

**Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, January 20, 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#](tel:+14692068535324529467) 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, January 19, 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	Vacant
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 December 16, 2025
- [CA 2](#) Motion to approve meeting minutes dated December 16, 2025

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

- [OB 1](#) Bullion Pathway progress update, including layout, placemaking, wayfinding, art elements, budget and next steps
- [OB 2](#) Discussion of revenues and expenditures for the remaining life of the Gateway URD

D. [11:50 am to 11:55 am](#) New Business (ACTION ITEM):

- [NB 1](#) Appointment of Treasurer to the Board **ACTION ITEM**
- [NB 2](#) Change of Authorized Users for the Local Government Investment Pool (LGIP) **ACTION ITEM**

E. [11:55 am to 12:00 pm](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meeting: February 17, 2026

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

AGENDA ITEM SUMMARY

DATE: 1/20/2026

District: Gateway and Airport Way Districts

STAFF: RB

SUBJECT: Motion to approve bills since December 16, 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
City of Hailey	1/13/2026	Staff Reimbursement	111846312	\$12,128.96
Lisa Enourato	1/8/2026	December Admin Svcs	120	\$ 892.50
Turf & Tree	1/6/2026	Snow Removal Svc	2757	\$ 485.00
Hales Engineering	11/30/2025	Airport Way Master Plan Traffic Analysis	20258431	\$ 9,600.00
Hales Engineering	12/17/2025	Airport Way Master Plan Traffic Analysis	20258492	\$ 6,535.00
Hales Engineering	12/29/2025	Airport Way Master Plan Traffic Analysis	20258506	\$ 655.00
TOTAL:				\$30,296.46

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills since December 16, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111846312	01/13/2026
DUE DATE	CUSTOMER ACCOUNT NUMBER
01/14/2026	8513
AMOUNT DUE	TERMS:
12,128.96	Open Terms

BILL TO:

HAILEY URBAN RENEWAL AGENCY

115 MAIN STREET SOUTH
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION WITH
 YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
10/01/25-12/31/25 Reimb.: City Admin	22	88.00	1,936.00
10/01/25-12/31/25 Reimb.: City Admin Gateway	17.75	88.00	1,562.00
10/01/25-12/31/25 Reimb.: Engineer Gateway	40	88.00	3,520.00
10/01/25-12/31/25 Reimb.: Engineer Airport	30	88.00	2,640.00
10/01/25-12/31/25 Reimb.: Treasurers	36.88	67.00	2,470.96
			12,128.96
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

Turf and Tree Care LLC
 PO Box 1692
 Hailey, ID 83333 US
 +3095409
 jtellez1225@snowturftreecare.com
<https://www.facebook.com/TNTCARE.LLC>



Invoice 2757

BILL TO Hailey Urban Renewal Agency 111 Empty Saddle Trl Hailey, Idaho 83333	DATE 01/06/2026	PLEASE PAY \$485.00	DUE DATE 01/06/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/17/2025	Ice Melt	Ice melt by hand or push spreader. SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer *per 50LB bag	5	30.00	150.00
12/19/2025	Plow Truck 9.5' V blade + 16' Pull plow	Snow plowing with truck front mounted 9.5' V Plow + 16' adjustable pull plow	1.50	100.00	150.00
12/21/2025	Plow Truck 9.5' V blade + 16' Pull plow	Snow plowing with truck front mounted 9.5' V Plow + 16' adjustable pull plow	1	100.00	100.00
12/21/2025	Sand - Tailgate Spreader	Sand with SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer with truck tailgate spreader *includes sand and ice melt	0.85	100.00	85.00

SUBTOTAL	485.00
TAX	0.00
TOTAL	485.00

Pay invoice

TOTAL DUE	\$485.00
------------------	-----------------

THANK YOU.

Invoice balance not paid within (15) days of receipt subject to monthly 3% Finance fee on remaining balance. Mailed payments must be postmarked by due date to avoid late fee.

Hales Engineering
1220 N 500 W, Suite 202
Lehi, UT 84043
8017664343
accounting@halesengineering.com



INVOICE

BILL TO

Lisa Enourato
Hailey Urban Renewal Agency
115 S Main St
Hailey, ID 83333

INVOICE # 2025-8431
DATE 11/30/2025
DUE DATE 12/30/2025
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis - Contract \$9,600	1	9,600.00	9,600.00
				Subtotal: 9,600.00
	3.5% QuickBooks Processing Fee — Please remove only if paying via direct ACH or check.	9,600	0.035	336.00

We appreciate your business.
Please note our new mailing address listed on this
invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE **~~\$9,936.00~~**

Pay invoice

Hales Engineering
 1220 N 500 W, Suite 202
 Lehi, UT 84043
 8017664343
 accounting@halesengineering.com



INVOICE

BILL TO

Lisa Enourato
 Hailey Urban Renewal Agency
 115 S Main St
 Hailey, ID 83333

INVOICE # 2025-8492
DATE 12/17/2025
DUE DATE 01/16/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time through September & October 2025)			
09/23/2025	[A-T&M] Josh Meet with City	1:00	190.00	190.00
09/23/2025	[A-T&M] Joseph City meeting	1:30	180.00	270.00
09/30/2025	[A-T&M] Luke TS Work (2035 & 2045 Background + rerouted scenarios)	2:00	160.00	320.00
10/01/2025	[A-T&M] Joseph Volume projections	0:30	180.00	90.00
10/01/2025	[A-T&M] Luke TS Work (2035 & 2045 Background + rerouted scenarios)	6:00	160.00	960.00
10/02/2025	[A-T&M] Joseph Volume projections	0:30	180.00	90.00
10/02/2025	[A-T&M] Luke TS Work (2035 & 2045 Background + rerouted scenarios)	1:00	160.00	160.00
10/03/2025	[A-T&M] Joseph Volume projections	1:00	180.00	180.00
10/03/2025	[A-T&M] Luke TS Work (2035 & 2045 Background + rerouted scenarios)	1:00	160.00	160.00
10/07/2025	[A-T&M] Josh Meet with project team; work on mitigations	1:00	190.00	190.00
10/07/2025	[A-T&M] Joseph Mtg w/ City	1:30	180.00	270.00
10/09/2025	[A-T&M] Josh Meet with project team; work on mitigations	0:30	190.00	95.00
10/13/2025	[A-T&M] Luke fix signal timing, 2035 and 2045 mitigations	6:00	160.00	960.00
10/14/2025	[A-T&M] Josh Work on traffic	1:00	190.00	190.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/14/2025	models; meet with client [A-T&M] Joseph Mitigations, poster boards, City mtg, video creation	5:00	180.00	900.00
10/14/2025	[A-T&M] Luke fix signal timing, 2035 and 2045 mitigations	2:00	160.00	320.00
10/15/2025	[A-T&M] Josh Work on traffic models; meet with client	1:00	190.00	190.00
10/15/2025	[A-T&M] Joseph Mitigations, poster boards, City mtg, video creation	3:30	180.00	630.00
10/16/2025	[A-T&M] Josh Work on traffic models; meet with client	0:30	190.00	95.00
10/17/2025	[A-T&M] Josh Work on traffic models; meet with client	0:30	190.00	95.00
10/17/2025	[A-T&M] Joseph Mitigations, poster boards, City mtg, video creation	1:00	180.00	180.00
				Subtotal: 6,535.00
	3.5% QuickBooks Processing Fee — Please remove only if paying via direct ACH or check.	6,535	0.035	228.73

We appreciate your business.
Please note our new mailing address listed on this invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE

~~\$6,763.73~~

Pay invoice

Hales Engineering
1220 N 500 W, Suite 202
Lehi, UT 84043
8017664343
accounting@halesengineering.com



INVOICE

BILL TO

Lisa Enourato
Hailey Urban Renewal Agency
115 S Main St
Hailey, ID 83333

INVOICE # 2025-8506
DATE 12/29/2025
DUE DATE 01/28/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time through November - December 2025)			
11/04/2025	[A-T&M] Josh Meet with City and project team	1:30	190.00	285.00
11/04/2025	[A-T&M] Joseph Mtg w/ City	1:00	180.00	180.00
12/22/2025	[A-T&M] Josh Meet with City staff about next steps	1:00	190.00	190.00
				Subtotal: 655.00
	3.5% QuickBooks Processing Fee — Please remove only if paying via direct ACH or check.	655	0.035	22.93

We appreciate your business.
Please note our new mailing address listed on this
invoice and our EIN for 1099 preparation:
99-1921559

BALANCE DUE

~~\$677.93~~

Pay invoice

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/20/2025

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to approve meeting minutes dated December 16, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated December 16, 2025.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated December 16, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency Minutes December 16, 2025

Attendees

Commissioner Larry Schwartz
Commissioner Bob Brand
Commissioner Martha Burke

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

CONSENT AGENDA – 11:01 a.m.

CA1 Motion to approve bills since November 18, 2025

CA2 Motion to approve meeting minutes dated November 18, 2025

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

NEW BUSINESS – 11:02 a.m.

NB1 Preliminary discussion of a partnership agreement for a property located at 201 N River Street

Property owner described improvements to interior of building and drainage improvements. Exterior design mimics River Street design. He also requests access to another portion of his property requiring a vacation of the right of way. Stated his plan offers partial solution to parking and pedestrian activity in area and is looking for partnership to continue flow of River Street improvements. HURA board agreed this was appropriate project for URA support and stated the need to set up a vehicle to allow for this type of funding. Board must review financials prior to making a decision on funding assistance.

NB2 Preliminary discussion of revenues and expenditures for the remaining life of the Gateway URD

Staff presented scenario set at 5% revenue guarantee, which shows money could be spent for approximately three years unless revenues exceed projection. Projection shows shortage of \$800,000 on work that is currently planned. Staff emphasized the projection is based on projects that do not create revenue so there is still opportunity. Projection will be brought back to January meeting to allow for review by absent commissioners.

STAFF REPORTS – 11:37 a.m.

SR1 Financials

SR2 Upcoming Meetings: January 20, 2025

Treasurer reported that large payment arrives in January. Gateway bond is still above 4%.

GGLO provided update on Airport Way and Bullion Pathway. They will provide detailed update and budget on Bullion Pathway at January meeting and have a short-list of items that can be trimmed to stay within budget.

Commissioner Schwartz stated he spoke with GGLO about establishing a two-member committee to work through ideas to bring back to board to provide for quick decision turnaround.

ADJOURN – 11:49 a.m.

Motion to adjourn: Commissioner Burke

Seconded: Commissioner Brand

Result: All approved

Return to Agenda

Bullion Pathway Documentation for Construction Update | HURA Meeting

January 20 2026





Layout

Big Wood River

The Bullion Pathway leads directly to the Big Wood River, natural wonder and recreational respite for Hailey residents. The Big Wood is characterized by large trees, fall color, a layered understory and its organic, meandering form.



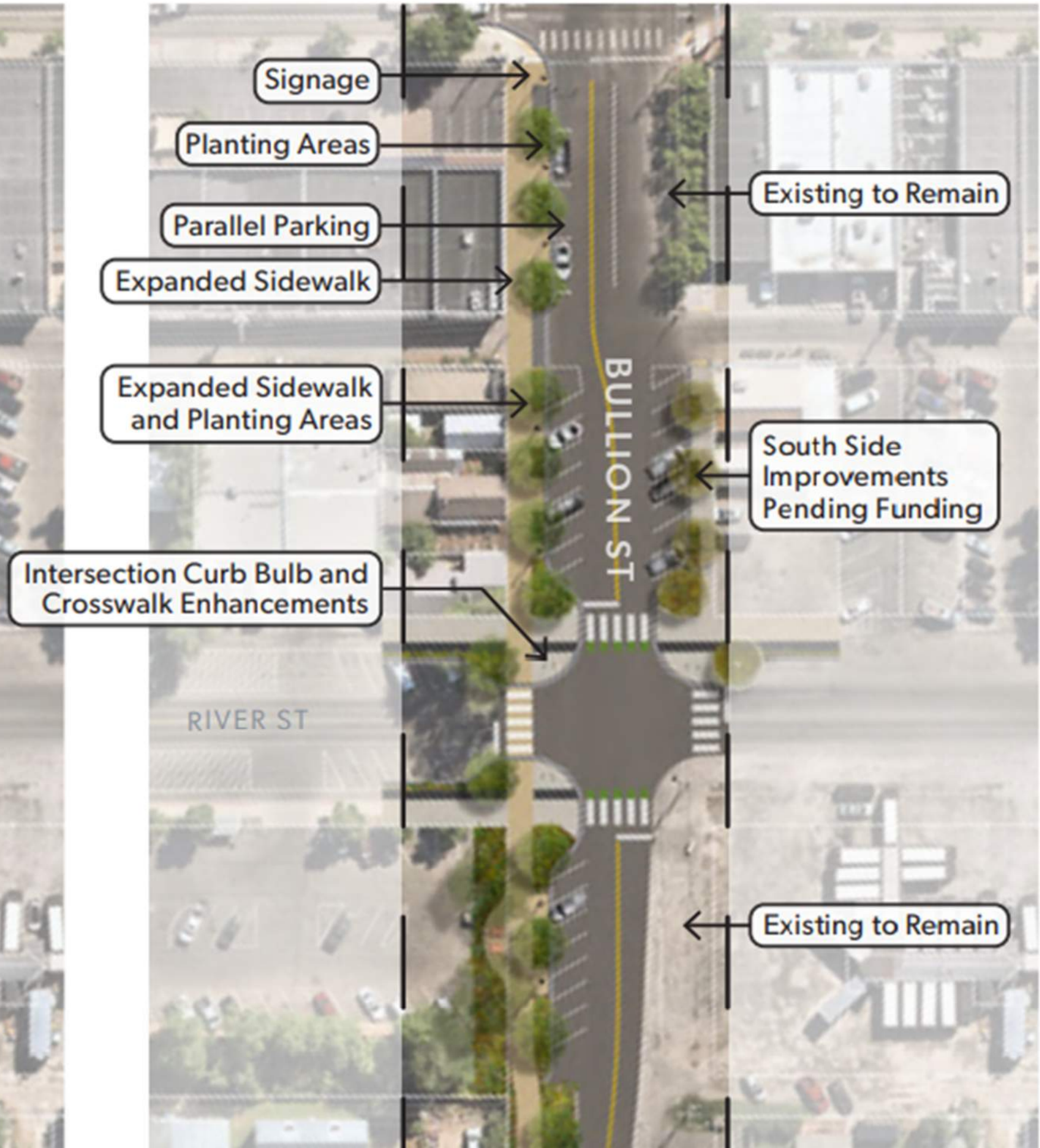
Big Wood River



EXISTING CONDITION



PHASE 1





Big Wood River



Big Wood River



186

194

198

161

169

103

173

11785

1741

1720

1660

1640

1661

1641

1620

1561

1621

1561

1551

206

McKenzie Ln

113

110

N 2nd Ave

11767

11765

11763

11761

200

102

114

River Grove Ln

11747

11745

106

Mountain View Ln

1261

1251

191

181

171

151

141

131

11735

11731

121

109

101

31

105

931

McKercher Blvd

N Main St

120

911

Big Wood River



186

194

198

161

103

11785

1741

1720

1660

1640

1620

1561

1551

144

1261

1251

191

181

171

151

141

131

121

31

9

9

169

173

113

1641

1621

1561

1551

206

McKenzie Ln

110

11767

11765

11763

11761

N 2nd Ave

200

102

114

River Grove Ln

11747

11745

106

Mountain View Ln

11735

11731

101

109

105

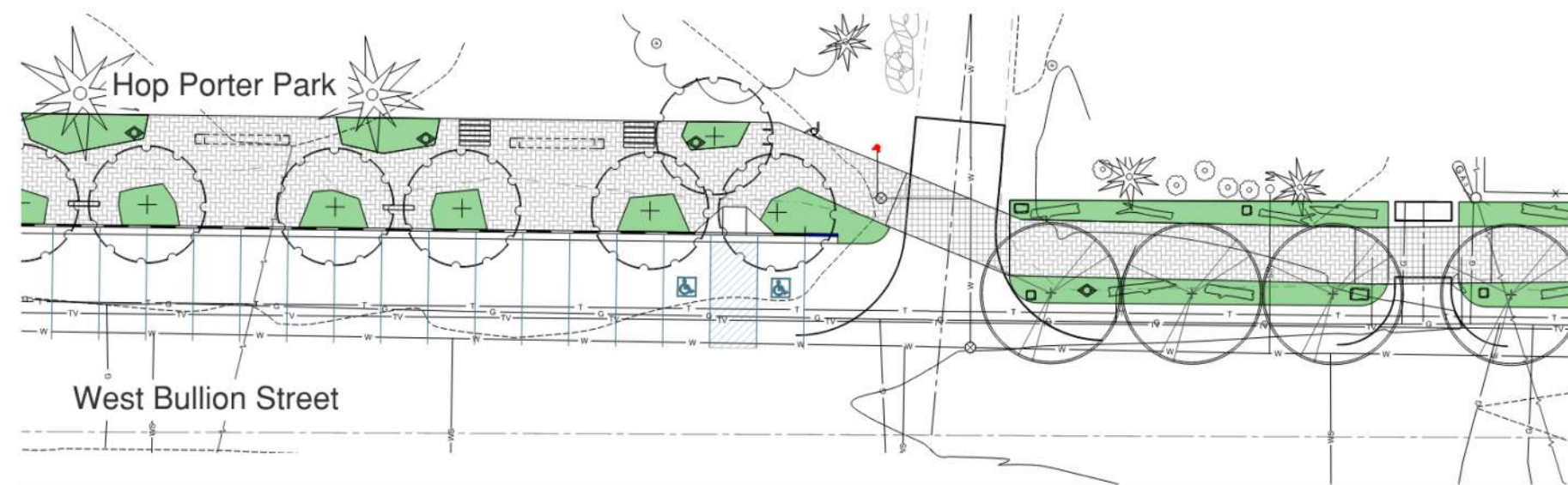
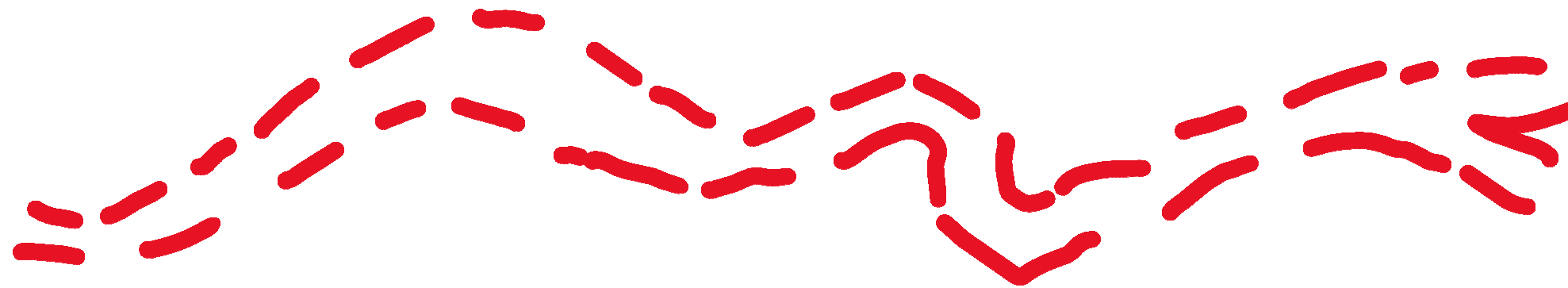
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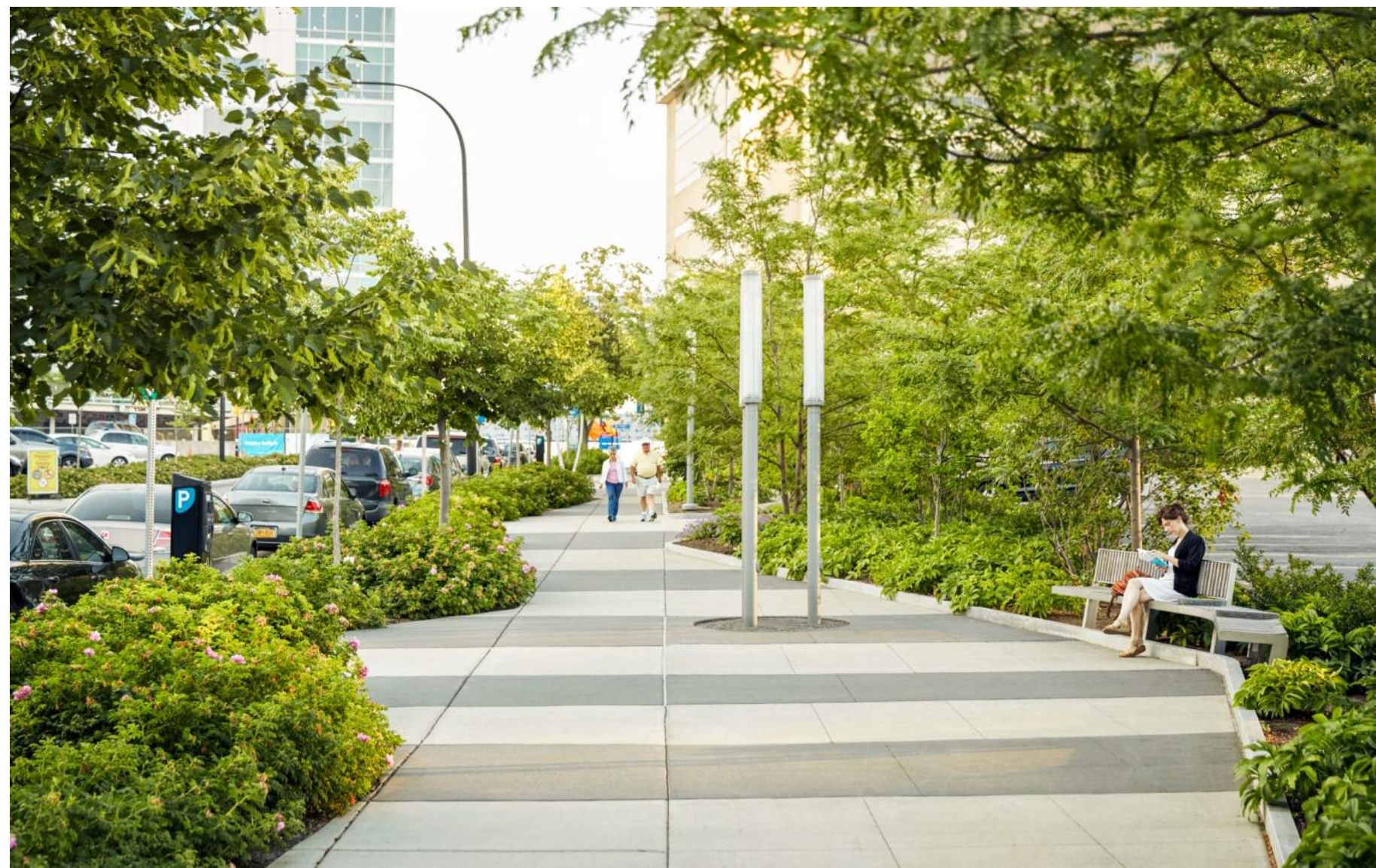
120

911

McKercher Blvd

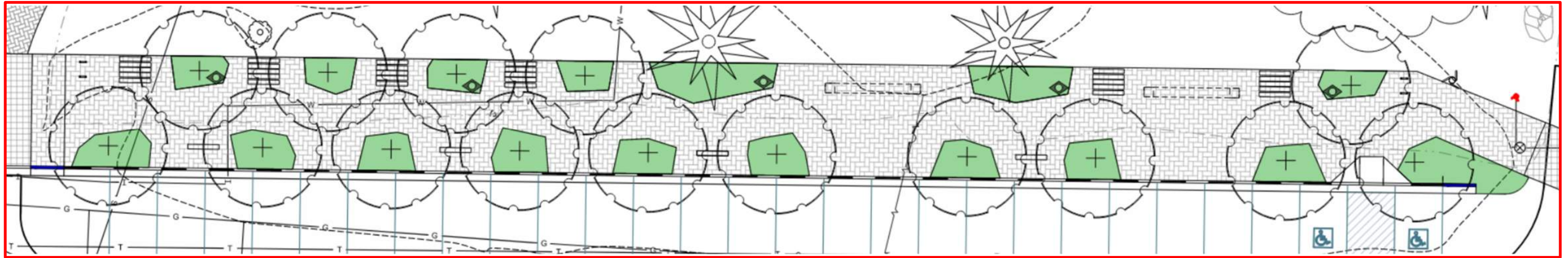
N Main St



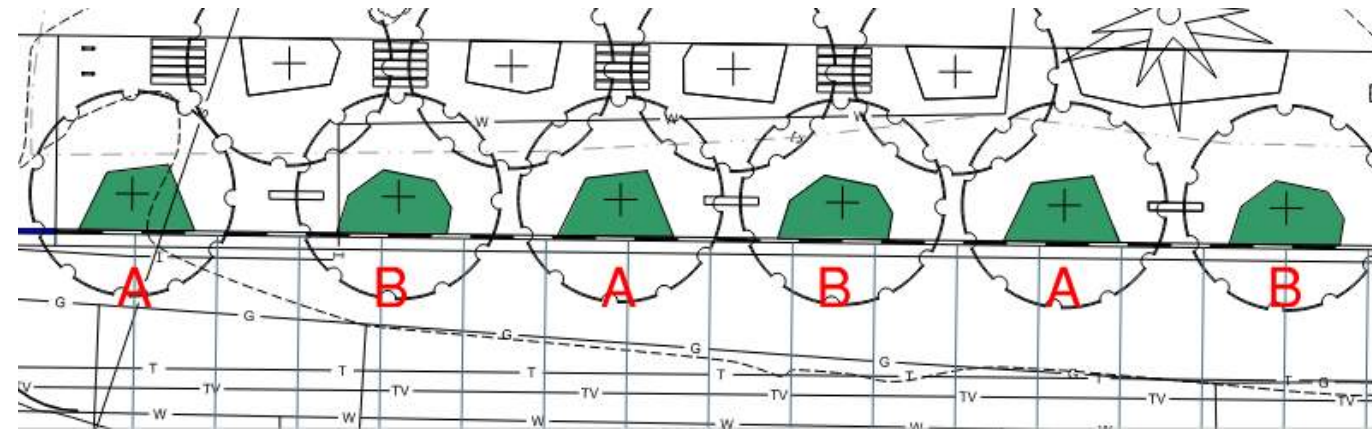




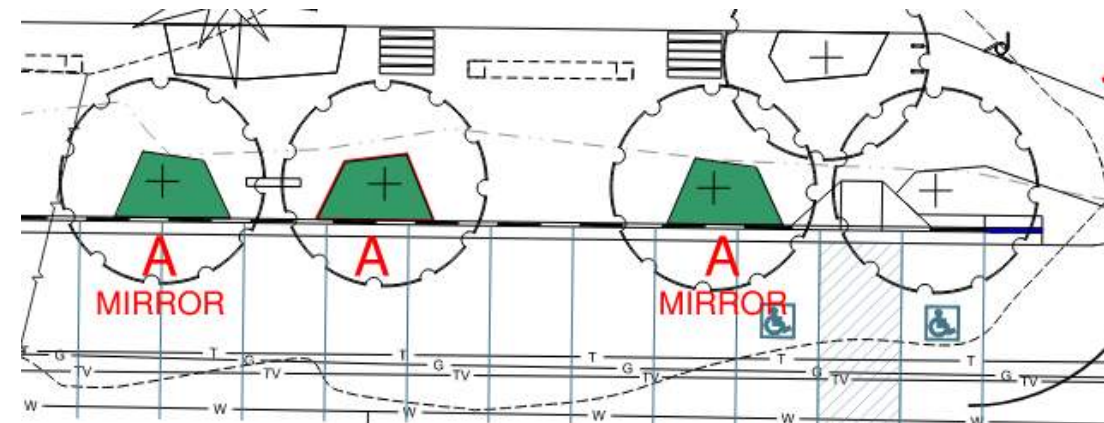
Recommended (Current Design)



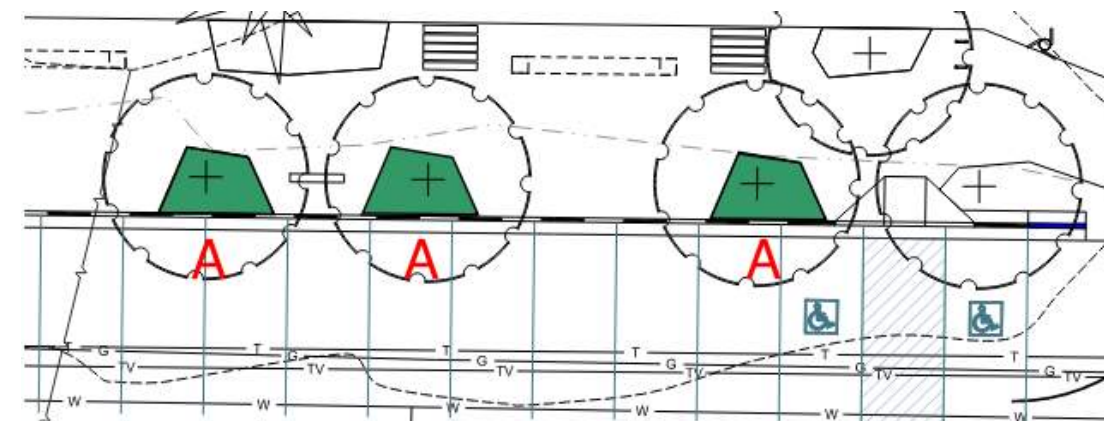
Option 1 A-B Alternating Pattern



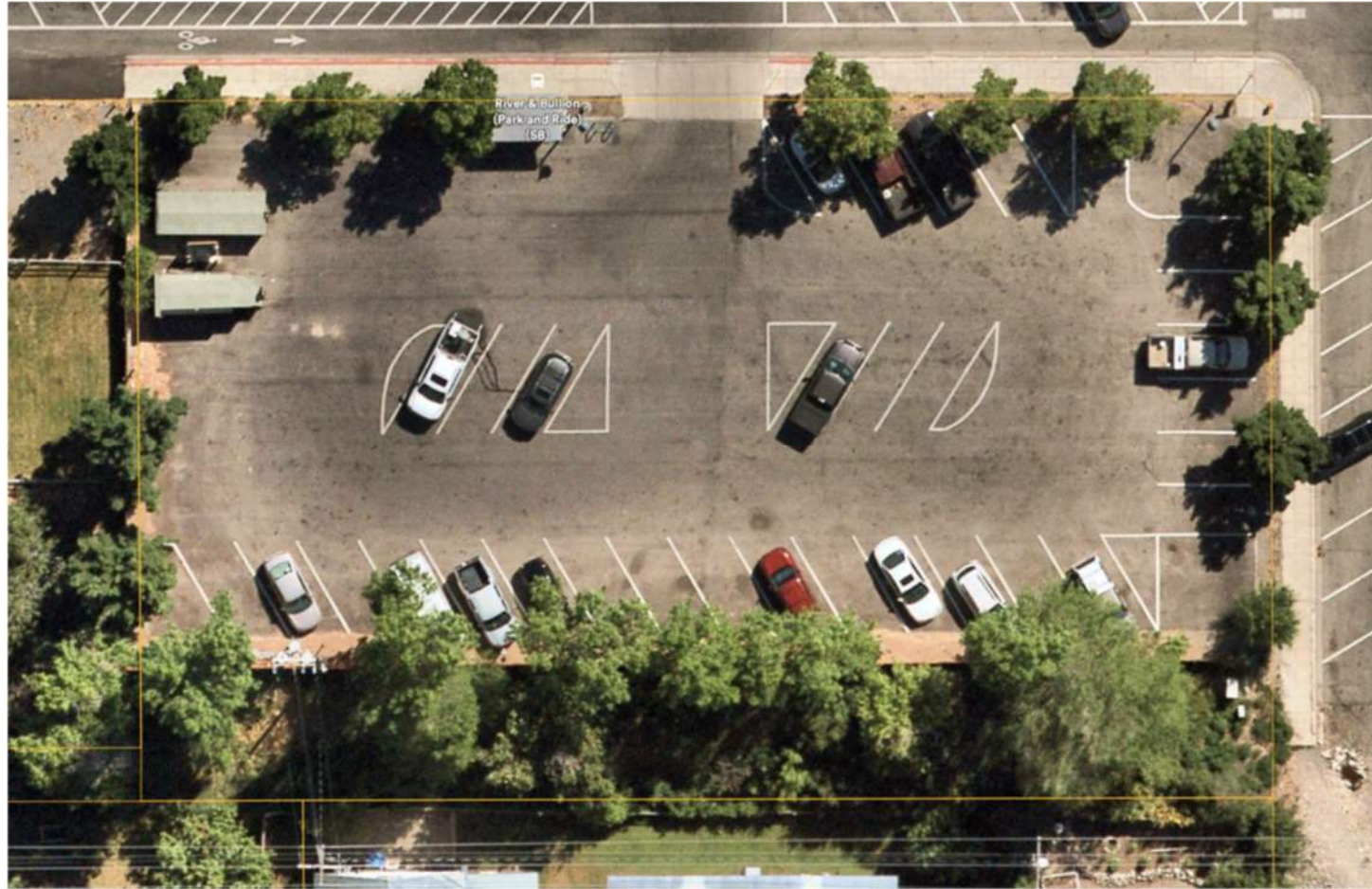
Option 2 A-A Mirrored Pattern



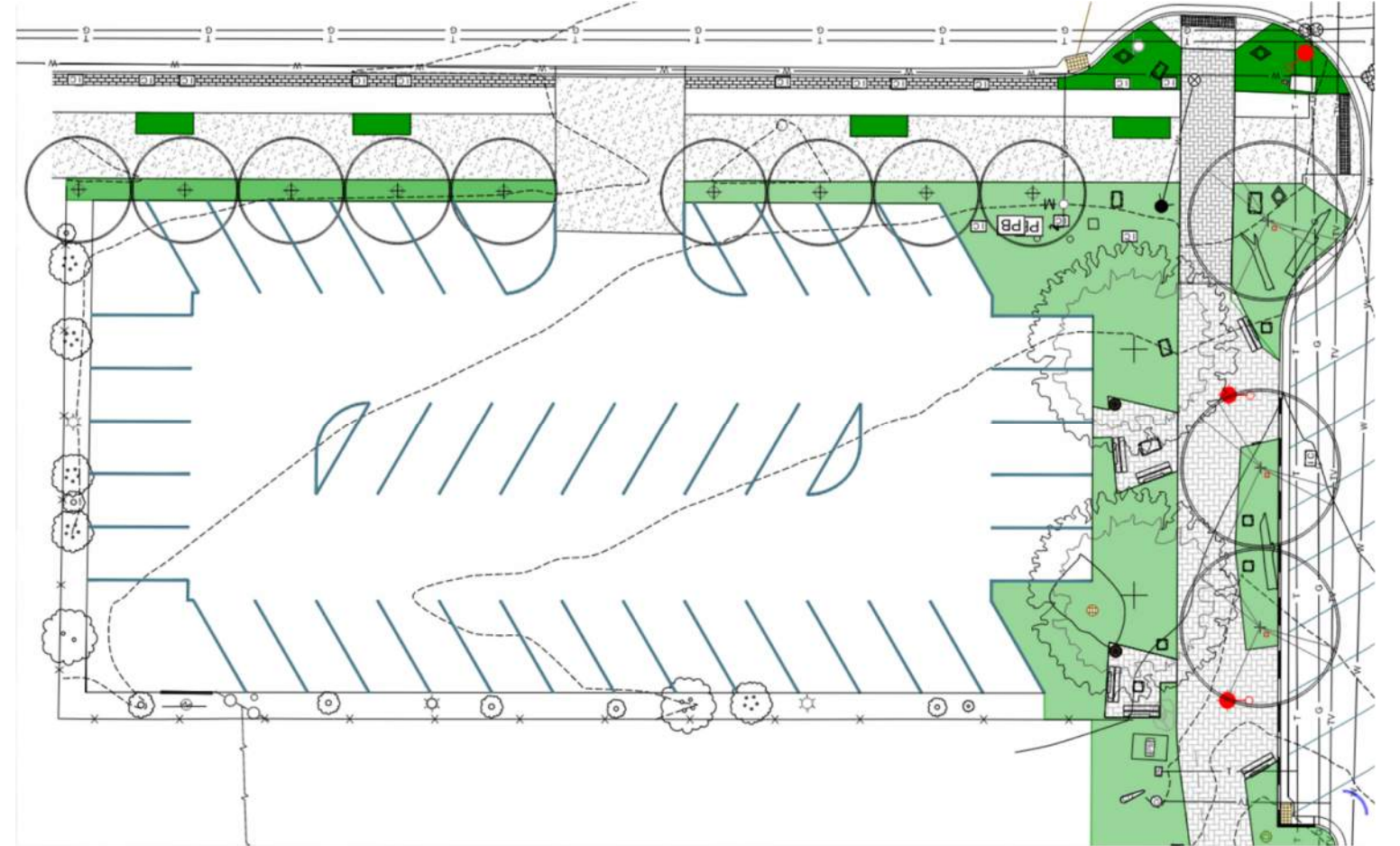
Option 3 A Repeating Pattern



Bullion Pathway Concept Refinement | City Parking Lot



Existing Condition
Parking Count: 32



Restripe with Parking Amenity
Parking Count: 40



Elements

LIGHTING



SITE FURNISHINGS & PAVING



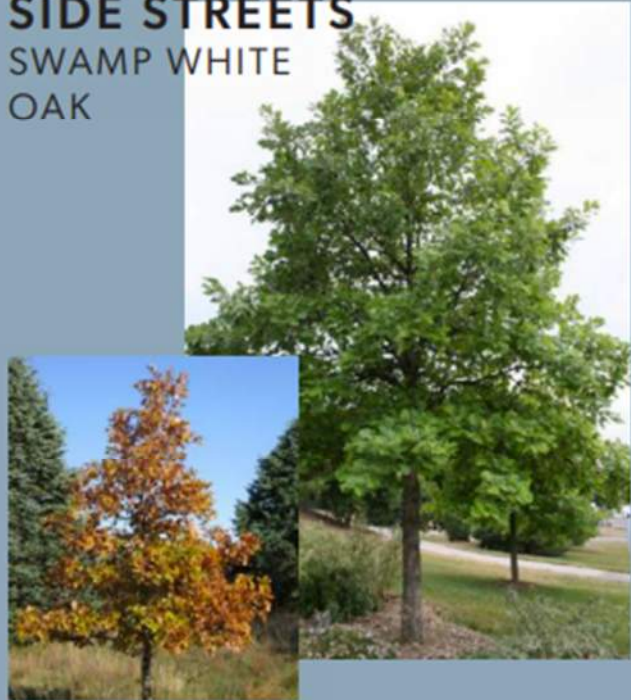
Bullion Pathway Concept Refinement | Wayfinding & Art



DOWNTOWN TREE SELECTIONS

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level.

SIDE STREETS SWAMP WHITE OAK



MAIN STREET HYBRID ELM



alternate:
AMERICAN
LINDEN



RIVER STREET NORTHERN ACCLAIM HONEYLOCUST



CURB BULBS (AT RIVER STREET) SWAMP WHITE OAK



FLOWERING TREES



Tree Lilac

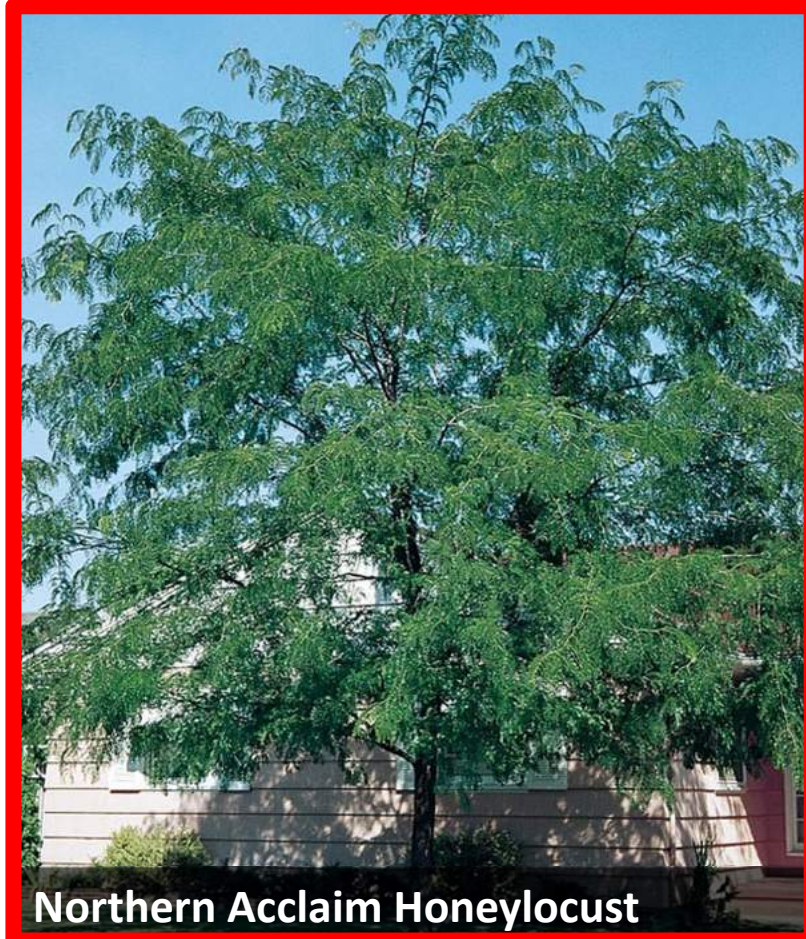


Washington Hawthorn



Serviceberry (tree form)

PARK/PLAZA TREES



Northern Acclaim Honeylocust



Willow Oak

LARGE CANOPY TREES



London Plane Tree



American/Princeton Elm (disease resistant)



Bur Oak



White Pine (or conifers)

Location	Proposed Tree Type	Proposed Tree Species
Downtown Section	Class III Street Tree	Princeton Elm
Residential Section	Class III Shade Tree	Princeton Elm
Hop Porter Section	Class II Shade Tree	Northern Acclaim or Shademaster Honeylocust
Parklet at City Lot	Class III Shade Tree	Bur Oak
River Street Corner	Class III Street Tree	Swamp White Oak or White Oak
River Street	Class II Street Tree	Northern Acclaim or Shademaster Honey Locust

Bullion Pathway Concept Refinement | Trees



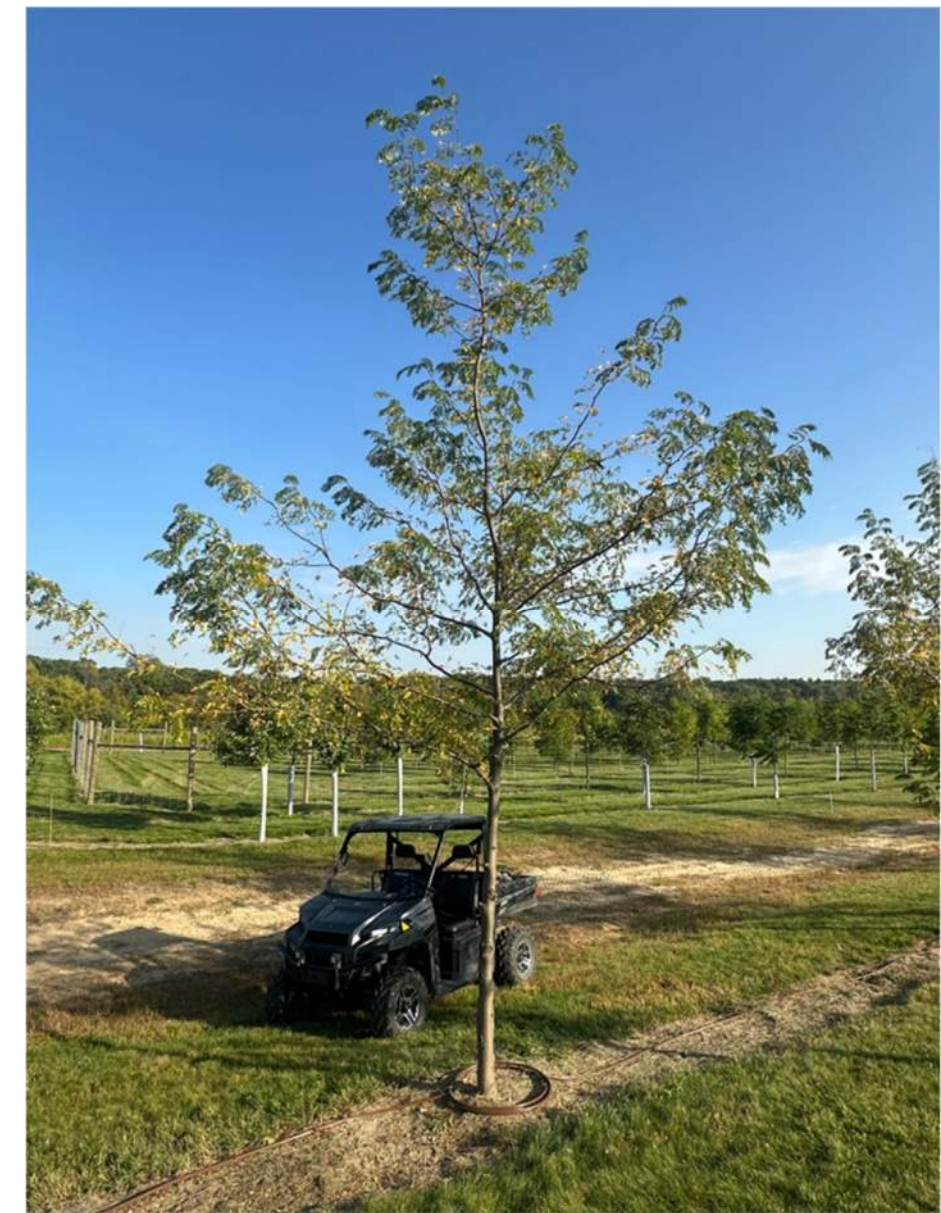
GENERATED BY:
STEFFEN NELSON
 425-654-4743
 steffen@pacificplants.com

ESTIMATE

CUSTOMER	City of Hailey
PROJECT	Bullion Street Trees
OFFICE CONTACT	
SITE CONTACT	
SITE ADDRESS	
CITY, STATE (ZIP)	
ESTIMATED INSTALL DATE	May/September 2026
DATE GENERATED	12/12/25

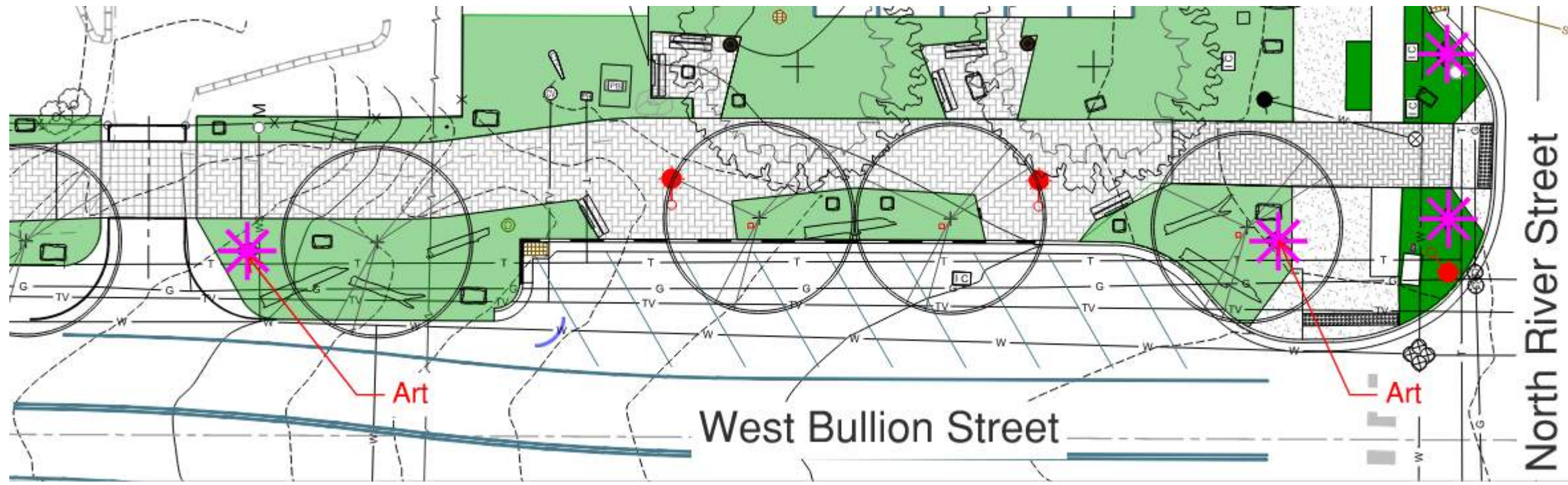
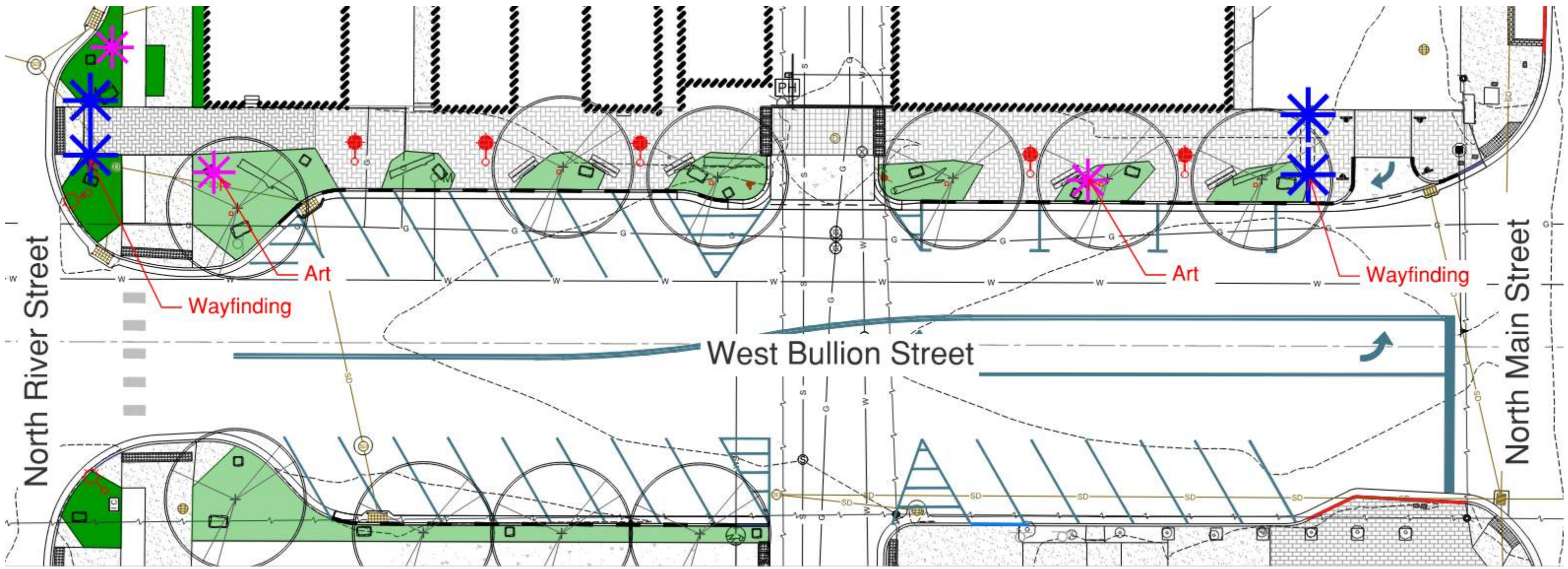
Prices valid for 30 days. 10 days notice required for delivery. Bid does not ensure availability. Trees shipped Apr 15 - Oct 15 may incur extra charges.

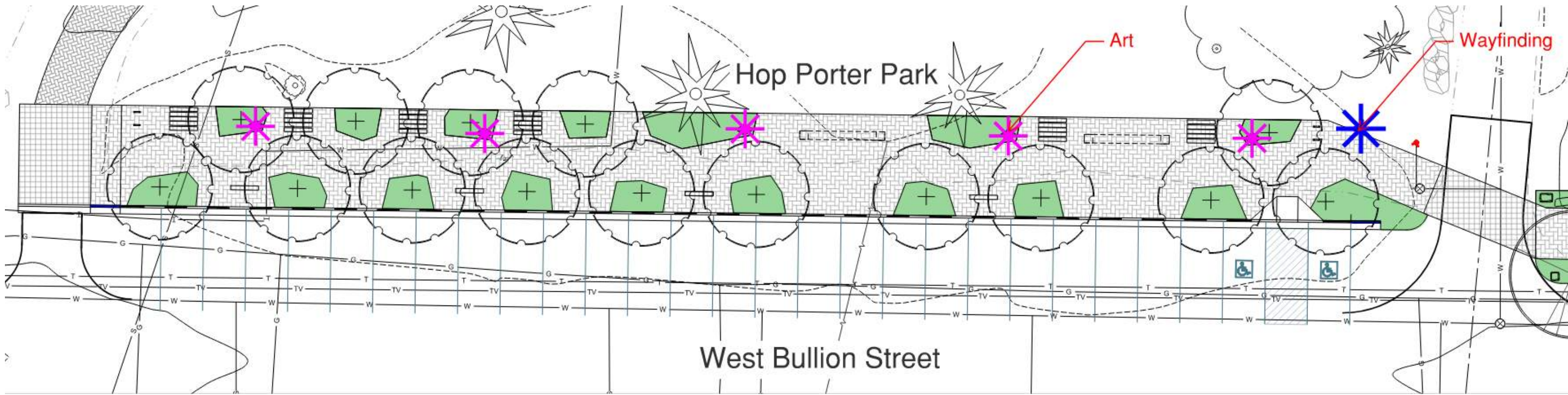
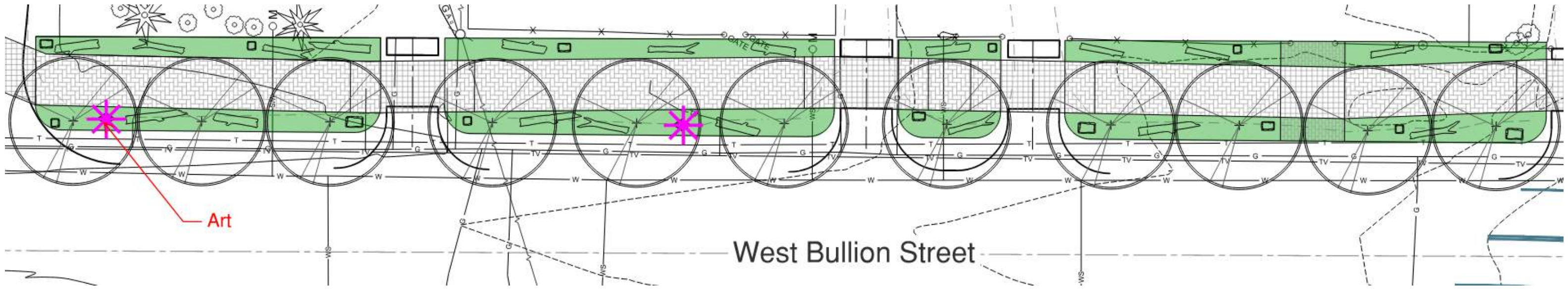
QTY	SIZE	VARIETY	PRICE	EXT. PRICE	NOTES
20	3"	ULMUS AMERICANA 'PRINCETON'	550.00	11,000.00	
5	4.5"	QUERCUS BICOLOR	900.00	4,500.00	
34	3"	GLEDITSIA TRIACANTHOS SKYLINE®	550.00	18,700.00	
3	4.5"	QUERCUS MACROCARPA	900.00	2,700.00	
38		Hold Fees April - Sept	60.00	2,280.00	\$10/tree/Month
		Shipping			Included





Wayfinding & Art







Budget

ESTIMATED PROJECT TIMELINE

The Bullion Pathway placemaking, wayfinding, and public art program will progress in coordination with the City's broader design and construction schedule. Current planning assumptions include:

- **Phase 1 — Creative Consultation & Early Direction:** In progress (Dec. 2025-January 2026)
- **Phase 2 — Design Development & Refinement:** February–March 2026
- **Phase 3 — Final Development & Fabrication Planning:** April 2026
- **Fabrication & Installation:** Anticipated early summer–fall 2026, subject to City approval, funding authorization, site readiness, priorities, and seasonal considerations



Comparable works from Trademark Creative

Bullion Pathway | Project & Budgetary Overview

Project Budget Context

The Bullion Pathway placemaking, wayfinding, and public art program is anticipated to have an overall project budget of approximately **\$225,000**, inclusive of design, engineering, fabrication, and installation. This figure reflects current planning assumptions and will be refined as design development progresses and priorities are confirmed with the City of Hailey and project partners

Planning-Level Budget Matrix

This matrix is intended for planning and discussion purposes and will evolve as concepts, priorities, and funding are refined.

CATEGORY	APPROX. BUDGET	SCOPE SUMMARY
Wayfinding & Signage	\$75,000	Primary wayfinding and identity elements at key gateway locations, including Main Street, River Street, and Hop Porter Park. Additional secondary and tertiary wayfinding elements may be evaluated in later phases to improve continuity and overall user experience along the corridor.
Art & Placemaking	\$150,000	A layered placemaking approach including (1) primary feature art element (initially focused near 1st Street) and approximately (5) secondary placemaking elements distributed along the corridor. Additional interpretive, experiential, or functional placemaking elements may be considered.

Trademark Creative Studio — Typical Cost Structure

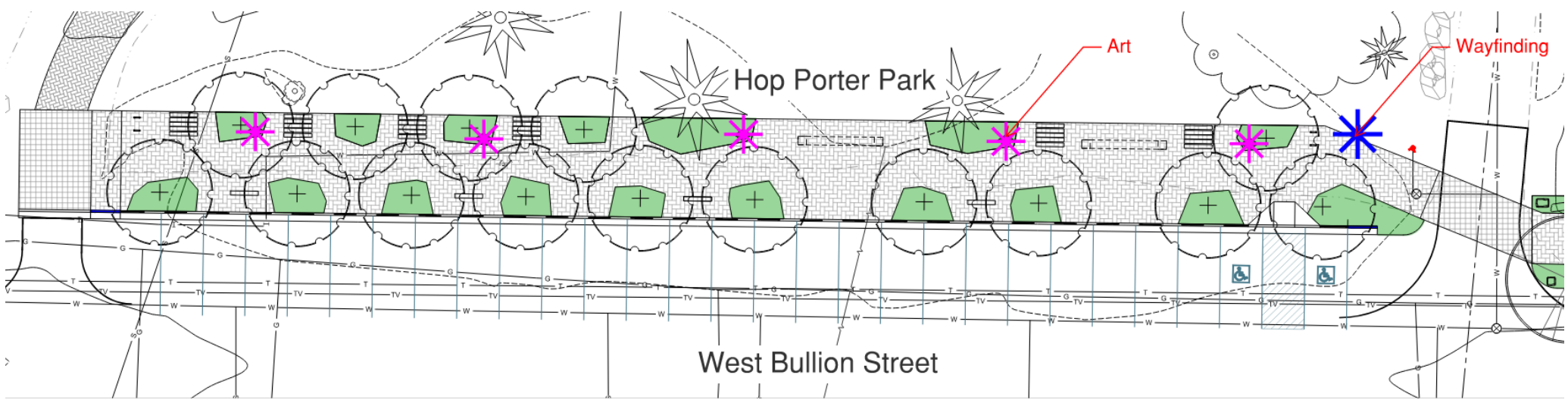
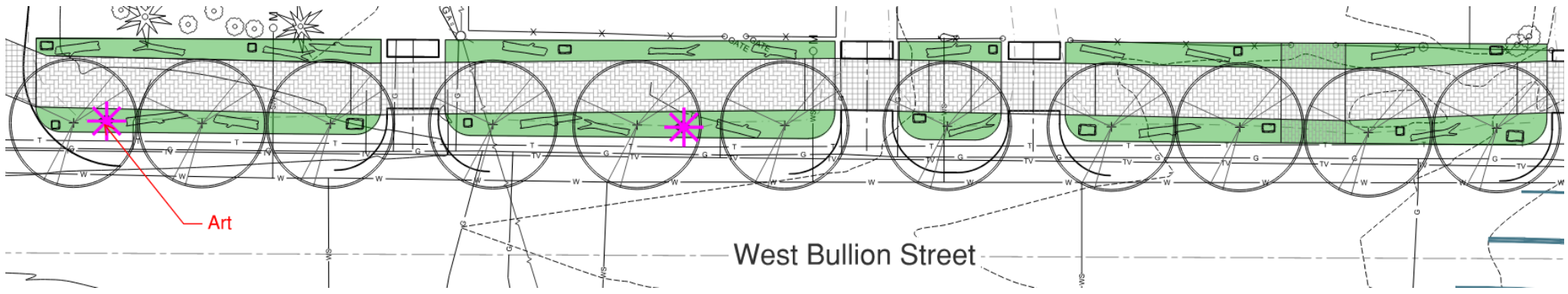
For placemaking, wayfinding, and public art projects of this scale, overall project costs are typically distributed as follows, shown here with approximate dollar values based on a **\$225,000 total** project budget:

CATEGORY	TYPICAL ALLOCATION	APPROX. \$
Consultation & Early Coordination	~5%	~\$11,000
Project Management	~10%	~\$22,500
Preliminary Design	~10%	~\$22,500
Design Development	~15%	~\$34,000
Fabrication	~50%	~\$112,500
Installation	~10%	~\$22,500

Bullion Pathway Documentation for Construction Update | HURA Meeting

January 20 2026







Budget

Bullion Pathway | Project & Budgetary Overview

Project Budget Context

The Bullion Pathway placemaking, wayfinding, and public art program is anticipated to have an overall project budget of approximately **\$225,000**, inclusive of design, engineering, fabrication, and installation. This figure reflects current planning assumptions and will be refined as design development progresses and priorities are confirmed with the City of Hailey and project partners

Planning-Level Budget Matrix

This matrix is intended for planning and discussion purposes and will evolve as concepts, priorities, and funding are refined.

CATEGORY	APPROX. BUDGET	SCOPE SUMMARY
Wayfinding & Signage	\$75,000	Primary wayfinding and identity elements at key gateway locations, including Main Street, River Street, and Hop Porter Park. Additional secondary and tertiary wayfinding elements may be evaluated in later phases to improve continuity and overall user experience along the corridor.
Art & Placemaking	\$150,000	A layered placemaking approach including (1) primary feature art element (initially focused near 1st Street) and approximately (5) secondary placemaking elements distributed along the corridor. Additional interpretive, experiential, or functional placemaking elements may be considered.

Trademark Creative Studio — Typical Cost Structure

For placemaking, wayfinding, and public art projects of this scale, overall project costs are typically distributed as follows, shown here with approximate dollar values based on a **\$225,000 total** project budget:

CATEGORY	TYPICAL ALLOCATION	APPROX. \$
Consultation & Early Coordination	~5%	~\$11,000
Project Management	~10%	~\$22,500
Preliminary Design	~10%	~\$22,500
Design Development	~15%	~\$34,000
Fabrication	~50%	~\$112,500
Installation	~10%	~\$22,500

Bullion Pathway Documentation for Construction Update | HURA Meeting

January 20 2026



Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/20/2025

District: Gateway District

STAFF: LH/BY

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

At the December 25, 2025 URA meeting, revenues and expenses were discussed for the remaining life of the district. In the packet, the projected fund balance (excluding bond) was presented with a 2034 EOY Fund Balance of \$1.7million as shown in the snapshot below, but the spreadsheet presentation for the meeting revised that number to \$998,188 due to updates for the projected income after the packet deadline (second snapshot below). These updates were a result of removing yearly interest income on bond funds from future projections because the bond is planned to be exhausted by 2027.

12/16/25 PRESENTATION

Gateway URD Revenue vs. Expenditures by Year

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.	Rev-Exp LOWER	Rev-Exp UPPER	Available for Cap. Ex.			Debt Service Coverage			
	Increment Revenue	Other Income ¹	Total	Inc. Rev. Fixed % Forecast ²	Revenue Forecast	Upper Forecast Range	Lower Forecast Range	Operating Expense ³	Debt Service	Ex. RPA/OPA Reimbursements ⁴				Future RPA/OPA w/o Rev. TBD ⁵	Total Expense	LOWER EOY Fund Balance Excl. Bond		MIDDLE EOY Fund Balance Excl. Bond	UPPER EOY Fund Balance Excl. Bond	
2019	\$ 170,260	\$ 7,699	\$ 177,959					\$ 14,436												
2020	\$ 269,971	\$ 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												
2025	\$ 560,345	\$ 62,236	\$ 622,581	\$ 560,345	\$ 622,581	\$ 622,581	\$ 622,581	\$ 85,795	\$ 381,634	\$ 129,238	\$ 5,000	\$ 601,867	\$ 20,914	\$ 20,914	\$ 20,914	\$ 177,969	\$ 177,969	\$ 177,969	1.63	
2026	\$ 85,339	\$ 588,362	\$ 673,701	\$ 707,386	\$ 640,016	\$ 88,798	\$ 386,000	\$ 134,084	\$ 5,188	\$ 614,070	\$ 59,632	\$ 25,946	\$ 93,317	\$ 203,915	\$ 237,600	\$ 271,285	\$ 177,969	\$ 177,969	\$ 177,969	1.75
2027	\$ 7,128	\$ 617,780	\$ 624,908	\$ 689,839	\$ 559,978	\$ 91,906	\$ 386,000	\$ 139,113	\$ 5,362	\$ 622,400	\$ 2,598	\$ (62,422)	\$ 67,438	\$ 341,493	\$ 249,108	\$ 338,724	\$ 177,969	\$ 177,969	\$ 177,969	1.62
2028	\$ 7,203	\$ 648,669	\$ 655,872	\$ 753,997	\$ 584,149	\$ 95,122	\$ 386,000	\$ 144,329	\$ 5,584	\$ 631,036	\$ 24,837	\$ (72,867)	\$ 122,561	\$ 68,686	\$ 264,945	\$ 463,285	\$ 177,969	\$ 177,969	\$ 177,969	1.70
2029	\$ 7,948	\$ 681,103	\$ 689,051	\$ 821,228	\$ 556,875	\$ 96,452	\$ 386,000	\$ 149,742	\$ 5,793	\$ 639,987	\$ 49,065	\$ (83,112)	\$ 181,241	\$ 14,507	\$ 314,010	\$ 642,526	\$ 177,969	\$ 177,969	\$ 177,969	1.79
2030	\$ 9,420	\$ 715,158	\$ 724,578	\$ 892,984	\$ 556,173	\$ 101,898	\$ 386,000	\$ 155,357	\$ 6,010	\$ 649,265	\$ 75,313	\$ (93,092)	\$ 243,719	\$ 107,599	\$ 389,323	\$ 886,245	\$ 177,969	\$ 177,969	\$ 177,969	1.88
2031	\$ 11,680	\$ 750,916	\$ 762,596	\$ 969,131	\$ 556,060	\$ 105,464	\$ 386,000	\$ 161,183	\$ 6,236	\$ 658,883	\$ 103,713	\$ (102,823)	\$ 319,248	\$ 120,421	\$ 493,036	\$ 1,196,493	\$ 177,969	\$ 177,969	\$ 177,969	1.98
2032	\$ 14,791	\$ 788,462	\$ 803,253	\$ 1,049,951	\$ 556,555	\$ 109,155	\$ 386,000	\$ 167,227	\$ 6,470	\$ 668,852	\$ 134,491	\$ (112,297)	\$ 381,099	\$ 132,789	\$ 627,437	\$ 1,577,592	\$ 177,969	\$ 177,969	\$ 177,969	2.08
2033	\$ 18,623	\$ 827,885	\$ 846,708	\$ 1,135,741	\$ 557,674	\$ 112,976	\$ 386,000	\$ 173,498	\$ 6,712	\$ 679,186	\$ 167,522	\$ (121,512)	\$ 456,555	\$ 144,231	\$ 784,662	\$ 2,034,147	\$ 177,969	\$ 177,969	\$ 177,969	2.19
2034	\$ 23,849	\$ 869,279	\$ 893,128	\$ 1,226,818	\$ 559,438	\$ 116,930	\$ 386,000	\$ 180,004	\$ 6,964	\$ 689,898	\$ 203,229	\$ (130,460)	\$ 536,919	\$ 174,681	\$ 998,188	\$ 2,571,066	\$ 177,969	\$ 177,969	\$ 177,969	2.31

(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 before exhaustion in 2026
 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

12/16/25 Packet Table

Use Slide bar to change variables for user assumptions and input: 5.0% 5.0% 5.0% 2.5%

Fiscal Year	Revenue			Expense							Rev - Exp.	Rev-Exp LOWER	Rev-Exp UPPER	EOY Fund Balance Excl. Bond	Debt Service Coverage					
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2025	\$ 560,345	\$ 62,236	\$ 622,581	\$ 560,345	\$ 622,581	\$ 622,581	\$ 622,581	\$ 85,795	\$ 381,634	\$ 129,238	\$ 5,000	\$ 601,867	\$ 20,914	\$ 20,914	\$ 20,914	\$ 177,969	\$ 177,969	\$ 177,969	1.63	
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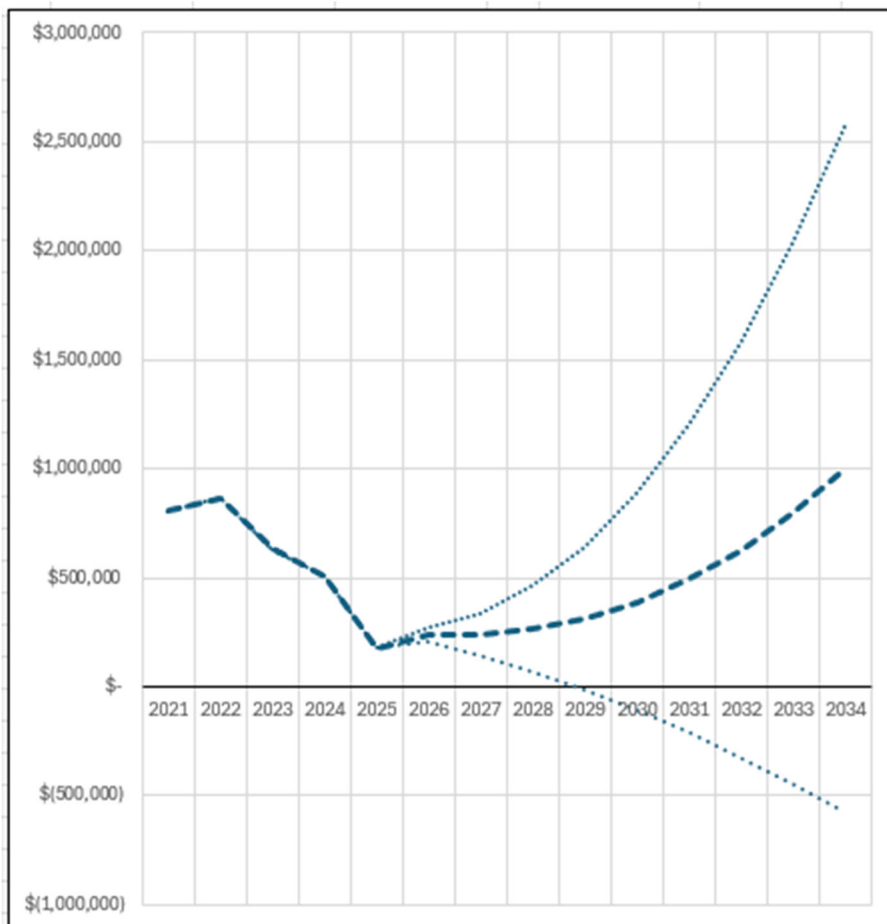
(Should Hold \$386k reserve in Fund Balance)

1) Based on 3% of prior year Fund Balance for 2025 forward, plus assumed \$80k interest on bond balance which needs changed over time
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 5) No interest included in Fund Balance Calculations
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 7) Debt Service Coverage ratio; must be greater than 1.25 per bond agreement

Also included in the spreadsheet during the presentation were two additional projected fund balance columns – one for the Upper projection and one for the Lower projection:

Available for Cap. Ex.			
LOWER EOY Fund Balance Excl. Bond	MIDDLE EOY Fund Balance Excl. Bond	UPPER EOY Fund Balance Excl. Bond	Debt Service Coverage
\$ 807,739	\$ 807,739	\$ 807,739	
\$ 864,801	\$ 864,801	\$ 864,801	
\$ 630,299	\$ 630,299	\$ 630,299	
\$ 507,055	\$ 507,055	\$ 507,055	
\$ 177,969	\$ 177,969	\$ 177,969	1.63
\$ 203,915	\$ 237,600	\$ 271,285	1.75
\$ 141,493	\$ 240,108	\$ 338,724	1.62
\$ 68,606	\$ 264,945	\$ 461,285	1.70
\$ (14,507)	\$ 314,010	\$ 642,526	1.79
\$ (107,599)	\$ 389,323	\$ 886,245	1.88
\$ (210,421)	\$ 493,036	\$ 1,196,493	1.98
\$ (322,719)	\$ 627,437	\$ 1,577,592	2.08
\$ (444,231)	\$ 794,958	\$ 2,034,147	2.19
\$ (574,691)	\$ 998,188	\$ 2,571,066	2.31

The board requested the updated spreadsheet used in the presentation to be included in the 01/20/26 packet for further review. The table for said spreadsheet is hereby included, and the graph has been updated to include lines for the Upper and Lower projections also.



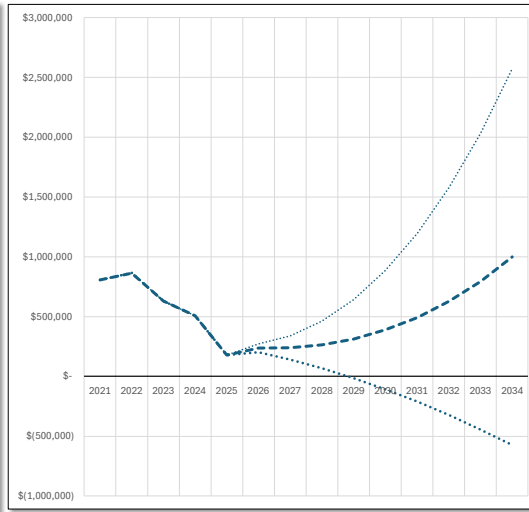
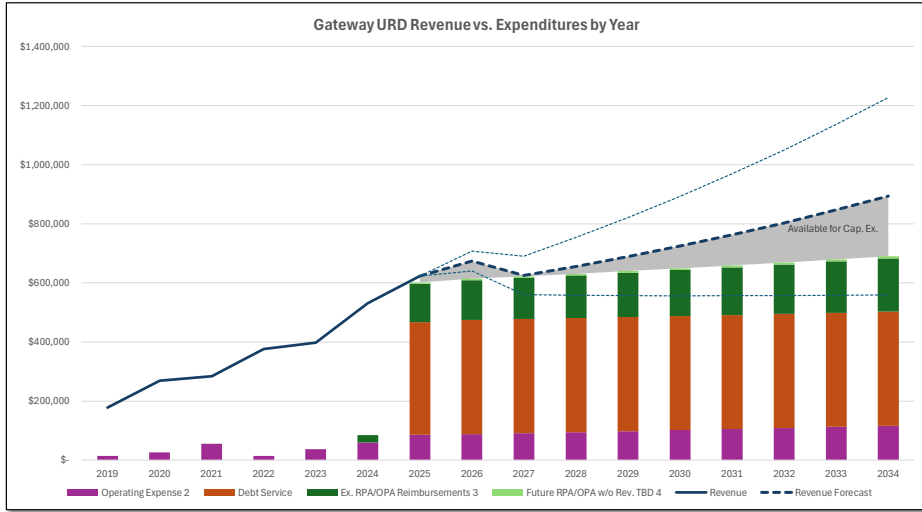
RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

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

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



Gateway URD Revenue vs. Expenditures by Year

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.
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2024	\$ 499,264	\$ 32,044	\$ 531,308					\$ 60,314		\$ 24,250			
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2034		\$ 23,849	\$ 869,279	\$ 893,128	\$ 1,226,818	\$ 559,438	\$ 116,930	\$ 386,000	\$ 180,004	\$ 6,964	\$ 689,898	\$ 203,229	\$ (130,460)

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

Rev-Exp LOWER	Rev-Exp UPPER
\$ 20,914	\$ 20,914

Available for Cap. Ex.

LOWER EOY Fund Balance Excl. Bond	MIDDLE EOY Fund Balance Excl. Bond	UPPER EOY Fund Balance Excl. Bond	MIDDLE Debt Service Coverage
\$ 807,739	\$ 807,739	\$ 807,739	
\$ 864,801	\$ 864,801	\$ 864,801	
\$ 630,299	\$ 630,299	\$ 630,299	
\$ 507,055	\$ 507,055	\$ 507,055	
\$ 177,969	\$ 177,969	\$ 177,969	1.63
\$ 203,915	\$ 237,600	\$ 271,285	1.75
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\$ (444,231)	\$ 794,958	\$ 2,034,147	2.19
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1) Based on 3% of prior year Fund Balance for 2025 forward, plus assumed \$80k interest on bond balance before exhaustion in 2026

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

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7) Debt Service Coverage ratio; must be greater than 1.25 per bond agreement

3%

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/20/2026

District: All Districts

STAFF: LH

SUBJECT: Motion to appoint Ruth Bailes as Treasurer.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Long-time City of Hailey and Hailey Urban Renewal Agency staff member, Becky Stokes, has retired from her position. Stokes was the appointed Treasurer of the Hailey Urban Renewal Agency. Ruth Bailes has been hired by the City of Hailey to replace Stokes. Staff recommends appointment of Ruth Bailes as Treasurer to the Hailey Urban Renewal Agency.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to appoint Ruth Bailes as Treasurer.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/20/2026

District: Gateway and Airport Way Districts

STAFF: RSB

SUBJECT: LGIP Authorization Form

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Changes need to be made for contact information and authorized users for the Local Government Investment Pool (LGIP) accounts.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Please sign.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



LGIP Local Government Investment Pool

Julie A. Ellsworth Idaho
State Treasurer
Idaho State Treasurer's Office

CONTACT INFORMATION CHANGE

This form will be used to update the previous entity and/or user contact information on file. *This form must be signed by a governing board member who is not listed below as the contact, or a new/current authorized user.*

Changes to be Made for & Requested by:

Entity Name: City of Hailey Urban Renewal Agency

Contact Name: Ruth S. Bailes

UPDATE Address/Phone/Fax - Please fill only what needs to be updated.

Mailing Address: _____

City, State: _____ Zip: _____

Phone: _____ Fax: _____

ADD/UPDATE/REMOVE Authorized Users - Add new eBank users, update current user information, or remove current users.

New or Current Authorized User's Name	E-Mail Address	Phone	View Only Access
1. <u>Bob Brand</u>	<u>bob.brand@haileycityhall.org</u>	<u>208-788-4221</u>	<input type="checkbox"/>
2. <u>Brian McCue</u>	<u>brian.mccue@haileycityhall.org</u>	<u>208-788-4221</u>	<input type="checkbox"/>
3. _____	_____	_____	<input type="checkbox"/>
4. _____	_____	_____	<input type="checkbox"/>

Remove Users

- | | |
|------------------------|---------------------|
| 1. <u>Becky Stokes</u> | 2. <u>Don Keirn</u> |
| 3. <u>Walt Denekas</u> | 4. _____ |

The signature below, by a member of this entity's governing board, will hereby authorize the State Treasurer's Office (STO) to update our account files with the above information. Entities will include a roster of current authorized board members, on its official letterhead, and will be responsible for providing the STO any future updates to this information as they occur.

This authorization is to remain in full force and effect until the STO receives notification from us of its termination in such time and in such manner as to afford the STO and depository a reasonable opportunity to act on it.

The completed form can be faxed, scanned and emailed, or mailed to the STO at the address below.

Larry Schwartz
Name of Board Member

Signature of Board Member
(authorized to act on behalf of above named entity)

Chair
Title of Board Member

01/20/2026
Date

P.O. Box 83720 • Boise, Idaho 83720-0091

Phone: (208) 332-2980 • Toll Free: 1-800-448-5447 • Fax: (208) 332-2961 • Email: Investments@sto.idaho.gov

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/20/2026

District: Gateway and Airport Way Districts

STAFF: RSB

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
DECEMBER 31, 2025

ASSETS

100000	ASSETS	952,905.00	
100010	LGIP - AIRPORT WAY	397,447.84	
100100	MOUNTAIN WEST SAVINGS	29,578.54	
120000	PROPERTY TAXES RECEIVABLE	7,779.04	
120015	LGIP GATEWAY BOND	1,713,487.68	
120020	LGIP - GATEWAY	282,693.19	
	TOTAL ASSETS		3,383,891.29

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	42,008.68	
220010	2024 BOND SERIES GATEWAY	2,945,403.14	
	TOTAL LIABILITIES		2,987,411.82

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	422,678.87	
	REVENUE OVER EXPENDITURES - YTD	(26,199.40)	
	BALANCE - CURRENT DATE	396,479.47	
	TOTAL FUND EQUITY		396,479.47
	TOTAL LIABILITIES AND EQUITY		3,383,891.29

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1,339.78	4,152.02	7,000.00	2,847.98	59.3
315010 TAX INCREMENT REVENUE - AIRPOR	6,025.06	6,025.06	165,000.00	158,974.94	3.7
TOTAL SOURCE 31	7,364.84	10,177.08	172,000.00	161,822.92	5.9
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	953.12	3,394.22	60,000.00	56,605.78	5.7
325010 TAX INCREMENT REVENUE - GATEWA	17,073.71	17,073.71	520,000.00	502,926.29	3.3
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	18,026.83	20,467.93	601,800.00	581,332.07	3.4
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	5,773.51	19,975.84	30,000.00	10,024.16	66.6
TOTAL SOURCE 34	5,773.51	19,975.84	30,000.00	10,024.16	66.6
TOTAL REVENUE	31,165.18	50,620.85	803,800.00	753,179.15	6.3

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	1,879.82	1,879.82	46,000.00	44,120.18	4.1
410250 OTHER EXPENSES AIRPORT	.00	3,002.12	1,300.00	(1,702.12)	230.9
410300 CAPITAL EXPENSES - AIRPORT WAY	.00	.00	50,000.00	50,000.00	.0
410600 PROFESSIONAL AND LEGAL SERVICE	.00	866.25	45,000.00	44,133.75	1.9
410700 STUDIES AND MASTER PLANS AIRP	16,790.00	39,664.20	100,000.00	60,335.80	39.7
TOTAL AIRPORT WAY	18,669.82	45,412.39	242,300.00	196,887.61	18.7
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	9,474.33	9,474.33	46,000.00	36,525.67	20.6
420250 OTHER EXPENSES GATEWAY	485.00	6,717.34	1,300.00	(5,417.34)	516.7
420300 CAPITAL EXPENSES - GATEWAY	.00	.00	1,900,000.00	1,900,000.00	.0
420500 PARTICIPATION AGREEMENTS - GAT	11,712.22	11,712.22	86,642.00	74,929.78	13.5
420600 PROFESSIONAL AND LEGAL SERVICE	.00	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	21,671.55	28,770.14	2,464,803.00	2,436,032.86	1.2
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	1,667.31	1,667.31	46,000.00	44,332.69	3.6
430250 OTHER EXPENSES SOUTH	.00	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	1,667.31	2,637.72	92,300.00	89,662.28	2.9
TOTAL EXPENDITURES	42,008.68	76,820.25	2,799,403.00	2,722,582.75	2.7
NET REVENUE OVER EXPENDITURES	(10,843.50)	(26,199.40)	(1,995,603.00)	(1,969,403.60)	(1.3)

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