **ROOF DRAIN CONNECTION**
N.T.S.

| | | |
|---|------|-------------|
| PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025) | DATE | DESCRIPTION |
| REVISION NO. | DATE | DESCRIPTION |
| | | |
| | | |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

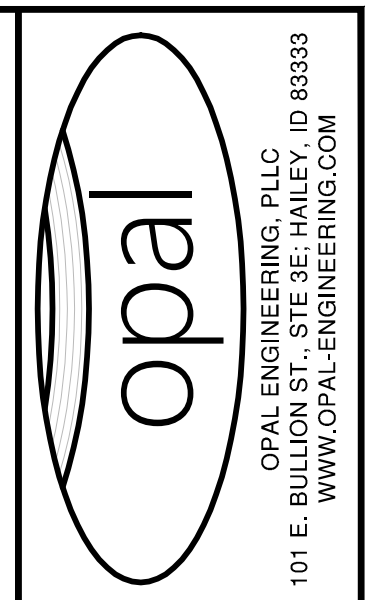
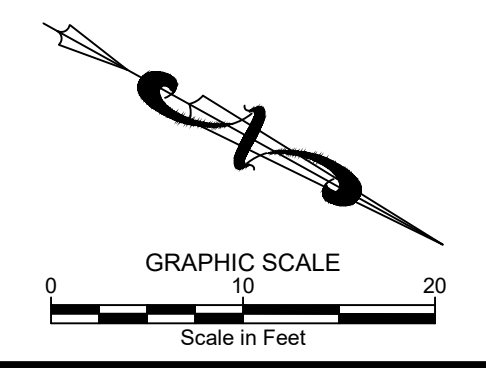
DETAIL SHEET
201 N RIVER STREET
PREPARED FOR SVHD PROPERTIES LLC



NOTE
SEE SHEET C0.10 FOR CONSTRUCTION GENERAL NOTES.

- LEGEND**
- EXISTING ITEMS**
- PROPERTY LINE
 - ADJOINER'S LOT LINE
 - INTERIOR LOT LINE
 - SURVEY TIE LINE
 - RIGHT-OF-WAY CENTERLINE
 - ASPHALT CENTERLINE
 - BUILDING FOOTPRINT
 - FENCE LINE
 - WHITE PAINT STRIPE
 - SANITARY SEWER LINE
 - SANITARY SEWER SERVICE LINE
 - WATER LINE
 - WATER SERVICE LINE
 - UNDERGROUND CABLE TV LINE
 - OVERHEAD POWER LINE
 - GAS LINE
 - CONCRETE CURB & GUTTER
 - ASPHALT
 - CONCRETE
 - WOOD DECK/STEPS
 - STEEL GRATE DECK/STEPS
 - FOUND 1/2" REBAR
 - FOUND 5/8" REBAR
 - FOUND ALUMINUM CAP ON 5/8" REBAR
 - CALCULATED POINT (NOTHING FOUND OR SET)
 - SET 5/8" REBAR- PLS 22869
 - BIKE LANE BOLLARD
 - SEWER CLEANOUT
 - WATER VALVE
 - WATER METER
 - CABLE TV PEDESTAL
 - POWER POLE
 - GUY WIRE
 - DRYWELL

- PROPOSED CONDITIONS**
- SAWCUT LINE
 - ASPHALT
 - CONCRETE SIDEWALK
 - CONCRETE 6" VERTICAL CURB
 - CURB TRANSITION (ZERO REVEAL TO TYPICAL 6" VERTICAL)
 - ZERO REVEAL CURB & GUTTER
 - 6" VERTICAL CURB
 - ADA ACCESS TRUNCATED DOME
 - 5' CONTOUR INTERVAL
 - 1' CONTOUR INTERVAL
 - PAVERS
 - GRAVEL
 - STAIRS
 - RETAINING WALL
 - ROAD PAINT
 - THERMOPLASTIC STOP BAR
 - CROSSWALK STRIPING
 - BIKE PATH STRIPING
 - SIGN
 - IRRIGATION JUNCTION BOX
 - ELECTRICAL JUNCTION BOX
 - STREET LIGHT W/ CONTROL BOX
 - LANDSCAPE DRYWELL
 - ROOF DRAIN PIPE
 - 12" STORM DRAIN
 - DRYWELL
 - CATCH BASIN
 - LANDSCAPE CATCH BASIN
 - FLOW LINE
 - STREET TREE, SEE LANDSCAPE PLANS
 - HANDRAIL
 - LANDSCAPE AREA
 - RETAINING WALL
 - RIGHT-OF-WAY VACATION



PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025)

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

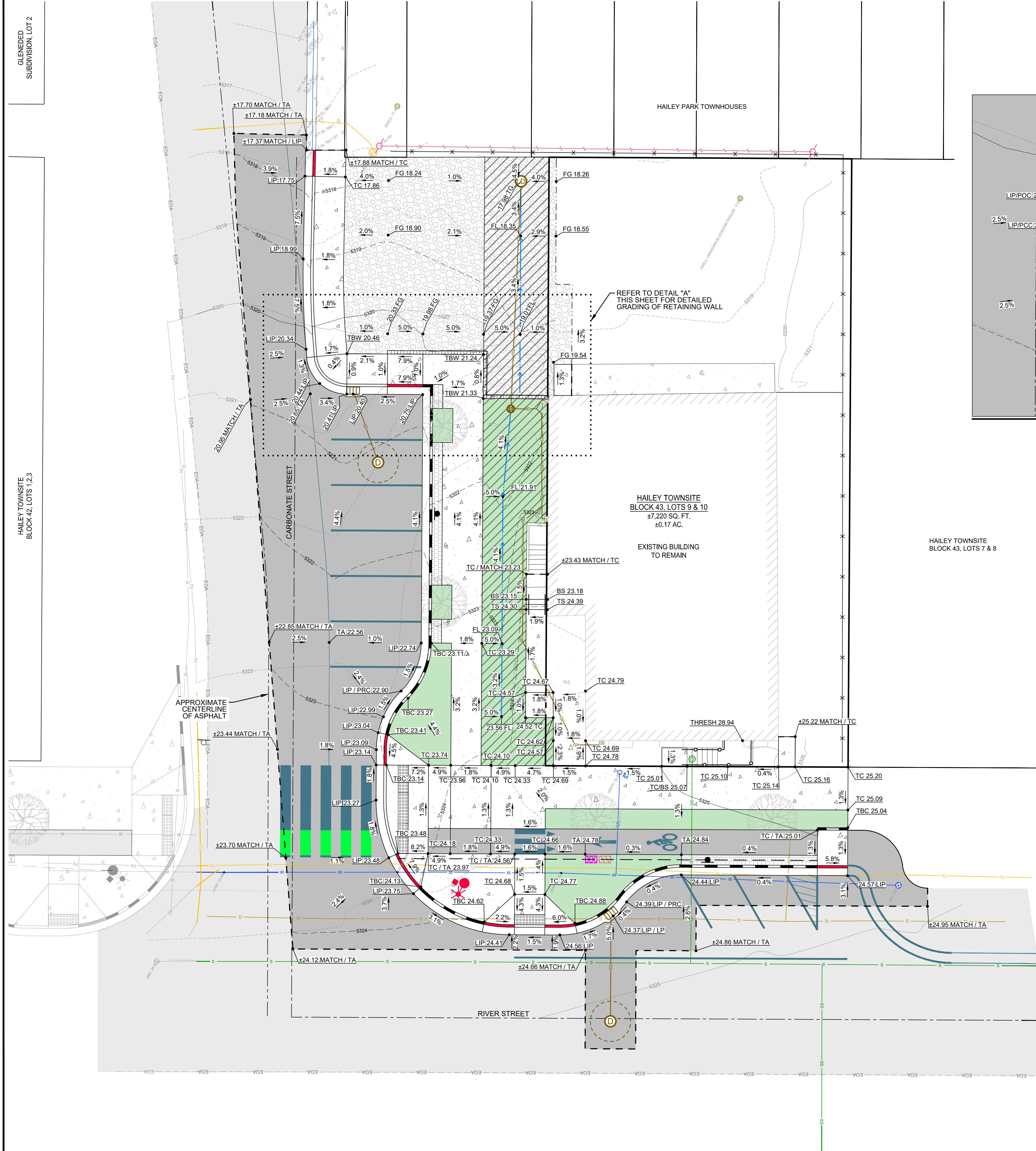
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SITE GEOMETRY PLAN

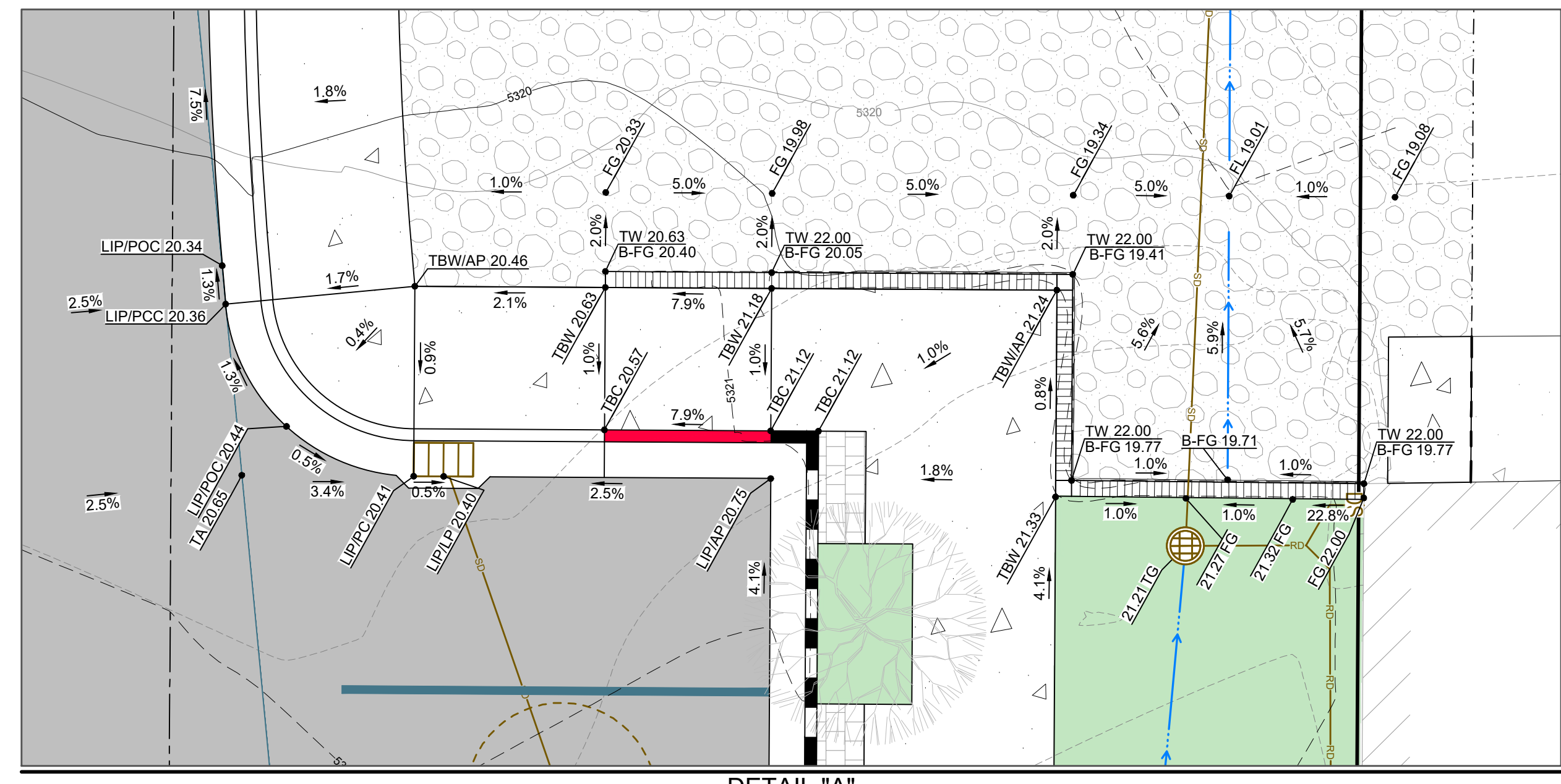
201 N RIVER STREET
PREPARED FOR SVHD PROPERTIES LLC

24028
PROJECT NUMBER

C1.10

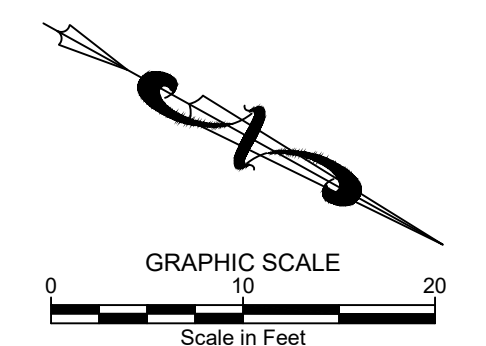


- NOTES**
- SEE SHEET C0.10 FOR CONSTRUCTION GENERAL NOTES.
 - SEE SHEET C1.10 FOR LEGEND.



ABBREVIATIONS

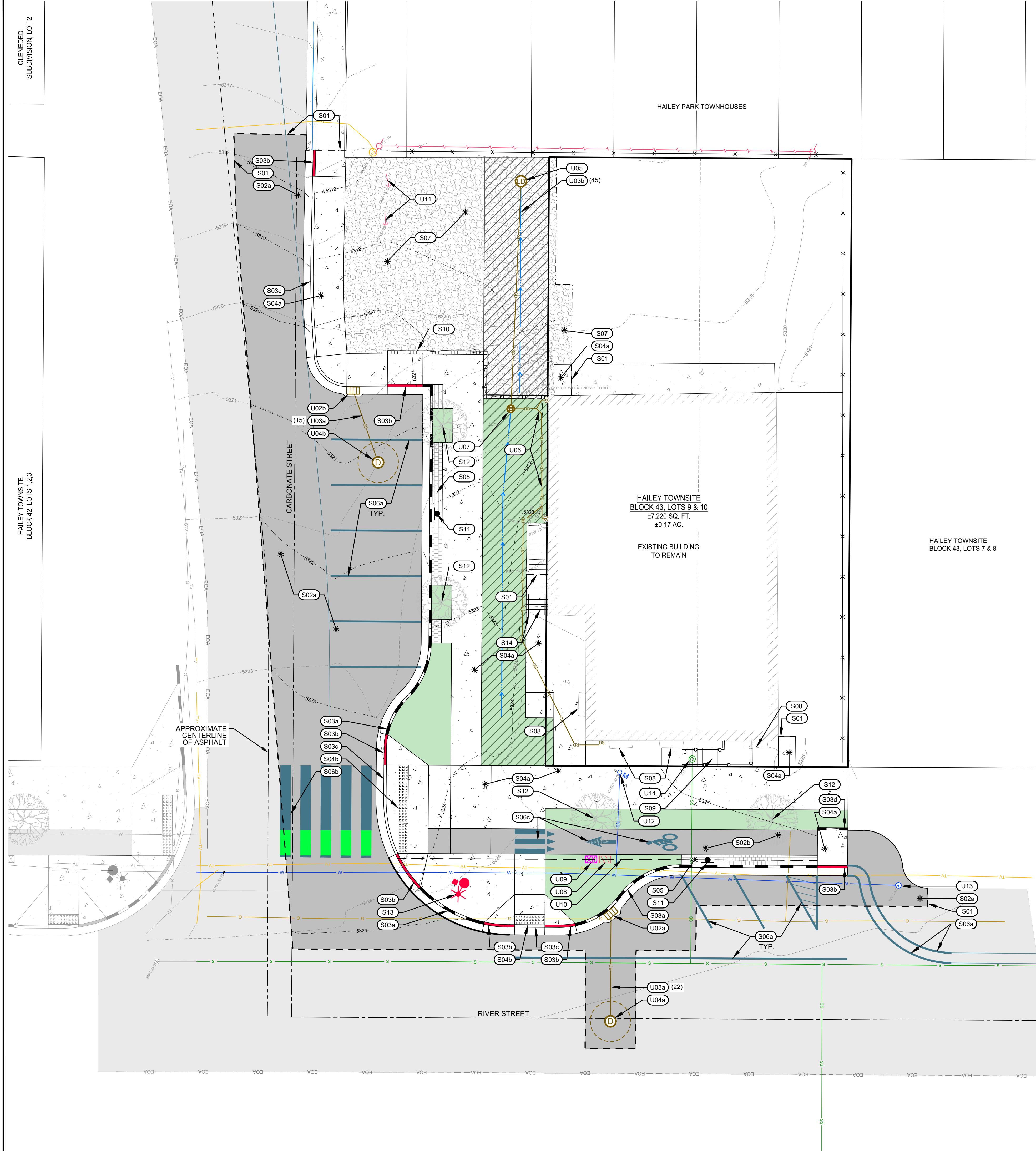
| | |
|--------|----------------------------------|
| AP | ANGLE POINT |
| B-FG | BOTTOM OF WALL AT FINISHED GRADE |
| BS | BOTTOM OF STAIRS |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| LIP | LIP OF GUTTER |
| LP | LOW POINT |
| MATCH | MATCH EXISTING |
| PRC | POINT OF REVERSE CURVE |
| THRESH | THRESHOLD |
| TA | TOP OF ASPHALT |
| TBC | TOP BACK OF CURB |
| TBW | TOP BACK OF WALK |
| TC | TOP OF CONCRETE |
| TG | TOP OF GRAVEL |
| TS | TOP OF STAIRS |
| TW | TOP OF WALL |



PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025)

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

**PRELIMINARY
NOT FOR
CONSTRUCTION**



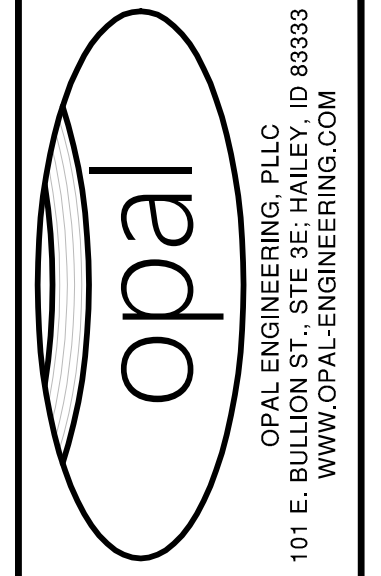
NOTES
 1. SEE SHEET C0.10 FOR CONSTRUCTION GENERAL NOTES.
 2. SEE SHEET C1.10 FOR LEGEND.

SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT EXISTING ASPHALT
- S02 ASPHALT:
 - a. CONSTRUCT ASPHALT ROADWAY SEE DETAIL 1 / C1.00.
 - b. CONSTRUCT ASPHALT PATH SEE DETAIL 2 / C1.00.
- S03 CONSTRUCT CONCRETE ITEM
 - a. 6" VERTICAL C&G PER DETAIL 5 / C0.1.
 - b. CURB TRANSITION PER DETAIL 6 / C0.1.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 6 / C0.1.
 - d. 6" VERTICAL CURB PER DETAIL 7 / C1.00.
- S04 CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN ON SHEET C1.10. SEE DETAIL 4 / C1.00.
 - a. FLAT WORK
 - b. ADA COMPLIANT RAMP WITH CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 8 / C1.00.
- S05 INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS. SEE DETAIL 3 / C1.00.
- S06 INSTALL ROAD STRIPING / PAINT
 - a. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - b. WHITE AND GREEN THERMOPLASTIC CROSSWALK STRIPING, COLORS AND PATTERNS TO MATCH CITY STANDARDS.
 - c. WHITE THERMOPLASTIC BIKE PATH EMBLEMS.
- S07 INSTALL GRAVEL PARKING AREA. REFER TO DETAIL 12 / C1.00.
- S08 RAISE WINDOW WELL AS NEEDED.
- S09 RE-CONSTRUCT STAIRS AND LANDING, TO BE DESIGNED BY OTHERS. SEE DETAIL 3 / C1.02 FOR REQUIRED HANDRAIL GEOMETRY, RAILING FOR FALL PROTECTION TO BE DESIGNED BY OTHERS.
- S10 INSTALL RETAINING WALL PER STRUCTURAL ENGINEERING PLANS.
- S11 INSTALL CITY PROVIDED PARKING RESTRICTION SIGN. CONTRACTOR SHALL COORDINATE THE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 6 / C1.01 FOR SIGN BASE DETAIL.
- S12 INSTALL STREET TREE WITH SILVA CELL PER LANDSCAPE PLAN. REFER TO CITY OF HAILEY CODE.
- S13 INSTALL STREET LIGHT PER DETAILS ON SHEET C1.01. LIGHT HEAD TO BE LOCATED 2' FROM BACK OF CURB.
- S14 CONSTRUCT CONCRETE STAIRS WITH HANDRAIL. SEE DETAIL 5 / C1.01.
- RIGHT-OF-WAY VACATION

STORM AND DRY UTILITY KEY NOTES

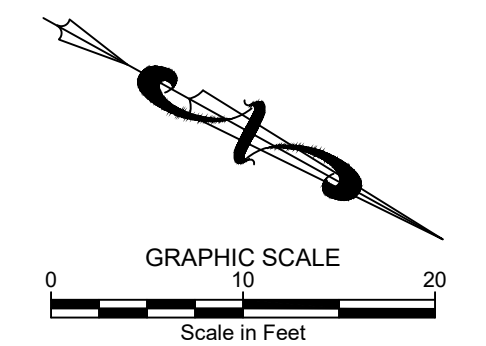
- U01 RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE WITH IDAHO POWER FOR RELOCATION.
- U02 INSTALL CATCH BASIN PRIMARY CATCH BASIN. SEE DETAIL 11 / C1.00.
 - a. RIM = 5324.14 INV. OUT (U04a) = 5320.14 (E)
 - b. RIM = 5320.20 INV. OUT (U04b) = 5317.20 (E)
- U03 INSTALL ADS N-12 STORM DRAIN PIPE OR APPROVED EQUAL WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 2 / C1.02 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C1.02 FOR TRENCHING.
 - a. 12"
 - b. 6"
- U04 DRYWELL. SEE DETAIL 9 / C1.00.
 - a. RIM = 5325.05 INV. IN (U02a) = 5319.70 (W)
 - b. RIM = 5321.05 INV. IN (U02b) = 5315.3 (W)
- U05 LANDSCAPE DRYWELL. SEE DETAIL 10 / C1.00. RIM = 5317.98 INV. IN (U07) = 5314.98 (NE)
- U06 INSTALL DOWNSPOUT AND ROOFDRAIN. REFER TO DETAIL 4 / C1.02. EXISTING DOWNSPOUT LOCATED ON NORTHEAST CORNER OF BUILDING SHALL BE RELOCATED TO SOUTHEAST CORNER OF BUILDING. COORDINATE WITH OWNER.
- U07 INSTALL LANDSCAPE CATCH BASIN. REFER TO DETAIL 3 / C1.02. RIM = 5319.00 INV. IN = 5316.00 (NW) INV. OUT (U05) = 5315.90 (SW)
- U08 INSTALL ELECTRICAL JUNCTION BOX.
- U09 INSTALL IRRIGATION JUNCTION BOX.
- U10 INSTALL CONDUIT PER CITY OF HAILEY STANDARDS FOR FUTURE MUNICIPAL POWER AND IRRIGATION CONNECTIONS.
 - 3" PVC SCHEDULE 80 CONDUIT (FUTURE MAINLINE IRRIGATION)
 - 2" PVC SCHEDULE 80 CONDUIT (FUTURE SECONDARY IRRIGATION)
 - 2" PVC SCHEDULE 80 CONDUIT (FUTURE ELECTRICAL)
- U11 RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE WITH IDAHO POWER REGARDING SCHEDULE OF RELOCATION.
- U12 ADJUST EXISTING METER LID ELEVATION. EXISTING METER LID ELEV. = 5324.28 PROPOSED METER LID ELEV. = 5324.87
- U13 ADJUST EXISTING WATER VALVE LID ELEVATION. EXISTING WATER VALVE LID ELEV. = 5324.57 PROPOSED WATER VALVE LID ELEV. = 5324.78
- U14 RAISE EXISTING SEWER CLEANOUT TO MATCH PROPOSED ELEVATION. EXISTING SEWER CLEANOUT RIM = 5324.87 PROPOSED SEWER CLEANOUT RIM = 5325.1



| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
| | | |
| | | |
| | | |

PURPOSE: ISSUE DRAFT FOR CLIENT REVIEW (10/29/2025)
PRELIMINARY NOT FOR CONSTRUCTION

SITE IMPROVEMENTS & DRAINAGE PLAN
 201 N RIVER STREET
 PREPARED FOR SVHD PROPERTIES LLC
 PROJECT NUMBER 24028
C1.30



ENGELMANN PARTNERS LLC



Updated thru **12/9/2025**

>>>>

ENGELMANN PARTNERS - 201 N River, Hailey

TODAY is: **12/9/2025**

| | | | | | | |
|---|--|------------------------------|---------------------------------|-------------|----------------|----------------------|
| Cost CODE: | \$437,854.01 | Existing: <u>0</u> - Sq. Ft. | <u>Estimate of Costs</u> | | | |
| | | New: <u>0</u> - Sq. Ft. | Cost Details | | | Totals |
| | | | Qty | Unit | \$/Unit | Item Total |
| 01 | PERMITS, FEES and GENERAL REQs: | | | | | |
| 01 | DIVISION SubTotals | | | | | 16,322 \$16,321.60 |
| 02 | SITE WORK: | | | | | |
| 02 | DIVISION SubTotals | | | | | 182,292 \$182,292.07 |
| 03 | CONCRETE & FOUNDATIONS: | | | | | |
| 03 | DIVISION SubTotals | | | | | 62,500 \$62,500.00 |
| 16 | ELECTRICAL: | | | | | |
| 16 | DIVISION SubTotals | | | | | 10,000 \$10,000.00 |
| 50 | PROJECT MANAGEMENT: | | | | | |
| 50 | DIVISION SubTotals | | | | | 400 \$400.00 |
| DIRECT CONSTRUCTION COST\$ - Estimate To Complete - TOTAL\$: | | | | | | \$294,013.67 |
| | ENGELMANN PARTNERS LLC. | 50.900 | Overhead & Profit: @ | 20% | | \$72,975.67 |
| 50 | PROJECT MANAGEMENT: | | | | | |
| | PROJECT MGT SubTotals: | | 90 | TOTAL Hrs. | | \$11,700 \$11,700.00 |
| | ON SITE MANAGEMENT: | | | | | |
| | SITE MGMT SubTotals | | 230 | TOTAL Hrs. | | \$23,950 \$23,950.00 |
| | INSURANCE | | | | | |
| | SubTotals | | | | | \$2,044 \$2,043.91 |
| | CONTINGENCY @ 10% | | | | | |
| | SubTotals | | | | | \$33,171 \$33,170.76 |
| | | | | | | \$143,840.34 |
| PROJECT TOTALS: | | | TOTAL PROJECT COST: | | | \$437,854.01 |

S&C Concrete Proposal

Project Details

| | |
|-----------------------|--------------------|
| Project | 201 N River Street |
| Plans Dated | 10.29.25 |
| Estimate Date | 11.26.25 |
| Estimate Completed by | JTS |

Bid Inclusions

- 1 2700 SF of New Sidewalk and Handicap Ramps with Truncated Domes Where Shown
- 2 270 linear Feet of Curb and Gutter with Storm Drain Inlets
- 3 Approx 30LF of new retaining wall. 8" Wall approx 6' tall with 36"X12" Footing
- 4 Concrete Washout
- 6 Supply and Install of Truncated Domes
- 7 Install of Tree Grates if Necessary
- 8
- 9 Sidewalks \$35,000
- 10 Curb-Gutter \$16,500
- 11 Retaining Wall \$11,000
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22

Bid Exclusions/Assumptions

- 1 Excavation
- 2 Insulation
- 4 Demolition
- 5 Materials Testing
- 6 No bollards Shown
- 7 Architectural Coatings on the slab
- 8 Slab Repair due to curling or slab prep for flooring
- 9 New LPB Foundations
- 12 FF/FL Testing. FF/FL Testing not valid if performed after 72 hours of slab placement
- 14 Embeds other than rebar dowells
- 15 Traffic Control for concrete truck
- 16 Additional yardage due to unforeseen conditions
- 17 Building Foundation, Pre Cast, Elevator Pit, Footings, Stem Walls
- 18 Embeds other than rebar dowells
- 19 Sewer Pump Station Work
- 20 Concrete For Fencing or Gates
- 24 Cold Weather Concreting measures, ground heaters, heater hose, snow removal
- 25 Sleeving of Walls for MPE
- 26 Dry Pack or Grout of Structural Steel By others prior to deck placement
- 27 Damproofing
- 28 Term bars, drainage matting, cant strips
- 29 Sawcutting of Openings, Bent Plate, Closure Plates at SOMD

| Item | Cost |
|-----------|------------------|
| Labor | |
| Materials | |
| Equipment | |
| Total \$ | 62,500.00 |

Accepted By: _____
 Title: _____
 Company: _____
 Date: _____

Big Wood Landscape

Estimate

12449 St Hwy 75
 P. O. Box 310
 Ketchum, ID 83340
 www.bigwoodlandscape.com

| | |
|------------|------------|
| Date | Estimate # |
| 11/21/2025 | 1030 |

| |
|---|
| Name / Address |
| Englemann Partners LLC PO Box 2255 Hailey, ID 83333 |

| |
|---------|
| Project |
| |

| Description | Qty | Rate | Total |
|--|-----|----------|-----------|
| ESTIMATE FOR LANDSCAPE CONSTRUCTION AT 201 N RIVER STREET | | | |
| DIRT WORK | | | |
| Silva Cells (installed price per tree) | 4 | 7,500.00 | 30,000.00 |
| Skid Steer or Wheel Loader (Per Hour)-bed areas | 8 | 85.00 | 680.00 |
| Excavator (Per Hour)-bed areas | 8 | 75.00 | 600.00 |
| Structural Base or Grading Labor | 72 | 55.00 | 3,960.00 |
| Super Soil CY | 18 | 70.00 | 1,260.00 |
| Dump Fee | 1 | 200.00 | 200.00 |
| Subtotal For Bid Group | | | 36,700.00 |
| PAVERS | | | |
| Pavers (per sf) - Budget | 175 | 9.93 | 1,737.75 |
| Road Mix CY | 2 | 45.00 | 90.00 |
| Sand CY | 1 | 55.00 | 55.00 |
| Mason Sand CY | 0.5 | 90.00 | 45.00 |
| Skid Steer or Wheel Loader (Per Hour) | 1 | 85.00 | 85.00 |
| Excavator (Per Hour) | 2 | 75.00 | 150.00 |
| Paver or Stone Walkway/Deck Installation Labor | 32 | 55.00 | 1,760.00 |
| Miscellaneous Parts/Material-edge/spikes/glue/etc. | 1 | 75.00 | 75.00 |
| Subtotal For Bid Group | | | 3,997.75 |
| WALL (50 FACE FEET) | | | |
| Wall Block Material - Budget | 50 | 37.53 | 1,876.50 |
| Road Mix CY | 1 | 45.00 | 45.00 |
| Skid Steer or Wheel Loader (Per Hour) | 1 | 85.00 | 85.00 |
| Excavator (Per Hour) | 1 | 75.00 | 75.00 |
| Boulder or Rock/Block Wall Installation Labor | 24 | 55.00 | 1,320.00 |
| Miscellaneous Parts/Material-Glue, etc. | 1 | 75.00 | 75.00 |

| |
|-------------------------|
| Subtotal |
| Sales Tax (0.0%) |
| Total |

Big Wood Landscape

12449 St Hwy 75
 P. O. Box 310
 Ketchum, ID 83340
 www.bigwoodlandscape.com

Estimate

| | |
|------------|------------|
| Date | Estimate # |
| 11/21/2025 | 1030 |

| |
|---|
| Name / Address |
| Englemann Partners LLC PO Box 2255 Hailey, ID 83333 |

| |
|---------|
| Project |
| |

| Description | Qty | Rate | Total |
|---|-----|----------|----------|
| Subtotal For Bid Group | | | 3,476.50 |
| IRRIGATION | | | |
| Backflow preventer, clock, point of connection - installed price | 1 | 1,850.00 | 1,850.00 |
| Drip irrigation zone - installed price | 2 | 1,925.00 | 3,850.00 |
| Subtotal For Bid Group | | | 5,700.00 |
| PLANTINGS | | | |
| Deciduous 3" B&B tree - Budget | 4 | 775.00 | 3,100.00 |
| Tree/Shrub/Flower Planting Labor - per tree | 4 | 200.00 | 800.00 |
| Plant material for beds (mix of 1, 2, and 5 gallon perennials) - Budget - installed price | 1 | 4,000.00 | 4,000.00 |
| Soil Pep Install (Per yd) 2" deep, ~1500 sq ft of beds) | 9 | 150.00 | 1,350.00 |
| Subtotal For Bid Group | | | 9,250.00 |

| | | |
|-------------------------|--|-------------|
| Subtotal | | \$59,124.25 |
| Sales Tax (0.0%) | | \$0.00 |
| Total | | \$59,124.25 |

ESTIMATE

Canyon Excavation
P.O. Box 961
Shoshone, ID 83352

jake.canyonx@gmail.com
+1 (208) 731-1454



Bill to
Engelmann River Street
Engelmann River Street

Ship to
Engelmann River Street
Engelmann River Street

Estimate details

Estimate no.: 1634
Estimate date: 12/03/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|-----|------|--------------------|---|-----|------------|-------------|
| 1. | | | River Street Hailey Project | | | |
| 2. | | Sales | Mobilize | | | \$2,000.00 |
| 3. | | Sales | Sawcut and remove existing asphalt | | | \$7,000.00 |
| 4. | | Sales | Prep for approximately 250 lf of curb and gutter | 250 | \$22.00 | \$5,500.00 |
| 5. | | Sales | Excavate and backfill for light pole | | | \$2,000.00 |
| 6. | | Sales | Install catch basins with piping to drywell | 2 | \$4,500.00 | \$9,000.00 |
| 7. | | Sales | Install dry wells | 2 | \$4,500.00 | \$9,000.00 |
| 8. | | Sales | Prep for sidewalks includes stairs | | | \$15,000.00 |
| 9. | | Sales | Prep for asphalt | | | \$16,000.00 |
| 10. | | Sales | Roof drains and on site drywell and catch basin | | | \$7,500.00 |
| 11. | | Sales | Remove existing retaining wall and prep for new (dont see detail) | | | \$5,000.00 |
| 12. | | | Price does not include any asphalt or concrete installation | | | |
| 13. | | | Landscape areas left 8" from finish grade no topsoil included | | | |

| | | | |
|--------------|--------------|---|--------------------|
| 14. | Sales | Construct gravel area | \$8,405.00 |
| 15. | Sales | Adjust water meter lids and valve boxes | \$500.00 |
| 16. | Sales | Adjust sewer cleanout | \$150.00 |
| 17. | Sales | Install conduits and electrical box | \$3,500.00 |
| 18. | | Irrigation , irrigation boxes and silva cells by landscaper | |
| Total | | | \$90,555.00 |

Accepted date

Accepted by



IDAHO MATERIALS & CONSTRUCTION

Boise Area- 924 N. Sugar St *P.O. Box 1310 *Nampa, ID 83653-1310 * Phone (208) 466-5001 * Fax (208) 466-5166 Twin Falls Area- 1310 Addison Ave. West * Twin Falls, ID 83301 *Phone (208) 733-5933 *Fax (208) 734-6956 *ISPW#11916-U-1-2 Oregon # 42640 Nevada #0054829

ASPHALT PAVING ROAD & UTILITY CONSTRUCTION EARTHWORK CONCRETE SAND & ROCK

| | | | |
|--------------------------|--|--------------------|--------------|
| To: | Engelmann Partners Llc | Contact: | Heath Martin |
| Address: | PO Box 2255 Hailey, ID 83333 | Phone: | 208-726-4668 |
| Project Name: | Engelmann Partners - 201 N. River St. (2026) | Fax: | |
| Project Location: | 201 N. Rivre St., Hailey, ID | Bid Number: | |
| | | Bid Date: | 11/17/2025 |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|-------------------------|--|--------------------|------|------------|--------------------|
| 01 | Furnish And Place 2" Of Asphalt - Path | 400.00 | SF | \$10.00 | \$4,000.00 |
| 02 | Furnish And Place 3" Of Asphalt - Road Section & Parking | 4,533.00 | SF | \$5.54 | \$25,112.82 |
| Total Bid Price: | | | | | \$29,112.82 |

Notes:

- Price shown DOES NOT include Performance and Payment bond. Add 2% if bond is required.
- Final payment based on quantity delivered to job.
- In order to assure positive drainage, all paving surfaces need to have a minimum of 1.5% slope. IMC cannot guarantee drainage on areas with less than 1.5% slope. We will do our best to minimize standing water in areas less than 1.5%.
- 50 degrees and rising temperature (surface, subsurface, and ambient) is required for asphalt paving. If placement of asphalt is requested outside of this temperature range a cold weather waiver removing IMC from all liabilities will be required.
- Due to the **volatility** of construction products. IMC cannot guarantee the scheduling of projects, or pricing of material.
- Quote DOES NOT include; permits, traffic control, surveying, testing/inspection fees, saw cutting, concrete collars for manholes & water valves or required grade adjustments.
- Mobilization is based on (1); additional mobilizations will be charged at the rate of \$2500.00 per each
- Idaho Materials & Construction state contractor registration number is ICRL # RCE-39639
- Base Gravel by others @ +/- .03 of spec; net zero
- IF THIS BID IS ACCEPTED PLEASE SIGN AND RETURN ONE COPY.
- Additional Terms and Conditions of this proposal/contract.
- "This proposal is to be made part of all contracts"
- APPROVAL OF CREDIT; Now withstanding purchasers acceptance of this proposal, sellers obligation to perform is conditional upon seller's approval of the financial responsibility of the purchaser; and purchaser will furnish to seller promptly, at sellers request, such information as may be necessary for seller to determine purchasers financial responsibility and credit. If disapproved, purchaser will be notified, and this agreement will be deemed terminated, without liability to either party.
- If not accepted within (10) days from date of proposal, this offer shall automatically expire.
- In addition, if for reasons beyond sellers control the work is not performed during sellers current construction season or over a longer period if agreed to in writing at the date of this proposal, the contract price may be increased by the seller to reflect its cost increase incurred at the time the work is performed. Our normal construction season is April through November, depending on weather conditions.
- ACCEPTANCE OF PROPOSAL: The purchaser represents that they (it, he, or she) are the owner of the premises on which the work is to be done, or are authorized representative of the owner, and have permission and authority to grant the seller the right to perform such work on premises. Should seller be required to provide survey stakes and/or to perform engineering services of any nature, purchaser hereby covenants and agrees to save and hold harmless seller from and against any and all damages, claims, costs or expenses which ever arising from or growing out of performance of the contract, including, but not limited to, drainage of water as to direction or amount during performance of the contract as well as thereafter.
- PERFORMANCE: The seller shall not be liable for failure of performance or failure of delay in delivery by reason of contingency beyond sellers control, including but not limited to, strikes, labor disputes, fire, flood, weather, embargo, war, government, or shortage or failure of raw materials, fuel, or transportation. If seller is delayed for more than sixty days (60) in the performance of this contract set forth herein, purchaser shall have the right upon seven (7) days written notice to seller to terminate this contract in which event the seller shall be paid for the work performed by it to date of such termination and all parties hereto shall be released of any further obligations herein.
- Due to current market volatility of liquid asphalt, this proposal is contingent on the availability of liquid asphalt at the time of construction. Hot mix asphalt quoted in this proposal is based on the current liquid asphalt market price. Any increase/decrease in market price of liquid asphalt at the time of placement, will be realized as an adjustment to the original quoted price at the time of placement.

- National and regional volatility of liquid asphalt or other material specifically noted above may preclude our suppliers from furnishing us with long term price and quantity guarantees; therefore, it is agreed that the contract price (Lump Sum or Unit) stated herein may be increased or decreased equal to any price increase or decrease, if any, after the date hereof required to be paid by the seller in the completion and performance of this contract. Seller agrees to notify purchaser prior to the date on which any work to be performed hereunder is to commence. Contract price adjustment shall be applicable to work covered by such notice unless seller has received from purchaser; prior to commencement of any such work, written notice of an unwillingness to accept contract price adjustment, in which event, seller at its option, may terminate this contract. In the event of termination, seller shall be paid for work performed to the date of termination, if any, and shall have no further obligation or liability to purchaser or others for reason of said termination.

Payment Terms:

Payment terms: Net due by the 10th of the month following date of invoice unless otherwise stated. Interest at the rate of 2% per month charged on all past due accounts. This is an annual percentage rate of 24%. Purchaser agrees to pay reasonable legal fees.

| | |
|---|--|
| <p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p> | <p>CONFIRMED: Idaho Materials & Construction</p> <p>Authorized Signature:  _____</p> <p>Estimator: Robin Hill robin.hill@idahomaterials.com</p> |
|---|--|

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 12/16/2025

District: Gateway District

STAFF: LH

SUBJECT: Preliminary discussion of revenues and expenditures for the remaining life of the Gateway URD

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The Board has asked staff to compare revenue projections with possible project expenditures over the remaining life of the District.

Attached is a table showing the possible projected revenue in the remaining nine (9) years of the Gateway Urban Renewal District (URD). Also included is a chart graphically showing the values. The assumptions for % growth and other items are shown in orange at the top of the table and can be changed by clicking on the arrows (workable excel document will be sent under separate cover). This allows for varied revenue projections.

Staff has discussed the methodology and assumptions with Eric Heringer, long range financial consultant, and he concurs with the overall approach and assumptions. Eric notes that, while the last two years of the Gateway URD have demonstrated 10% revenue growth, the next two years could be more telling as to actual tax increment revenue growth trends. The attached charts are built around a high-end revenue projection of 5%, which can be modified as described above.

Also attached are various excerpts from the Downtown Master Plan related to the Plan highlighting the Board's top projects for funding at a very conceptual level. These include:

- \$1.2m property purchase (complete)
- Approx. \$550k River Street: various improvements discussed including the LHTAC project
- \$1.3-\$2 million for the Bullion Pathway. Bids will be received in January and costs will be identified at this time

As shown on the attached spreadsheets, funds will be tighter for the next several years, but actual funds available for capital is highly dependent on the bids for the Bullion Pathway due to the size of the project. Staff recommends that no major expenditures be undertaken in the Gateway URD until the Bullion Pathway bids are received in January/February, at which time the attached document can be reviewed in light of the bids and in conjunction with January tax increment revenue receipts.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Board discussion. No action needed at this time. This item will be brought back in late January or early February after the bids for the Bullion Pathway are received.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Use Slide bar to change variables for user assumptions and input:

5.0% 5.0% 5.0% 3.5%

| Fiscal Year | Revenue | | | | Expense | | | | | | | | Rev. - Exp. |
|-------------|-------------------|---------------------------|------------|---|------------------|----------------------|----------------------|--------------------------------|--------------|---|--|---------------|-------------|
| | Increment Revenue | Other Income ¹ | Total | Inc. Rev. Fixed % Forecast ² | Revenue Forecast | Upper Forecast Range | Lower Forecast Range | Operating Expense ² | Debt Service | Ex. RPA/OPA Reimbursements ³ | Future RPA/OPA w/o Rev. TBD ⁴ | Total Expense | |
| 2019 | \$ 170,260 | \$ 7,699 | \$ 177,959 | | | | | \$ 14,436 | | | | | |
| 2020 | \$ 260,971 | \$ 7,883 | \$ 268,854 | | | | | \$ 27,083 | | | | | |
| 2021 | \$ 281,821 | \$ 1,902 | \$ 283,723 | | | | | \$ 55,989 | | | | | |
| 2022 | \$ 371,010 | \$ 4,770 | \$ 375,780 | | | | | \$ 14,781 | | | | | |
| 2023 | \$ 398,392 | | \$ 398,392 | | | | | \$ 37,530 | | | | | |
| 2024 | \$ 499,264 | \$ 32,044 | \$ 531,308 | | | | | \$ 60,314 | | \$ 24,250 | | | |
| 2025 | \$ 560,345 | \$ 62,236 | \$ 622,581 | \$ 560,345 | \$ 622,581 | \$ 622,581 | \$ 622,581 | \$ 85,795 | \$ 381,634 | \$ 129,238 | \$ 5,000 | \$ 601,667 | \$ 20,914 |
| 2026 | | \$ 85,339 | | \$ 588,362 | \$ 673,701 | \$ 707,386 | \$ 640,016 | \$ 88,798 | \$ 386,000 | \$ 134,084 | \$ 5,188 | \$ 614,070 | \$ 59,632 |
| 2027 | | \$ 87,128 | | \$ 617,780 | \$ 704,908 | \$ 773,839 | \$ 635,978 | \$ 91,906 | \$ 386,000 | \$ 139,113 | \$ 5,382 | \$ 622,400 | \$ 82,508 |
| 2028 | | \$ 89,603 | | \$ 648,669 | \$ 738,273 | \$ 844,117 | \$ 632,429 | \$ 95,122 | \$ 386,000 | \$ 144,329 | \$ 5,584 | \$ 631,036 | \$ 107,237 |
| 2029 | | \$ 92,820 | | \$ 681,103 | \$ 773,923 | \$ 918,463 | \$ 629,383 | \$ 98,452 | \$ 386,000 | \$ 149,742 | \$ 5,793 | \$ 639,987 | \$ 133,937 |
| 2030 | | \$ 96,838 | | \$ 715,158 | \$ 811,996 | \$ 997,137 | \$ 626,856 | \$ 101,898 | \$ 386,000 | \$ 155,357 | \$ 6,010 | \$ 649,265 | \$ 162,731 |
| 2031 | | \$ 101,720 | | \$ 750,916 | \$ 852,636 | \$ 1,080,408 | \$ 624,864 | \$ 105,464 | \$ 386,000 | \$ 161,183 | \$ 6,236 | \$ 658,883 | \$ 193,754 |
| 2032 | | \$ 107,533 | | \$ 788,462 | \$ 895,995 | \$ 1,168,566 | \$ 623,423 | \$ 109,155 | \$ 386,000 | \$ 167,227 | \$ 6,470 | \$ 668,852 | \$ 227,143 |
| 2033 | | \$ 114,347 | | \$ 827,885 | \$ 942,232 | \$ 1,261,915 | \$ 622,549 | \$ 112,976 | \$ 386,000 | \$ 173,498 | \$ 6,712 | \$ 679,186 | \$ 263,046 |
| 2034 | | \$ 122,239 | | \$ 869,279 | \$ 991,518 | \$ 1,360,777 | \$ 622,259 | \$ 116,930 | \$ 386,000 | \$ 180,004 | \$ 6,964 | \$ 689,898 | \$ 301,619 |

Available for Cap. Ex.

| |
|-----------------------------|
| EOY Fund Balance Excl. Bond |
|-----------------------------|

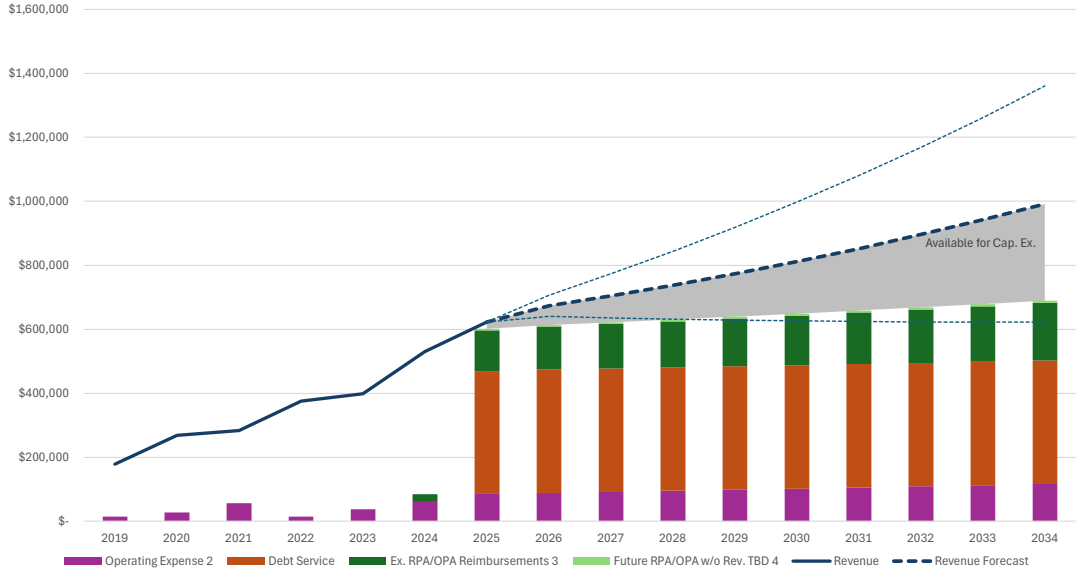
Debt Service Coverage

| | |
|--------------|------|
| \$ 807,739 | |
| \$ 864,801 | |
| \$ 630,299 | |
| \$ 507,055 | |
| \$ 177,969 | 1.63 |
| \$ 237,600 | 1.75 |
| \$ 320,108 | 1.83 |
| \$ 427,345 | 1.91 |
| \$ 561,282 | 2.00 |
| \$ 724,013 | 2.10 |
| \$ 917,767 | 2.21 |
| \$ 1,144,909 | 2.32 |
| \$ 1,407,955 | 2.44 |
| \$ 1,709,575 | 2.57 |

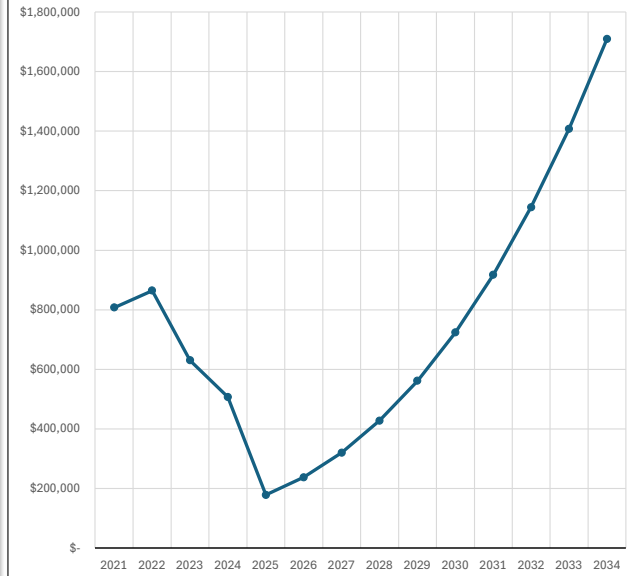
(Should Hold \$386k reserve in Fund Balance)

- 1) Based on 3% of prior year Fund Balance for 2025 forward, plus assumed \$80k interest on bond balance which needs changed over time 3%
- 2) Based on 2025 actual and escalated at percentage specified
- 3) Based on current "RPA Tracking" spreadsheet Tax Year 2024 "Amount Paid to Date" then escalated at 75% of Inc. Revenue Forecasted increases
- 4) Random place holder for future agreements that have no offsetting revenue increase, such as old High Desert Sports Building. Adjust as desired. Also escalated like 4).
- 5) No interest included in Fund Balance Calculations
- 6) Some deviation may occur due to payment timings, i.e. Tax Year vs. Fiscal Year.
- 7) Debt Service Coverage ratio; must be greater than 1.25 per bond agreement

Gateway URD Revenue vs. Expenditures by Year



EOY Fund Balance Excl. Bond



TOP PRIORITY PROJECTS

BULLION ST
PROMENADE **\$2M**
PHASE 1

MAIN ST
IMPROVEMENTS
PHASE 1

MAIN ST
CROSSING
IMPROVEMENTS
PHASE 1

RIVER ST **\$550K**
IMPROVEMENTS

HOP PORTER PARK
PHASE 1

PROPERTY **\$1.2M**
ACQUISITION

PHASED IMPLEMENTATION PLAN

The Phased Implementation Plan synthesizes recommendations made in the Downtown Master Plan and itemizes them into actionable opportunity projects. Each opportunity is assigned to a recommended phase according to its anticipated impact, current feasibility, and catalytic potential.

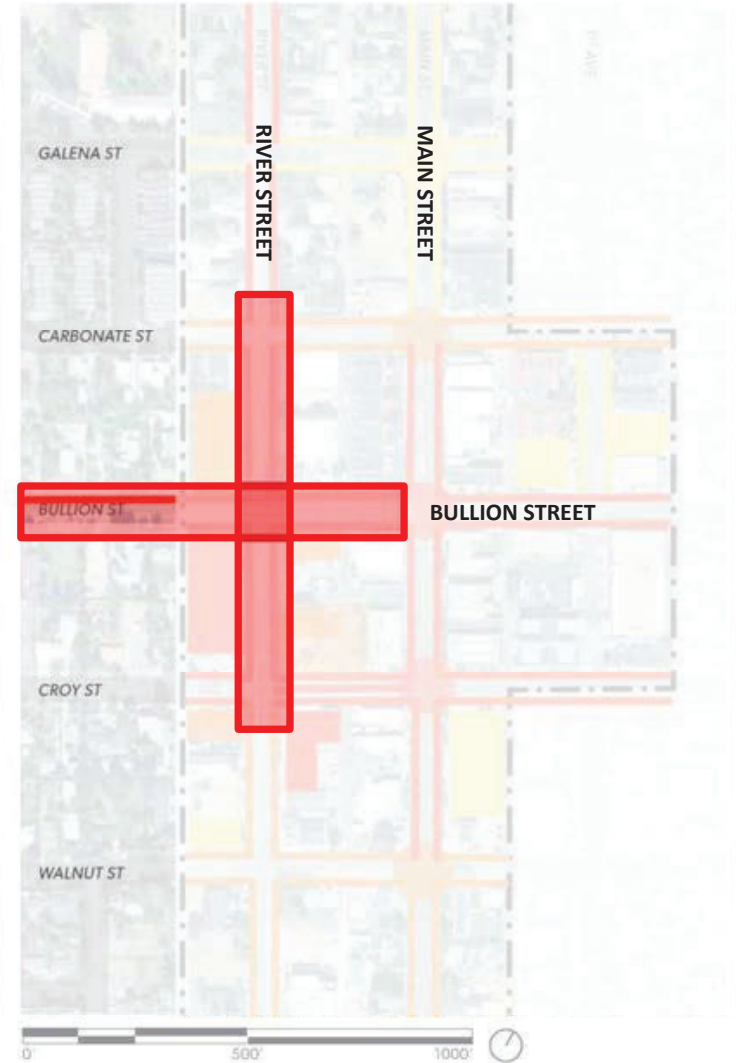
Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created. A new Town Center serves as the primary gathering place for the community and is supported by new mixed use development surrounding and activating the civic uses.

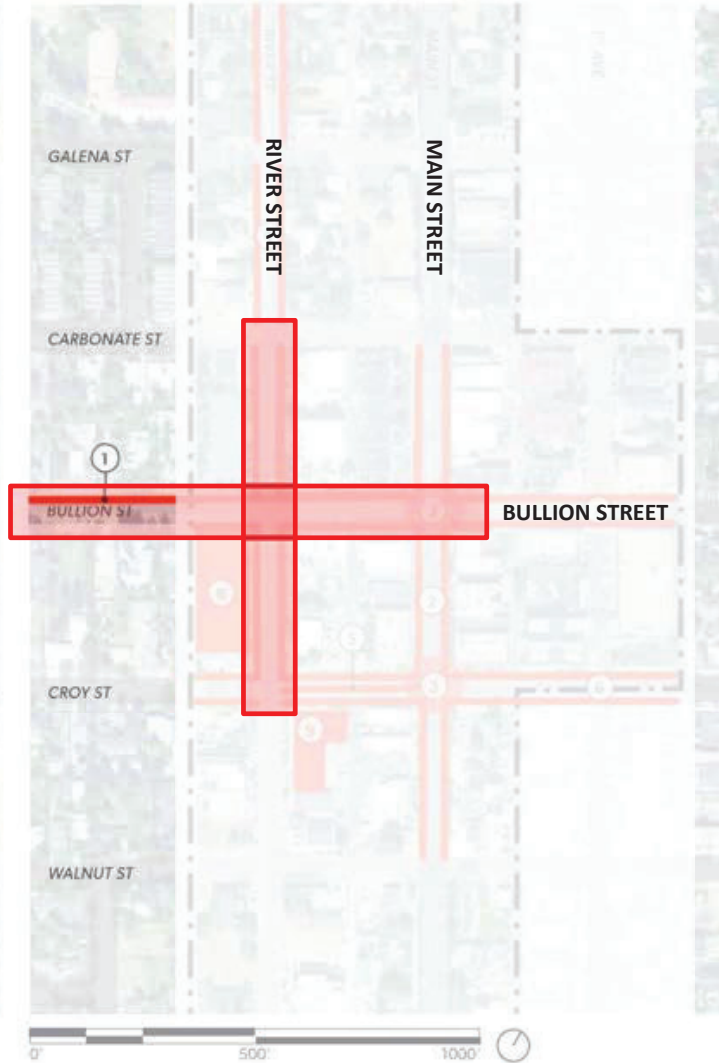
Phase 2 extends the streetscape enhancements on Main Street to Walnut Street and Pine Street. Walnut, Pine, and Elm Streets are to be improved to meet the side street design standards. New mixed use developments on 1st Ave and Main Street are also planned for Phase 2.

Phase 3 continues to expand the streetscape enhancements on Main Street to the area extents at Galena Street and Myrtle Street. Galena, Silver, Spruce, and Myrtle Streets are to be improved to meet the side street design standards.

Phase completion dates are approximate.

- Phase 1 Completion - 2028
- Phase 2 Completion - 2033 (Urban Renewal District Expiration)
- Phase 3 Completion - 2043
- Study Area boundary





PHASE 1 IMPLEMENTATION PLAN

Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created.

- Potential Development Parcels
- Potential Parks
- Streetscape Enhancement Projects
- Study Area boundary

Streetscape Enhancements

1. Bullion St Promenade Phase 1
2. Main St Enhancements Phase 1
3. Main St Crossing Enhancements Phase 1
4. River St Enhancements Phase 1
5. Croy Festival St
6. E Croy St Enhancements
7. Bullion St Enhancements

Development

8. Development Opportunity at River St & Bullion St
9. Development Opportunity at River St & Croy St

Parks

10. Hop Porter Park Enhancements Phase 1
11. Lions Park Enhancements Phase 1
12. Pocket Parks

IMPLEMENTATION MATRIX

The Implementation Matrix lists opportunity projects recommended in this Master Plan and provides details for each. The numbered projects from the Phased Implementation Plans correlate to the numbers in the Implementation Matrix.

| Item | Project | Notes | Target Year | Lead/Partner |
|---------|--|--|-------------|------------------------------------|
| Phase 1 | | | | |
| 1 | Bullion St Promenade Phase 1 | Provide a protected multi-use pathway from Main St to Hop Porter Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan. | 2023 - 2028 | URA/Public Works |
| 2 | Main St Enhancements Phase 1 | 3 blocks between Walnut St & Carbonate St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting. | 2023 - 2028 | URA/Public Works |
| 3 | Main St Crossings Phase 1 | Crossing at Main St & Bullion St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Croy St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks. | 2023 - 2028 | Public Works |
| 4 | River St Enhancements Phase 1 | 5 blocks between Croy St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs. | 2023 - 2028 | URA/Public Works/private developer |
| 5 | Croy Festival St | 1 block between Main St & River St: install specialty paving, plantings, and street furnishings using materials consistent with the future Town Center Plaza; install removable bollards to safely shut down the festival street for events. | 2023 - 2028 | URA/Public Works |
| 6 | Croy St Enhancements | 3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting. | 2023 - 2028 | URA/Public Works |
| 7 | Bullion St Enhancements | 3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting. | 2023 - 2028 | URA/Public Works |
| 8 | Development Opportunity at River St & Bullion St | Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above. | 2023 - 2028 | URA/private developer |
| 9 | Development Opportunity at River St & Croy St | Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above. | 2023 - 2028 | URA/private developer |
| 10 | Hop Porter Park Enhancements Phase 1 | Enhance park with reconfigured parking, entry, and a new connection to the Bullion St Promenade. | 2023 - 2028 | Public Works |
| 11 | Lions Park Enhancements Phase 1 | Enhance park with river access, recreational amenities, reconfigured parking, and native landscape restoration; preserve existing ball field. | 2023 - 2028 | Public Works/WRLT |
| 12 | Pocket Parks | Construct a small urban "pocket park" to enhance livability and provide usable outdoor space for area residents along River St. Determine appropriate programs and amenities to be included. | 2023 - 2028 | URA/Public Works |

Bullion Street Phase 1



CONNECT DOWNTOWN TO PARKS & TRAILS

Create a multi-use path connecting Main Street to Hop Porter and Lions Parks.

IMPROVE SAFETY ALONG BULLION CORRIDOR

Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.

INCREASE PLACEMAKING, BEAUTY & COMFORT

Contribute to the attractiveness, sense of place, and walkability of the corridor.

PROVIDE ENVIRONMENTAL BENEFIT

Expand roadway plantings that increase carbon sequestration, pollinator habitat, and heat island mitigation.

REDUCE DEPENDENCY ON VEHICULAR TRANSIT

Provide safe, convenient, and attractive routes for human-powered transit, making it easy to get around without a car.

DESIGN COST-EFFECTIVE SOLUTION

Specify a design that takes a responsible approach to the construction and maintenance costs of the streetscape.

BULLION STREET GOALS

This set of goals have been identified for the Bullion Street Enhancements project. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 12/16/2025

District: Gateway and Airport Way Districts

STAFF: RB

SUBJECT: Monthly review of financials.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

- 1) Monthly Recap
 - 2) Financial Statements
 - 3) Budget Worksheet
-

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
NOVEMBER 30, 2025

ASSETS

| | | | |
|--------|---------------------------|--------------|--------------|
| 100000 | ASSETS | 952,905.00 | |
| 100010 | LGIP - AIRPORT WAY | 396,108.66 | |
| 100100 | MOUNTAIN WEST SAVINGS | 17,077.19 | |
| 120000 | PROPERTY TAXES RECEIVABLE | 7,779.04 | |
| 120015 | LGIP GATEWAY BOND | 1,707,714.17 | |
| 120020 | LGIP - GATEWAY | 281,740.67 | |
| | | | |
| | TOTAL ASSETS | | 3,363,324.73 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|--------|--------------------------|--------------|--------------|
| 200010 | ACCOUNTS PAYABLE | 10,598.62 | |
| 220010 | 2024 BOND SERIES GATEWAY | 2,945,403.14 | |
| | | | |
| | TOTAL LIABILITIES | | 2,956,001.76 |

FUND EQUITY

| | | | |
|--------|---------------------------------|--------------|--------------|
| 250000 | UNRESTRICTED NET ASSETS | 422,678.87 | |
| | REVENUE OVER EXPENDITURES - YTD | (15,355.90) | |
| | | | |
| | BALANCE - CURRENT DATE | 407,322.97 | |
| | | | |
| | TOTAL FUND EQUITY | | 407,322.97 |
| | TOTAL LIABILITIES AND EQUITY | | 3,363,324.73 |

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2025

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | PCNT |
|---------------------------------------|---------------|------------|------------|------------|------|
| <u>SOURCE 31</u> | | | | | |
| 310100 INTEREST INCOME - AIRPORT WAY | 1,417.98 | 2,812.24 | 7,000.00 | 4,187.76 | 40.2 |
| 315010 TAX INCREMENT REVENUE - AIRPOR | .00 | .00 | 165,000.00 | 165,000.00 | .0 |
| TOTAL SOURCE 31 | 1,417.98 | 2,812.24 | 172,000.00 | 169,187.76 | 1.6 |
| <u>SOURCE 32</u> | | | | | |
| 320100 INTEREST INCOME - GATEWAY | 1,008.77 | 2,441.10 | 60,000.00 | 57,558.90 | 4.1 |
| 325010 TAX INCREMENT REVENUE - GATEWA | .00 | .00 | 520,000.00 | 520,000.00 | .0 |
| 325050 GATEWAY MISC. REVENUE | .00 | .00 | 21,800.00 | 21,800.00 | .0 |
| TOTAL SOURCE 32 | 1,008.77 | 2,441.10 | 601,800.00 | 599,358.90 | .4 |
| <u>SOURCE 34</u> | | | | | |
| 340100 INTEREST INCOME - GATEWAY BOND | 6,958.43 | 14,202.33 | 30,000.00 | 15,797.67 | 47.3 |
| TOTAL SOURCE 34 | 6,958.43 | 14,202.33 | 30,000.00 | 15,797.67 | 47.3 |
| TOTAL REVENUE | 9,385.18 | 19,455.67 | 803,800.00 | 784,344.33 | 2.4 |

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2025

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---------------------------------------|--------------------|---------------------|------------------------|------------------------|--------------|
| <u>AIRPORT WAY</u> | | | | | |
| 410200 ADMINISTRATIVE EXPENSES - AIRP | .00 | .00 | 46,000.00 | 46,000.00 | .0 |
| 410250 OTHER EXPENSES AIRPORT | 2,995.03 | 5,042.12 | 1,300.00 | (3,742.12) | 387.9 |
| 410300 CAPITAL EXPENSES - AIRPORT WAY | .00 | .00 | 50,000.00 | 50,000.00 | .0 |
| 410600 PROFESSIONAL AND LEGAL SERVICE | 866.25 | 866.25 | 45,000.00 | 44,133.75 | 1.9 |
| 410700 STUDIES AND MASTER PLANS AIRP | .00 | 20,834.20 | 100,000.00 | 79,165.80 | 20.8 |
| TOTAL AIRPORT WAY | 3,861.28 | 26,742.57 | 242,300.00 | 215,557.43 | 11.0 |
| <u>GATEWAY</u> | | | | | |
| 420200 ADMINISTRATIVE EXPENSES - GATE | .00 | .00 | 46,000.00 | 46,000.00 | .0 |
| 420250 OTHER EXPENSES GATEWAY | 5,502.76 | 6,232.34 | 1,300.00 | (4,932.34) | 479.4 |
| 420300 CAPITAL EXPENSES - GATEWAY | .00 | .00 | 1,900,000.00 | 1,900,000.00 | .0 |
| 420500 PARTICIPATION AGREEMENTS - GAT | .00 | .00 | 86,642.00 | 86,642.00 | .0 |
| 420600 PROFESSIONAL AND LEGAL SERVICE | 866.25 | 866.25 | 45,000.00 | 44,133.75 | 1.9 |
| 420800 DEBT SERVICE GATEWAY | .00 | .00 | 385,861.00 | 385,861.00 | .0 |
| TOTAL GATEWAY | 6,369.01 | 7,098.59 | 2,464,803.00 | 2,457,704.41 | .3 |
| <u>SOUTH URBAN</u> | | | | | |
| 430200 ADMINISTRATIVE EXPENSE SOUTH U | .00 | .00 | 46,000.00 | 46,000.00 | .0 |
| 430250 OTHER EXPENSES SOUTH | 368.33 | 970.41 | 1,300.00 | 329.59 | 74.7 |
| 430600 PROFESSIONAL AND LEGAL SERVICE | .00 | .00 | 45,000.00 | 45,000.00 | .0 |
| TOTAL SOUTH URBAN | 368.33 | 970.41 | 92,300.00 | 91,329.59 | 1.1 |
| TOTAL EXPENDITURES | 10,598.62 | 34,811.57 | 2,799,403.00 | 2,764,591.43 | 1.2 |
| NET REVENUE OVER EXPENDITURES | (1,213.44) | (15,355.90) | (1,995,603.00) | (1,980,247.10) | (.8) |

Return to Agenda