

# Priorities from Adopted Downtown Master Plan

HAILEY DOWNTOWN MASTER PLAN | IMPLEMENTATION

## TOP PRIORITY PROJECTS

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

MAIN ST  
IMPROVEMENTS  
PHASE 1

MAIN ST  
CROSSING  
IMPROVEMENTS  
PHASE 1

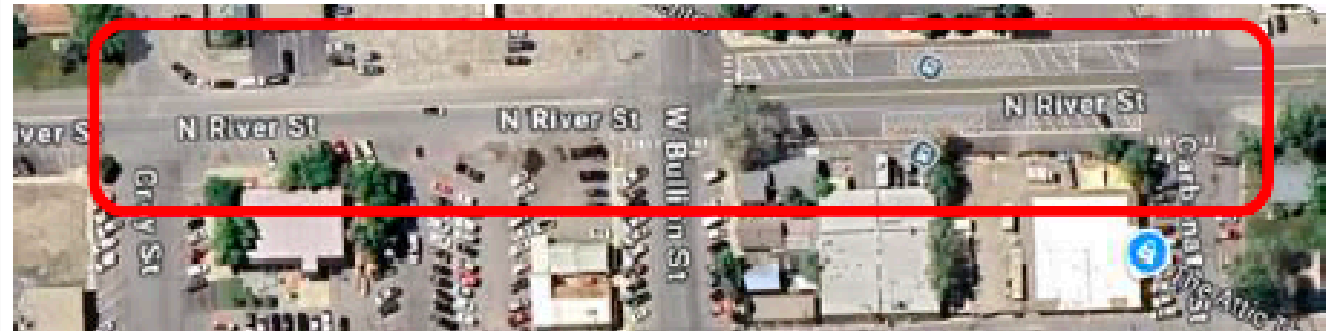
RIVER ST **\$550K**  
IMPROVEMENTS

HOP PORTER PARK  
PHASE 1

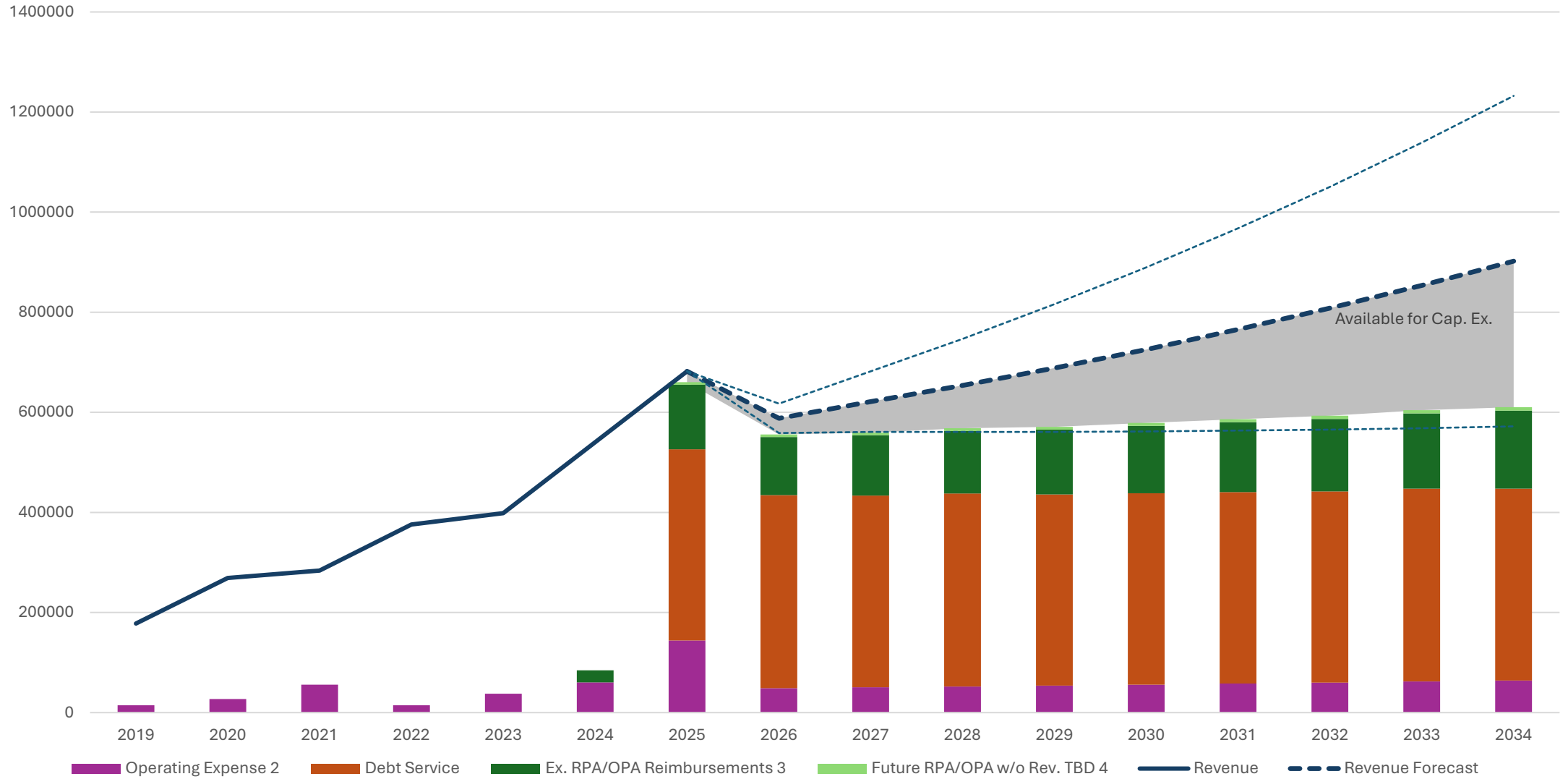
PROPERTY **\$1.2M**  
ACQUISITION

## 2025 River Street Improvements budget range \$500,000 - \$1,310,000

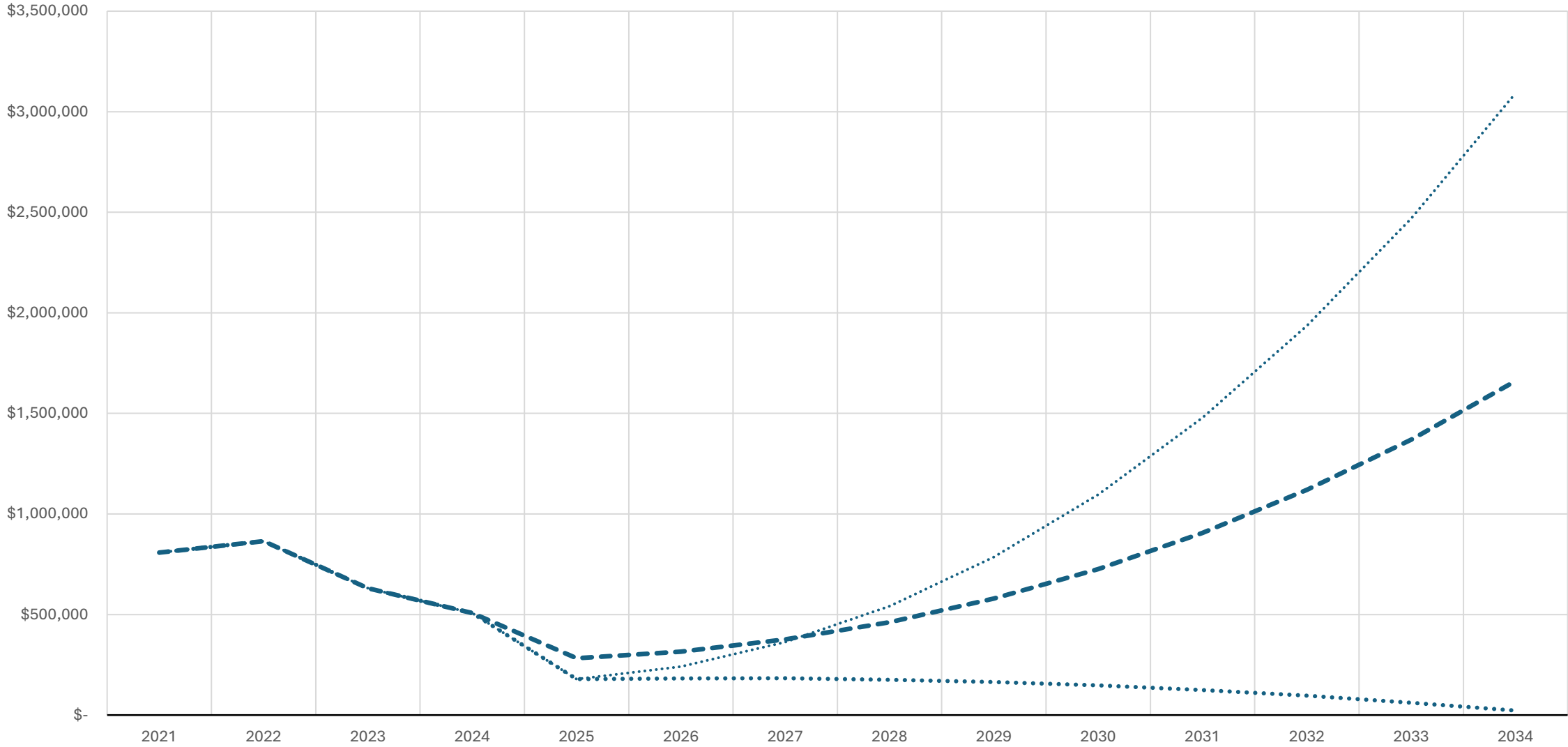
Proposed LHTAC Projects	Estimated Amount to be Requested
Silva Cells	\$75,000
Extra Silva Cells	\$25,000
Underground Electrical	\$600,000
Streetlights	\$160,000
Well Head Park	TBD
Irrigation	\$250,000
Landscape	\$150,000
Civil Science CE&I	\$50,000
<b>Total</b>	<b>\$1,310,000</b>



### Gateway URD Revenue vs. Expenditures by Year



# REVENUE PROJECTIONS



# Gateway URD Revenue vs. Expenditures by Year

Gateway URD Revenue vs. Expenditures by Year																	
Status per Pipler Sandler Report	Fiscal Year	Use Slide bar to change variables for user assumptions and input:			False G2 550	False I2 False J2 False K2 550			550	535	Debt Service	Ex. RPA/OPA Reimbursements <sup>3</sup>	Future RPA/OPA w/o Rev. TBD <sup>4</sup>	Total Expense	Rev. - Exp.	Rev-Exp LOWER	Rev-Exp UPPER
		Revenue	Other Income <sup>1</sup>	Total	5.0%	5.0%	5.0%	3.5%	Expense								
		Increment Revenue			Inc. Rev. Fixed % Forecast <sup>2</sup>	Revenue Forecast	Upper Forecast Range	Lower Forecast Range	Operating Expense <sup>2</sup>								
Audited	2019	\$ 170,260	\$ 7,699	\$ 177,959					\$ 14,436								
Audited	2020	\$ 260,971	\$ 7,883	\$ 268,854					\$ 27,083								
Audited	2021	\$ 281,821	\$ 1,902	\$ 283,723					\$ 55,989								
Audited	2022	\$ 371,010	\$ 4,770	\$ 375,780					\$ 14,781								
Audited	2023	\$ 398,392		\$ 398,392					\$ 37,530								
Audited	2024	\$ 495,394	\$ 45,152	\$ 540,546					\$ 60,314		\$ 24,250						
Audited	2025	\$ 554,976	\$ 126,951	\$ 681,927	\$ 554,976	\$ 681,927	\$ 681,927	\$ 681,927	\$ 144,296	\$ 381,634	\$ 129,238	\$ 5,000	\$ 660,168	\$ 21,759	\$ 21,759	\$ 21,759	
<b>YTD</b>	<b>2026</b>	<b>\$ 366,295</b>	<b>\$ 5,249</b>	<b>\$ 371,544</b>	<b>\$ 582,725</b>	<b>\$ 587,974</b>	<b>\$ 617,372</b>	<b>\$ 558,575</b>	<b>\$ 48,782</b>	<b>\$ 385,681</b>	<b>\$ 116,065</b>	<b>\$ 5,188</b>	<b>\$ 555,715</b>	<b>\$ 32,259</b>	<b>\$ 2,860</b>	<b>\$ 61,657</b>	
Projected	2027		\$ 9,449		\$ 611,861	\$ 621,310	\$ 681,774	\$ 560,845	\$ 50,489	\$ 383,256	\$ 120,417	\$ 5,382	\$ 559,544	\$ 61,766	\$ 1,301	\$ 122,230	
Projected	2028		\$ 11,302		\$ 642,454	\$ 653,756	\$ 746,908	\$ 560,604	\$ 52,256	\$ 385,636	\$ 124,933	\$ 5,584	\$ 568,409	\$ 85,347	\$ (7,805)	\$ 178,499	
Projected	2029		\$ 13,862		\$ 674,577	\$ 688,439	\$ 816,013	\$ 560,865	\$ 54,085	\$ 381,667	\$ 129,618	\$ 5,793	\$ 571,162	\$ 117,276	\$ (10,298)	\$ 244,850	
Projected	2030		\$ 17,380		\$ 708,306	\$ 725,686	\$ 889,544	\$ 561,828	\$ 55,978	\$ 382,502	\$ 134,478	\$ 6,010	\$ 578,969	\$ 146,717	\$ (17,141)	\$ 310,575	
Projected	2031		\$ 21,782		\$ 743,721	\$ 765,503	\$ 967,636	\$ 563,369	\$ 57,937	\$ 382,592	\$ 139,521	\$ 6,236	\$ 586,286	\$ 179,216	\$ (22,917)	\$ 381,350	
Projected	2032		\$ 27,158		\$ 780,907	\$ 808,065	\$ 1,050,602	\$ 565,529	\$ 59,965	\$ 382,079	\$ 144,753	\$ 6,470	\$ 593,267	\$ 214,798	\$ (27,738)	\$ 457,335	
Projected	2033		\$ 33,602		\$ 819,952	\$ 853,554	\$ 1,138,769	\$ 568,340	\$ 62,064	\$ 385,536	\$ 150,182	\$ 6,712	\$ 604,493	\$ 249,061	\$ (36,153)	\$ 534,275	
Projected	2034		\$ 41,074		\$ 860,950	\$ 902,024	\$ 1,232,339	\$ 571,708	\$ 64,236	\$ 383,141	\$ 155,813	\$ 6,964	\$ 610,154	\$ 291,870	\$ (38,446)	\$ 622,185	
(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																	

## Previously Estimated Capital Expenditure Funds

	Available for Capital Expenditure			
	LOWER EOY Fund Balance Excl. Bond	MIDDLE EOY Fund Balance Excl. Bond	UPPER EOY Fund Balance Excl. Bond	MIDDLE Debt Service Coverage
2019				
2020				
2021	\$ 807,739	\$ 807,739	\$ 807,739	
2022	\$ 864,801	\$ 864,801	\$ 864,801	
2023	\$ 630,299	\$ 630,299	\$ 630,299	
2024	\$ 507,055	\$ 507,055	\$ 507,055	
2025	\$ 178,814	\$ 282,693	\$ 178,814	1.79
2026	\$ 181,674	\$ 314,952	\$ 240,471	1.52
2027	\$ 182,975	\$ 376,717	\$ 362,701	1.62
2028	\$ 175,170	\$ 462,064	\$ 541,200	1.70
2029	\$ 164,873	\$ 579,340	\$ 786,050	1.80
2030	\$ 147,731	\$ 726,057	\$ 1,096,625	1.90
2031	\$ 124,814	\$ 905,273	\$ 1,477,975	2.00
2032	\$ 97,076	\$ 1,120,072	\$ 1,935,309	2.11
2033	\$ 60,923	\$ 1,369,133	\$ 2,469,585	2.21
2034	\$ 22,477	\$ 1,661,003	\$ 3,091,770	2.35

LHTAC components to be removed from bid package	Estimated Cost
Silva Cells	\$75,000
Extra Silva Cells	\$25,000
Underground Electrical	\$600,000
Streetlights	\$160,000
Well Head Park	TBD
Irrigation	\$250,000
Landscape	\$150,000
Civil Science CE&I	\$50,000
<b>Subtotal</b>	<b>\$1,310,000</b>

**11/24:** Last year, bids were opened for the LHTAC project, and those bids were significantly over the grant award. In August, the City Engineer reported on various components of the LHTAC project that he has separated from the project for direct purchase and/or a separate contract. The purpose of this is to help ensure that when the LHTAC project is re-bid, the bids will come in closer to the grant amount. Those components include:

Despite the above costs, the City Engineer believes that, through careful bidding and value engineering, we may be able to lower this total of approx. \$1,150,000 to a number closer to \$500,000. Therefore, the attached presentation contains a range of costs for this two-block section of the project.

# Bullion Pathway Bids

Low Bid from American Vac Services in the amount of \$474,958.50, for the Site and Civil component of the Bullion Pathway Project

Low bid from Clearwater Landscaping in the amount of \$138,881.01, for the Landscape Planting and Irrigation component of the Bullion Pathway Project

Low bid from Clearwater Landscaping in the amount of \$213,907.98, for the Landscape Pavers component of the Bullion Pathway Project

**Total: \$852,747.49**

# Summary

- Funds Available

- \$1,735,295 Remaining bond funds
- \$370,736 Cash on hand
- **\$2,106,031 total**

- Costs

- \$300-500,000 River Street Completion
- \$852,747.49 Bullion Bids
- \$200,000 Bullion contingency
- \$150,000 Bullion design costs and materials purchased to date
- \$1,502,748-\$1,702,748 Total**