

**Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, April 21, at 11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

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Meeting ID: 237 503 468 111

Passcode: q2iFwo

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[+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, April 20, 2026.**

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	Ruth Bailes
Board Members	Martha Burke, Bob Brand, Brian McCue
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Next Resolution Available: 2026-004

A. 11:00 AM CALL TO ORDER

B. [11:00 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 March 17, 2026.
- [CA 2](#) Motion to approve meeting minutes dated March 17, 2026 and April 9, 2026.

C. [11:05 am](#) New Business (ACTION ITEM):

- [NB 1](#) Consider Resolution 2026-002 approving the Planning, Design, Engineering, and Construction Project Agreement between the Agency and the City for costs related to the Bullion Pathway Project. **ACTION ITEM**

D. [11:30 am](#) Old Business (ACTION ITEM):

- [OB 1](#) Consider Resolution 2026-003, a resolution authorizing reimbursement to City of Hailey of FY26 expenses totaling \$166,466.90 and future remaining project costs not to exceed \$100,000 related to the River Street and LHTAC projects. **ACTION ITEM**
- [OB 2](#) Recommendation to approve Supplemental Services Agreement SSA-01 with GGLO for work associated with the Airport Way Master Plan. **ACTION ITEM**

E. [11:50 am](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meeting: May 19, 2026

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

AGENDA ITEM SUMMARY

DATE: 04/21/2026

District: Gateway and Airport Way Districts

STAFF: RSB

SUBJECT: Motion to approve bills from March 17, 2026.

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
Lisa Enourato	04/03/2026	Admin Services	123	\$701.25
GGLO	04/07/2026	Final Master Plan	2024061.01-0000012	3,325.00
Hales Engineering	03/27/2026	Hailey Airport Way Master Plan – Traffic Analysis	2026-8739	5,896.00
Mason’s Trophies	03/18/2026	Name Plate – Sandi Viau	109760	13.53
Opal Engineering	04/01/2026	HURA Airport Master Plan	1453	225.00
Workman Audit	03/14/2026	Audited Financial Statements	03.14.2026	3,900.00
TOTAL:				\$14,060.78

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills from March 17, 2026.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



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

April 07, 2026
Invoice No: 2024061.01 - 0000012

Invoice Total \$3,325.00

Project 2024061.01 HURA Airport Way Master Plan

Professional Services from March 01, 2026 to March 31, 2026

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
GGLO - Arch	17,000.00	100.00	17,000.00	17,000.00	0.00
GGLO - Arch SSA-01	25,000.00	13.30	3,325.00	0.00	3,325.00
Total Fee	42,000.00		20,325.00	17,000.00	3,325.00
			Total Fee		3,325.00
				Total this Task	\$3,325.00
				Total this Invoice	\$3,325.00

Outstanding Invoices

Number	Date	Balance
0000010	1/7/2026	5,520.00
Total		5,520.00

Total Now Due \$8,845.00

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 - - - 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

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

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 # 2026-8739
DATE 03/27/2026
DUE DATE 04/26/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	ID Hailey Airport Way Master Plan – Traffic Analysis (Time from January to February 2026)			
01/07/2026	[A-T&M] Joseph Count sheet modification	0:30	180.00	90.00
02/06/2026	[A-T&M] Joseph City mtg	1:00	180.00	180.00
02/06/2026	[A-T&M] Josh Meet with City	0:30	190.00	95.00
02/09/2026	[A-T&M] Joseph Alternatives analysis	0:30	180.00	90.00
02/09/2026	[A-T&M] Josh Work on analysis; meet with City	1:00	190.00	190.00
02/09/2026	[A-T&M] Luke rerouting and running different scenarios	1:30	160.00	240.00
02/10/2026	[A-T&M] Joseph Alternatives analysis	1:30	180.00	270.00
02/10/2026	[A-T&M] Luke rerouting and running different scenarios	7:30	160.00	1,200.00
02/11/2026	[A-T&M] Joseph Alternatives analysis	0:30	180.00	90.00
02/11/2026	[A-T&M] Luke rerouting and running different scenarios	4:30	160.00	720.00
02/12/2026	[A-T&M] Joseph Alternatives analysis	3:00	180.00	540.00
02/12/2026	[A-T&M] Josh Work on analysis; meet with City	1:30	190.00	285.00
02/27/2026	[A-T&M] Joseph Alternatives analysis	0:30	180.00	90.00
02/27/2026	[A-T&M] Luke Alternate post office scenario	8:00	160.00	1,280.00
	Direct Overhead Costs	5,360	0.10	536.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
				Subtotal: 5,896.00
	3.5% QuickBooks Processing Fee — Applies to all payments made through the QuickBooks link. Please remove only if paying by direct bank transfer or check.	5,896	0.035	206.36

We appreciate your business.
 Please note our new mailing address listed on this invoice and our EIN for 1099 preparation:
 99-1921559
 For direct ACH payments, please email us at accounting@halesengineering.com for our bank details.

BALANCE DUE **\$6,102.36**

Ways to pay



[View and pay](#)

File Code:	C-46
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Mason's Trophies & Gifts LLC
 409 2nd Ave S
 Twin Falls, Id 83301
 208 733-1560
 208 733-6508 FAX
 masonstrophy@gmail.com

Invoice

109760

RECEIVED
 MAR 23 2026
 For _____

Billed To:
City of Hailey
115 So Main Suite H
Hailey, Id 83333

Ship To:

Terms:	Net 30
Customer PO:	URA
Event:	Nameplates
Ordered By:	
Phone/Fax:	

Pick Up Date:	mail 3-18-26
Date Promised	3/18/2026
Paid Via: Cash	<input type="checkbox"/> Credit Card <input type="checkbox"/> Chg <input checked="" type="checkbox"/>
Customer/Check #:	
Work Order #:	26-0719

Quantity	Description	Price	Total
1	Name Plate - SANDI VIAU	6.00	6.00
9	Engraving	0.20	1.80
1	Shipping & Handling	5.73	5.73

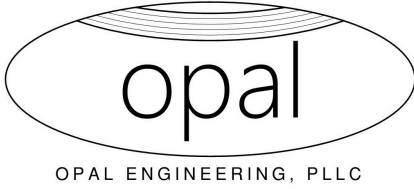
Net 30 days, except for specialty items which are Net 10 days. Invoices will be posted as of the Pick Up Date noted at the top of the invoice. All sales are final. No returns after 30 days.

***CHECK OUT OUR NEW IMPROVED WEBSITE:
 gemstateawards.com**

Subtotal	\$13.53
Sales Tax (0.0%)	\$0.00
Total	\$13.53
Payments/Credits	\$0.00
Balance Due	\$13.53

RECEIVED BY: _____

3/18/2026 _____



From **Opal Engineering**
PO Box 2530
Hailey, ID 83333

Invoice For **City of Hailey.**

Invoice ID **1427**
PO Number 100.003
Issue Date 03/01/2026
Due Date 03/31/2026 (Net 30)

Subject **City of Hailey- HURA Airport Way Master Plan**

Description	Quantity	Rate	Amount
[100.003] HURA Airport Way Master Plan - 02/12/2026 - Samantha Stahlnecker: Coordination meeting- Cedar/Broadford/HWY 75.	1.25	\$180.00	\$225.00

Amount Due \$225.00

WORKMAN AND COMPANY

Certified Public Accountants
 P.O. Box 2367
 2190 Village Park Ave., Suite 300
 Twin Falls, Idaho 83303-2367

Invoice

Date	Invoice #
3/14/2026	

<p>Bill To</p> <p>HAILEY URBAN RENEWAL AGENCY 115 MAIN STREET SOUTH, STE H HAILEY, IDAHO 83333</p>
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			Terms	Due Date	Account #
			Net 30	3/14/2026	
Date	Item	Description	Rate	Amount	
3/14/2026	Balance Forward			0.00	
		Audited Financial Statements as a component unit of the City of Hailey Idaho at September 30, 2025		3,900.00	
			Total	\$3,900.00	
			Payments/Credits		
Phone #	(208)733-1161		BALANCE DUE		\$3,900.00
Fax #	(208)733-6100				

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/21/2026

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to approve meeting minutes dated March 17, 2026 and April 9, 2026.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are minutes from the regular meeting dated March 17, 2026 and the special meeting dated April 9, 2026.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated March 17, 2026 and April 9, 2026.

B

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH (208) 788-9815
HAILEY, IDAHO 83333 Fax: (208) 788-2924

Hailey Urban Renewal Agency Minutes March 17, 2026

Attendees

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

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

CONSENT AGENDA – 11:00 a.m.

CA1 Motion to approve bills since February 24, 2026

HURA loan payment is noted in the bills as principal and Interest payment. Staff will confirm this is just an interest payment.

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

CA2 Motion to approve meeting minutes dated February 24, 2026

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

NEW BUSINESS – 11:05 a.m.

NB1 Presentation and adoption of the annual financial statements for Fiscal Year Ending September 30, 2025 by Brady Workman, auditor, followed by acceptance of audited financial statements. ACTION ITEM

Workman & Company highlighted key items in audit noting an active year with bond proceeds and capital expenses. All transactions were performed in accordance with budget. Notes have been added to the audit in response to Commissioner Viau's request pertaining to owned properties and investment tracking.

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

PUBLIC COMMENT - 11:10 a.m.

PC1 Public Comment on 2025 Annual Report. ACTION ITEM

No written or in-person comments

OLD BUSINESS – 11:11 a.m.

OB1 Consider Resolution No. 2026-001 approving the 2025 Annual Report, authorize filing the Annual Report with the City Clerk and the State Controller’s Office as required by Idaho law, and authorize publication of the legal notice of filing. ACTION ITEM.

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

OB2 Update on Airport Way Master Transportation Plan

Traffic flow videos showing levels of service and delays were presented showing no clear results for the Cedar Street intersection. Current conditions and conditions in 2045 were shown with and without improvements. Long range planning will consider future light at Maple and Main. Commissioners commented on the need for additional right of way at Airport Way/Main St. intersection and generally feel staff is moving in the right direction to find solutions.

Staff also provided a brief update on the Bullion Pathway project noting that bids on the project were scheduled to open on April 7. Hailey street crew has been working on Hop Porter frontage and material hauling. Project completion expected in October. Work will not take place during Hailey Rocks or Fourth of July events. Staff suggested a special board meeting to review the bids on April 9. The stage roof at Hop Porter is also out for bid.

STAFF REPORTS – 11:36 a.m.

SR1 Financials

Treasurer Bailes reported income totaling \$5,000 and \$70,000 in expenses. Treasurer will also begin to track actuals against the previously presented pro forma.

ADJOURN – 11:30 a.m.

Motion to adjourn: Commissioner Burke

Motion seconded: Commissioner Brand

Result: All approved

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH (208) 788-9815
HAILEY, IDAHO 83333 Fax: (208) 788-2924

Hailey Urban Renewal Agency Minutes Special Meeting April 9, 2026

Attendees

Commissioner Larry Schwartz
Commissioner Martha Burke
Commissioner Brian McCue
Commissioner Sandi Viau
Executive Director Lisa Horowitz
Treasurer Ruth Bailes
Public Works Director Brian Yeager (virtual)
Attorney Meghan Conrad (virtual)

Meeting Called to Order at 10:59 a.m. by Commissioner Viau

NEW BUSINESS – 11:05 a.m.

NB1 Recommend the City of Hailey proceed with entering into approved agreements for work to be performed on the Bullion Pathway project. **ACTION ITEM**

Executive Director Lisa Horowitz reviewed current financial status of HURA. Brian Yeager reviewed bids opened on Tuesday, April 7, 2026. He stated it was safe to award bids. Bids for art projects will be sought at a later date.

Motion: Recommend the Hailey City Council approve acceptance of bids totaling \$852,747.49 plus a contingency allowance not to exceed \$200,000 and authorize legal counsel and staff to negotiate reimbursement agreements.

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Brand

Result: Commissioner Viau, Burke and Brand approved. Commissioner McCue absent for motion.

STAFF REPORTS – 11:14

Upcoming regular meeting will be held Tuesday, April 21, 2026.

ADJOURN – 11:15 a.m.

Motion to adjourn: Commissioner Brand

Motion seconded: Commissioner Burke

Result: All approved

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/21/2026

District: Gateway District

STAFF: LH

SUBJECT: Resolution 2026-002 – Bullion Pathway Project Funding and City-Agency Agreement

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

HURA continues to advance priority capital projects within the Gateway District, including the Bullion Pathway and River Street improvements.

A summary of available funding and anticipated expenditures across both projects is included in the packet. The Bullion Pathway Project includes:

- Unreimbursed costs to date: approximately \$201,718, as detailed in Exhibit A
- Construction costs (low bids): \$827,748
- Contingency: \$200,000
- Projected future eligible costs: approximately \$250,000

Total Bullion Pathway Project costs are estimated not to exceed \$1,479,466.

In addition to Bullion Pathway, HURA has ongoing and anticipated expenditures related to River Street improvements and general operating expenses. After accounting for all known project costs and estimated remaining operating expenses, HURA maintains an estimated remaining fund balance of approximately \$320,000, demonstrating sufficient capacity to complete planned improvements while maintaining fiscal stability.

Resolution 2026-002 approves the Agency’s participation in funding the Bullion Pathway Project and authorizes execution of a City-Agency Agreement.

The City-Agency Agreement formalizes roles and responsibilities between the City of Hailey and HURA. Key provisions include:

- HURA will fund eligible project costs, including planning, design, engineering, and construction.
- The City will serve as project manager, overseeing design, bidding, construction, and contract administration.
- Reimbursement will be made by HURA to the City upon submission of invoices with supporting documentation.
- Total Agency participation is capped at \$1,479,466 unless amended by mutual agreement.

This approach allows the City to efficiently deliver the project while ensuring Agency oversight and reimbursement controls.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2026-002 and authorize execution of the City-Agency Agreement for the Bullion Pathway Project.

BULLION PATHWAY/RIVER STREET COSTS SUMMARY

AVAILABLE FUNDS

Gateway LGIP	\$	511,240
Reamaining Bond Funds	\$	1,735,295
Cash on Hand	\$	70,736
Expected Tax Increment Revenue	\$	188,000
City of Hailey Contribution	\$	75,000

TOTAL AVAILABLE FUNDS	\$	2,580,271
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UPCOMING EXPENSES

River Street

Unreimbursed Costs to Date	\$	166,467
Remaining Future Reimbursable Costs	\$	100,000

Total River Street Costs	\$	266,467
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Bullion Pathway

Construction Bids	\$	827,748
Contingency	\$	200,000
Unreimbursed Costs to Date	\$	201,718
Remaining Future Reimbursable Costs	\$	250,000

Total Bullion Pathway Costs	\$	1,479,466
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Anticipated remaining annual operating expenses	\$	514,114
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TOTAL COSTS	\$	2,260,047
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TOTAL REMAINING FUNDS	\$	320,224
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**PLANNING, DESIGN, ENGINEERING, AND
CONSTRUCTION PROJECT AGREEMENT
FOR THE BULLION PATHWAY PROJECT**

THIS PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION PROJECT AGREEMENT FOR THE BULLION PATHWAY PROJECT (the “Construction Agreement”) is made and entered into by and between the City of Hailey, Idaho, a municipal corporation of the State of Idaho (the “City”), and the Urban Renewal Agency of the City of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body corporate and politic, duly organized and existing by virtue of the laws of the state of Idaho, specifically the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) (the “Agency”) (individually the City and Agency may be referred to as “Party” and collectively as the “Parties”). The effective date of this Agreement is the date last signed by the Parties (the “Effective Date”).

RECITALS

A. The Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through development, redevelopment, rehabilitation or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City.

B. The City Council (the “City Council”) of the City, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Gateway Plan”).

C. Following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan, making certain findings and establishing the Gateway District revenue allocation area (the “Gateway Project Area”).

D. The Gateway Plan identified the improvement of streets/public rights-of-way, streetscape improvements, and pathways as important objectives to support downtown revitalization.

E. The Agency and the City have jointly and collectively supported the funding of necessary public infrastructure and improvements in the Gateway Project Area as part of the Gateway Plan’s contemplated improvements.

F. The Agency retained GGLO to prepare a Hailey Downtown Master Plan to focus and guide public improvements and capital investment in the Gateway Project Area, which planning effort included significant input and involvement from the community.

G. As a result of the Hailey Downtown Master Plan, the Agency prioritized projects in the Gateway Project Area, including construction of Phase 1 of the Bullion Pathway, continued improvements to River Street and property acquisition for public parking.

H. The City has incurred certain preliminary costs for acquisition of materials and staff time in the amount of \$201,718.00 (“Unreimbursed Costs”) related to Phase 1 of the Bullion Pathway, which includes construction of a protected multi-use pathway on Bullion Street from Main Street to Hop Porter Park, including streetscape and landscaping enhancements (collectively, the “Bullion Pathway Project”), which costs are itemized and attached hereto as **Exhibit A**.

I. In pursuit of advancing Phase 1 of the Bullion Pathway, the City solicited bids for three (3) separate scopes: site and civil components, landscape planting and irrigation components, and landscape paver components.

J. The low bidders for each scope bid for the Bullion Pathway Project total \$827,748.00 and include:

- Civil and Site: American Vac Services in the amount of \$474,959
- Landscape Planting and Irrigation: Clearwater Landscaping in the amount of \$138,881
- Landscape Pavers: Clearwater Landscaping in the amount of \$213,908

Plus, \$200,000 for related contingency.

K. The Agency Board reviewed the bid scopes, low bids, and requested contingency at its meeting on April 9, 2026. At that time, the Agency Board moved to recommend that the City enter into agreements with the contractors recognizing the Agency had the budgeted funds to reimburse the City for the Bullion Pathway Project costs.

L. The City has projected an additional \$250,000.00 (“Projected Future Eligible Costs”) anticipated to be incurred by the City and related to completing the Bullion Pathway Project, which costs are itemized and attached hereto as **Exhibit B**.

M. The Agency Board finds it in the best interests of the Agency to continue and enhance the public infrastructure and advance capital improvement projects within the Gateway Project Area, and further, that it is in the best interests of the public to provide financial support for the Bullion Pathway Project.

N. The Agency and City desire that the Bullion Pathway Project be fully planned, designed, engineered, and constructed.

O. The City has expressed its desire to participate with the Agency for the purpose of assisting in the planning, design, engineering, and constructing of the Bullion Pathway Project, and providing construction management services to the Agency for the Bullion Pathway Project.

P. The City and the Agency hereby find and determine that this Construction Agreement enables them to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency.

Q. The ability for the City and Agency to cooperate and jointly benefit each other is expressly permitted pursuant to Idaho Code Section 50-2015.

R. The Agency has the budget capacity to fund the Bullion Pathway Project costs, including the Unreimbursed Costs, the construction related bids and contingency, and the Projected Future Eligible Costs. The Agency Board directed the preparation of an agreement between the Agency and City to memorialize the parties' understanding.

R. In consideration of the payment by the Agency for the Bullion Pathway Project costs, as more specifically defined in this Construction Agreement, the City hereby agrees to serve and perform as project manager for the final planning, design, and engineering of the Bullion Pathway Project; said final construction design to be subject to the review and approval of the Agency. Additionally, the City hereby agrees to serve and perform as project manager for the public works construction of the Bullion Pathway Project (including the solicitation of those services), and to provide project oversight and inspection.

AGREEMENT

NOW, THEREFORE, in consideration of the provisions contained herein and the recitals set forth above which are a material part of this Agreement the parties agree as follows:

1. **Definitions.** As used in this Construction Agreement, the following words, unless the context dictates otherwise, shall have the following meanings:

Board shall mean the Board of Commissioners of the Agency as the same shall be duly and regularly constituted from time to time.

Construction Agreement shall mean this Planning, Design, Engineering, and Construction Project Agreement for the Bullion Pathway Project between the City and the Agency.

Contract shall mean the contract or contracts through which a contractor is awarded the construction of some or all of the Bullion Pathway Project.

Contractor shall mean the selected contractor or contractors awarded the construction of some or all of the Bullion Pathway Project.

Bullion Pathway Project shall mean the construction of a protected, multi-use pathway along Bullion Street from Main Street to Hop Porter Park, including streetscape and landscaping enhancements. The Bullion Pathway Project also includes . all costs incurred in the planning,

purchase and installation of construction materials and related improvements, including without limitation, limited roadway and intersection improvements, drainage system improvements, lighting, curb, gutter and sidewalks and similar common amenities, access drives, traffic control, flow, and safety improvements.

Bullion Pathway Project Design shall mean the services related to specific site and civil planning, design, engineering, and location of the Bullion Pathway Project.

Bullion Pathway Project Installation shall mean those improvements to be constructed and installed at the Agency's expense, which improvements consist of the Bullion Pathway Project. The City and Agency shall determine the Agency's not-to-exceed obligation amount as described in Section 6.

Engineering Services shall mean the planning, design, engineering, cost estimating, surveying work, and locating of certain public improvements related to the Bullion Pathway Project along with the agreement with the selected Engineering Services provider or as performed by the City's Public Works Department.

2. **Recitals and Purpose.**

2.1. The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein.

2.2. The purpose of this Construction Agreement is to provide for the definition of rights, obligations, and responsibilities of the Agency and City regarding the planning, design services, engineering services, project management services, and cost estimating services for this Construction Agreement. Generally, the Agency shall be responsible for the costs of planning, design, surveying, cost estimating, engineering, and construction of the Bullion Pathway Project, including costs for the planning, design, engineering, and administration of the Bullion Pathway Project. The City shall serve as project manager as described below. This Construction Agreement constitutes a joint agreement between the City and the Agency for the successful completion of the Bullion Pathway Project.

3. **City Services and Responsibilities.** City agrees to furnish its skill and judgment necessary to carry out the project administration for the Bullion Pathway Project.

3.1 Planning, Design, Engineering, and Construction. City and Agency shall coordinate hiring of necessary planning, design, engineering or landscape architectural services, cost estimating, and construction management and administration for the Bullion Pathway

Project consistent with the public procurement and bidding requirements. These services include the completion of bid documents for advertising and securing construction bids for the Bullion Pathway Project. City and Agency shall jointly agree on a schedule for the completion of the bid documents. City shall provide the Agency with periodic reports and updates on the completion of the final design services, engineering services, cost estimating, and bid specifications for Agency review and comment, including approval of the final design of the Bullion Pathway Project.

3.2 Engineering Services. Agency and City acknowledge City may complete design and engineering services “in house” through the City’s Public Works Department, or the City shall coordinate hiring of necessary design and engineering services for the Bullion Pathway Project consistent with the public procurement and bidding requirements. The Engineering Services will provide planning, design, engineering, site location, bid preparation, and project management for the Bullion Pathway Project. The Engineering Services will be expected to site the Bullion Pathway Project, provide the final design and engineering services for the Bullion Pathway Project, prepare the bid documents, and assist in the selection of the Contractor for the Bullion Pathway Project. In the event additional engineering services are needed, both City and Agency agree to proceed through the required selection process required by state statute. In that event, Agency may determine a not-to-exceed amount for such design and engineering services. Any scope of work issued to Engineering Services shall be between the City and the Engineering Services.

3.2.1. Planning, Site Location, Architectural Design Services, and Engineering Services. Final engineering and design are to be completed under this Construction Agreement. The completed scope of work shall include a specific cost estimate for the Bullion Pathway Project, including construction costs. If that estimate exceeds the not-to-exceed figure described in Section 6 of this Construction Agreement, the City and Agency shall mutually determine what alternatives should be pursued, including redesign, relocation, seeking additional funds, limiting the scope of the Bullion Pathway Project or not proceeding further.

3.2.2. Construction Project. Upon completion of the final planning, design, and engineering work set forth in this Construction Agreement, both City and Agency agree to consider moving forward with the construction of the Bullion Pathway Project. The Agency’s participation or contribution to the Bullion Pathway Project shall be limited to a not-to-exceed amount as set forth in Section 6 of this Construction Agreement, which includes the planning, design services, engineering services, and cost estimating work described herein. Nothing herein, however, commits either the City or Agency to undertake the construction of the Bullion Pathway Project.

3.3 Bid Solicitation and Award. City shall solicit bids (“Bids”) for the Bullion Pathway Project. Representatives from Agency and City shall review the Bids at opening. The City shall designate the qualified public works contractor submitting the bid in compliance with

chapter 28, title 67, Idaho Code for the Bullion Pathway Project subject to the City's right to reject all bids.

3.4 Design and Construction. City and Agency shall coordinate on the design and construction of the Bullion Pathway Project. The obligations under this Construction Agreement shall end either thirty (30) days after final payment to the Contractor under the Contract has been paid or determination by the City and Agency to not pursue the construction of the Bullion Pathway Project, whichever occurs first. The City shall:

- a. Provide administration of the Engineering Services to determine the location, design, engineering, and administration of the Bullion Pathway Project, the preparation of the bid documents for the Bullion Pathway Project and administration of the Contract.
- b. Provide administration of the Bullion Pathway Project in compliance with generally accepted standards recognizing that the Bullion Pathway Project is an Agency project with the City providing project management. City shall comply with all applicable statutory provisions including, but not limited to, chapter 28, title 67, Idaho Code;
- c. Provide necessary project management and oversight to assure Contractor's timely progress and process all invoices and payment requests, verify Contractor's entitlement to all progress payments or other payments requested by Contractor;
- d. Recommend necessary or desirable changes to the Agency and, if accepted, prepare and sign necessary change orders;
- e. Inspect the work and advise the Agency whenever work fails to conform with the Contract documents;
- f. Receive and hold all certificates of insurance required by the Contract;
- g. Provide monthly progress reports to Agency either in writing or by presentation to Agency at Agency's board meetings;
- h. Assist in the interpretation of the drawings and specifications among the City, Agency, and the Contractor;

- i. Maintain all necessary records, documents, drawings, and other related documents normally maintained for a public works project; and
- j. Determine when the Bullion Pathway Project or a designated portion thereof is substantially complete, issue Certificates of Substantial Completion (if necessary), and determine when the work is ready for final inspection and final payment to the Contractor.
- k. The Contract for Engineering Services and with any Contractor for construction of the Bullion Pathway Project shall be between the City and the selected Contractor.

4. **Agency and City Obligations.** The purpose of this Construction Agreement is to provide for the definition of rights, obligations and responsibilities of the Agency and City regarding the construction of the Bullion Pathway Project.

5. **Effective Date.** This Construction Agreement shall be effective upon execution of the Construction Agreement by Agency's Chairman of the Board of Commissioners and the Mayor of the City (date last executed by both Parties).

6. **Method of Reimbursement.** As consideration for the City Services and Responsibilities set forth above, the Agency shall pay for the costs of the Bullion Pathway Project, including planning, design and engineering services and project management and administration by the City. Such costs shall not exceed One Million Four Hundred Seventy-Nine Thousand Four Hundred Sixty-Six (\$1,479,466.00), representing the combined amount of the following: 1) the amount of the Unreimbursed Costs; 2) \$827,748 for the bid scopes, plus a contingency of \$200,000, including the project administration costs imposed by the City and 3) the amount of Projected Future Eligible Costs. If the construction costs for the Bullion Pathway Project, including planning, design, and engineering costs, exceed \$1,479,466.00, the City shall request in writing the approval of the Agency for the additional funds. Such request shall be made prior to awarding a contract and/or incurring any costs in excess of \$1,479,466.00.

In order to provide sufficient documentation to ensure compliance, the City shall provide the Agency with the following information in monthly invoices and in a final invoice upon completion of the Bullion Pathway Project:

- a. request for payment by City by a billing invoice in the amount of the Unreimbursed Costs with sufficient documentation to ensure accuracy;

- b. requests for payment for billing invoices received from Engineering Services and the Contractor for work related to the Bullion Pathway Project with sufficient documentation to ensure accuracy;
- c. Requests for payment by City by a billing invoice, or billing invoices received from Engineering Services and the Contractor for Projected Future Eligible Costs related to the Bullion Pathway Project;
- d. accounting of the Direct Personnel Expense and Reimbursable Costs (defined below);
- e. certification by the City Public Works Director that the costs incurred by the City and/or for Engineering Services and construction services are consistent with the scope of the Bullion Pathway Project; and
- f. monthly reports on the Bullion Pathway Project's status as described above.

Upon receipt and approval of the monthly invoice, Agency shall remit payment to City for all approved amounts within forty-five (45) days of Agency's receipt of an invoice or payment request. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with City to resolve the disputed amount. City shall do its best to include this payment process within the Contract with the selected contractor and the agreement with the selected Engineering Services firm. **The Agency will not pay the Contractor or Engineering Services directly; Agency payments are made to the City.**

City shall, upon completion of the Bullion Pathway Project, submit an invoice for all Direct Personnel Expense and Reimbursable Costs incurred by City for design, engineering, project management, and construction inspection. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with the City to resolve the disputed amount.

Direct Personnel Expense is defined as that portion of the direct salaries of all of the City's personnel engaged on the Bullion Pathway Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions, and similar contributions and benefits.

The term Reimbursable Costs shall mean costs necessarily incurred by the City in the proper performance of services which directly benefit the Bullion Pathway Project. Such costs shall be at rates not higher than the standard paid in Blaine County for a public works project, except as may be approved by prior consent of the Agency. **City, in its sole and unilateral discretion, may decide to forego reimbursement for expenses incurred for administration of the Bullion Pathway Project as its contribution to the Bullion Pathway Project.**

7. **Records.** Records of Bullion Pathway Project costs, Reimbursable Costs and costs pertaining to Direct Personnel Expense shall be kept on the basis of generally accepted accounting principles and shall be available to the Agency or the Agency's authorized representative at mutually convenient times.

8. **Insurance.**

- a. The City (either itself or the selected Contractor) shall purchase and maintain, for the benefit of the City and the Agency, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed on the Bullion Pathway Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of the City's employees or of any person while working on the Bullion Pathway Project; claims for damages because of injury to or destruction or loss of use of tangible property as a result of work on the Bullion Pathway Project; and claims arising out of the performance of this Construction Agreement and caused by negligent acts for which the City is legally liable. The terms and limits of liability shall be determined solely by the City, and nothing herein shall be construed as any waiver of any claim or defense by the City or the Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act. The amount of insurance shall be in the amounts set forth in the Idaho Tort Claims Act.
- b. The City shall also purchase and maintain for the benefit of the City and Agency property damage insurance for any property damage to the Bullion Pathway Improvements Project or other property owned by the City.

9. **Indemnity.** Only to the extent permitted by Idaho law, the City shall defend, indemnify and hold Agency and their respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable planning, design and engineering fees and attorney fees (collectively

referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against Agency or its respective officers, agents, and employees relating to the planning, design and engineering of the Bullion Pathway Project or otherwise arising out of this Construction Agreement. In the event an action or proceeding is brought against Agency or their respective officers, agents, and employees by reason of any such Claim, City, upon written notice from Agency, shall, at City's expense, resist or defend such action or proceeding.

Notwithstanding the foregoing, City shall have no obligation to indemnify and hold Agency and its respective officers, agents, and employees harmless from and against any matter to the extent it arises from the negligence or willful act of Agency or its respective officers, agents, or employees or from conduct resulting in an award of punitive damages against Agency.

10. **Amendment.** This entire Construction Agreement may be amended at any time and from time to time by the mutual written consent of the City and the Agency.

11. **Severability.** In the event any provision of this Construction Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

12. **Notice.** Any and all notices required to be given by either of the Parties hereto, unless otherwise stated in this Construction Agreement shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To Agency:

Lisa Horowitz, Agency Executive Director
Hailey Urban Renewal Agency
115 Main Street South
Hailey, ID 83333
lisa.horowitz@haileycityhall.org

To City:

Mayor
City of Hailey
115 Main Street South
Hailey, ID 83333

13. **Non-Waiver.** Failure of either party to exercise any of the rights under this Construction Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

14. **Choice of Law.** Any dispute under this Construction Agreement, or related to this Construction Agreement, shall be decided in accordance with the laws of the state of Idaho.

15. **Attorney Fees.** Should any litigation be commenced between the Parties hereto concerning this Construction Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by a court or arbitrator of competent jurisdiction. This provision shall be deemed to be a separate contract between the Parties and shall survive any default, termination, or forfeiture of this Construction Agreement.

16. **Authority to Execute.** Agency and City have duly authorized and have full power and authority to execute this Construction Agreement.

17. **Assignment.** It is expressly agreed and understood by the Parties hereto that City shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Construction Agreement except upon the prior express written consent of Agency.

18. **Disputes.** In the event that a dispute arises between Agency and City regarding application or interpretation of any provision of this Construction Agreement, the aggrieved party shall promptly notify the other party to this Construction Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, each party shall have the right to pursue any rights or remedies it may have at law or in equity.

19. **Entire Agreement.** This Construction Agreement along with any and all exhibits attached hereto and incorporated herein by reference contains and integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the Project.

IN WITNESS WHEREOF, the parties hereto, through their respective governing boards, have executed this Construction Agreement on the date first cited above.

CITY OF HAILEY

By _____
Martha Burke, Mayor

ATTEST:

City Clerk

URBAN RENEWAL AGENCY OF
THE CITY OF HAILEY, IDAHO

By _____
Chair

ATTEST:

Secretary

Exhibit A

Bullion Pathway Project –Unreimbursed Costs

Exhibit A					
Bullion Pathway Unreimbursed Costs to Date					
Date	Source Description	Amt	Description	URA Amount to Pay	City Work Perfor
2/17/2026	SILVER CREEK SUPPLY	188.39	Supplies for Hop Porter	188.39	
2/17/2026	SILVER CREEK SUPPLY	709.32	Supplies for Hop Porter	709.32	
2/18/2026	SILVER CREEK SUPPLY	866.31	Supplies for Hop Porter	866.31	
2/18/2026	WALKER SAND AND GRAVEL	1,080.70	BULLION PROMENADE COMM. ROADBASE	1,080.70	
2/19/2026	WALKER SAND AND GRAVEL	826.76	BULLION PROMENADE COMM. ROADBASE	826.76	
2/20/2026	SILVER CREEK SUPPLY	118.16	NIPPLE BRASS, COUPLER	118.16	
2/21/2026	AMERICAN VAC SERVICES LLC	10,988.75	RIVER ST & BULLION - IMPROVEMENTS	10,988.75	
2/23/2026	SILVER CREEK SUPPLY	328.43	Supplies for Hop Porter	328.43	
2/23/2026	IDAHO LUMBER & HARDWARE	19.57	PRESSURE TREATED 2X4S	19.57	
2/23/2026	SILVER CREEK SUPPLY	69.86	Supplies for Hop Porter	69.86	
2/23/2026	SILVER CREEK SUPPLY	68.23	Supplies for Hop Porter	68.23	
2/23/2026	SILVER CREEK SUPPLY	7.71	Supplies for Hop Porter	7.71	
2/23/2026	WALKER SAND AND GRAVEL	342.04	BULLION PROMENADE CLEAN FILL	342.04	
2/23/2026	WALKER SAND AND GRAVEL	342.03	BULLION PROMENADE COMM. ROADBASE	342.03	
2/24/2026	SILVER CREEK SUPPLY	46.33	BULLION PATHWAY @ H PORTER - SUPPL	46.33	
2/24/2026	FERGUSON WATERWORKS #1701	916.00	BULLION PRM. DUAL WALL PIPE	916.00	
2/24/2026	SILVER CREEK SUPPLY	134.47	BULLION PATHWAY @ H PORTER - SUPPL	134.47	
2/25/2026	FERGUSON WATERWORKS #1701	1,333.20	BULLION PRM. DUAL WALL PIPE	1,333.20	
2/25/2026	SILVER CREEK SUPPLY	430.45	BULLION PATHWAY @ H PORTER - SUPPL	430.45	
2/25/2026	SILVER CREEK SUPPLY	507.64	BULLION PATHWAY @ H PORTER - SUPPL	507.64	
2/25/2026	WALKER SAND AND GRAVEL	1,000.60	BULLION PROMENADE CLEAN FILL	1,000.60	
2/25/2026	WALKER SAND AND GRAVEL	1,000.60	BULLION PROMENADE COMM. ROADBASE	1,000.60	
2/25/2026	SILVER CREEK SUPPLY	21.16	BULLION PATHWAY @ H PORTER - SUPPL	21.16	
2/26/2026	SILVER CREEK SUPPLY	4.58	BULLION PATHWAY @ H PORTER - SUPPL	4.58	
2/26/2026	WALKER SAND AND GRAVEL	1,109.94	BULLION PROMENADE CLEAN FILL	1,109.94	
2/26/2026	WALKER SAND AND GRAVEL	1,109.94	BULLION PROMENADE COMM. ROADBASE	1,109.94	
2/27/2026	PLATT	206.33	HOP PORTER CONDUIT, COUPLING, PVC	206.33	
2/27/2026	PLATT	95.27	HOP PORTER CONDUIT, COUPLING	95.27	
2/27/2026	AMERICAN VAC SERVICES LLC	22,333.75	HOP PORTER PARK- WORK	22,333.75	
2/28/2026	WINNS COMPOST	324.81	BULLION PROMENADE MIXED WOOD	324.81	
3/1/2026	OPAL ENGINEERING	24,597.50	BULLION ST PROMENADE - DEV PLN SET, MTGS	24,597.50	
3/2/2026	SILVER CREEK SUPPLY	1,179.36	BULLION PATHWAY @ H PORTER - SUPPL	1,179.36	
3/2/2026	WALKER SAND AND GRAVEL	2,478.67	BULLION PROMENADE IMPORTED CLEAN FILL	2,478.67	
3/3/2026	PLATT	193.59	BULLION PATHWAY - PVC	193.59	
3/3/2026	WALKER SAND AND GRAVEL	3,397.93	BULLION PROMENADE IMPORTED CLEAN FILL	3,397.93	
3/4/2026	WALKER SAND AND GRAVEL	3,654.85	BULLION PROMENADE IMPORTED CLEAN FILL	3,654.85	
3/4/2026	SILVER CREEK SUPPLY	104.33	BULLION PATHWAY @ H PORTER - SUPPL	104.33	
3/5/2026	WALKER SAND AND GRAVEL	3,627.17	BULLION PROMENADE 2 1/2 COM RDBASE"	3,627.17	
3/5/2026	SILVER CREEK SUPPLY	69.78	BULLION PATHWAY @ H PORTER - SUPPL	69.78	
3/6/2026	CIVIL SCIENCE, INC.	2,335.70	BULLION PATHWAY SURVEY	2,335.70	
3/11/2026	SILVER CREEK SUPPLY	62.04	Pvc tape	62.04	
3/16/2026	WALKER SAND AND GRAVEL	1,618.57	BULLION PROMENADE IMPORTED CLEAN FILL	1,618.57	
3/17/2026	SILVER CREEK SUPPLY	5.61	Plug brass	5.61	
3/17/2026	SILVER CREEK SUPPLY	5.61	Plug brass	5.61	
3/17/2026	WALKER SAND AND GRAVEL	2,081.09	BULLION PROMENADE COMM. ROADBASE	2,081.09	
3/17/2026	AMERICAN VAC SERVICES LLC	1,340.00	BULLION WORK	1,340.00	
3/18/2026	WALKER SAND AND GRAVEL	423.42	BULLION PROMENADE COMM. ROADBASE	423.42	
3/19/2026	SILVER CREEK SUPPLY	4.06	BULLION PATHWAY @ H PORTER - SUPPL	4.06	
3/19/2026	SILVER CREEK SUPPLY	14.78	BULLION PATHWAY @ H PORTER - SUPPL	14.78	
3/20/2026	SILVER CREEK SUPPLY	69.56	BULLION PATHWAY- SUPPL	69.56	
3/20/2026	AMERICAN VAC SERVICES LLC	2,980.00	bULLION PROM. HOP PORTER PARK - IMPROVEMENTS	2,980.00	

City-Agency Agreement Re:
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3/24/2026	SILVER CREEK SUPPLY	25.11	BULLION PATHWAY AT H PORTER - SUPPL	25.11	
3/24/2026	SILVER CREEK SUPPLY	23.49	BULLION PATHWAY AT H PORTER - SUPPL	23.49	
3/24/2026	SILVER CREEK SUPPLY	566.96	BULLION PATHWAY AT H PORTER - SUPPL	566.96	
3/24/2026	SILVER CREEK SUPPLY	23.94	BULLION PATHWAY AT H PORTER - SUPPL	23.94	
3/24/2026	SILVER CREEK SUPPLY	11.97	BULLION PATHWAY AT H PORTER - SUPPL	11.97	
3/24/2026	SILVER CREEK SUPPLY	46.34	BULLION PATHWAY AT H PORTER - SUPPL	46.34	
3/25/2026	SILVER CREEK SUPPLY	232.06	BULLION PATHWAY AT H PORTER - SUPPL	232.06	
3/25/2026	EC ELECTRIC	4,413.04	BULLION PATH HOP PORTER ELECTRICAL	4,413.04	
3/26/2026	L.L. GREENS	14.99	CAUTION TAPE	14.99	
3/27/2026	SILVER CREEK SUPPLY	37.25	BULLION PATHWAY AT H PORTER - SUPPL	37.25	
3/27/2026	SILVER CREEK SUPPLY	72.60	BULLION PATHWAY AT H PORTER - SUPPL	72.60	
3/28/2026	AMERICAN VAC SERVICES LLC	36,217.00	bULLION PROM. HOP PORTER PARK - IMPROVEMENTS	36,217.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	1,343.00	Invt.to bid: Bulliion Landscape Planting	1,343.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	1,343.00	Invt.to bid: Bulliion Landcape Pavers	1,343.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	404.00	3/4, 3/11 - ROQ Bullion Pathway Public Art	404.00	
3/31/2026	IDAHO MOUNTAIN EXPRESS	685.00	Invt.to bid: Bulliion Pathway	685.00	
4/1/2026	OPAL ENGINEERING	4,685.00	BULLION ST PROMENADE - FIN. BID SET, BID WORK	4,685.00	
4/9/2026	GGLO, LLC	14,000.00	BULLION PATHWAY IMPLEMENTATION	14,000.00	
4/9/2026	GGLO, LLC	10,250.00	BULLION PATHWAY IMPLEMENTATION	10,250.00	
4/9/2026	GGLO, LLC	15,131.25	BULLION PATHWAY IMPLEMENTATION	15,131.25	
4/9/2026	GGLO, LLC	15,416.78	BULLION PATHWAY IMPLEMENTATION	15,416.78	
4/14/2026	Yeager Labor - Hop Porter	18,200.00	200 hrs. @ \$91/hr. - Jan. 40, Feb. 80, Mar. 80		18,200.00
4/14/2026	Labor Cost	34,547.00	Schwarz spreadsheet		34,547.00
4/15/2026	Equipment Cost	39,598.98	Schwarz spreadsheet		39,598.98
			TOTAL	\$ 201,717.73	92,345.98

Exhibit B

Bullion Pathway Project – Projected Future Costs Eligible for Reimbursement

Exhibit B

Bullion Pathway Future Costs

Purchase Silva Cells	\$	40,000
Import Additional Gravel Base Materials	\$	20,000
GGLO Construction Contract	\$	40,000
Opal Construction Support	\$	10,000
Materials Testing During Construction	\$	10,000
Idaho Power Service Connection & Misc.	\$	30,000
Purchase Site Furnishings	\$	30,000
Purchase & Transport Topsoil	\$	30,000
Electrician After Site Work	\$	20,000
ITD/Signal Alignment & Controller	\$	20,000
TOTAL	\$	250,000

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/21/2026

District: Gateway District

STAFF: LH

SUBJECT: Resolution 2026-003 – River Street Improvements Project Reimbursement and Additional Funding

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

HURA and the City of Hailey have collaborated over several years to complete improvements to River Street within the Gateway District, including sidewalks, landscaping, lighting, and bike/pedestrian facilities. These improvements are consistent with the adopted Urban Renewal Plan and support continued public and private investment in the area.

A portion of the River Street Improvements Project has been funded through the Local Highway Technical Assistance Council (LHTAC) grant; however, those funds are insufficient to complete the full scope of improvements.

The City has incurred eligible costs associated with these improvements and is requesting reimbursement from HURA in the amount of \$166,467, as detailed in Exhibit A of the resolution.

In addition, the City has requested authorization for up to \$100,000 in additional funding to cover remaining costs, including materials, supplies, staff time, and construction expenses necessary to complete the project, as outlined in Exhibit B.

Resolution 2026-003:

- Approves reimbursement to the City for incurred River Street project costs in the amount of \$166,467
- Authorizes additional funding up to \$100,000 for future eligible project costs
- Authorizes the appropriation of funds and execution of all necessary actions to implement the resolution

Reimbursement will be made upon confirmation that costs have been incurred and supported by appropriate documentation.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2026-003 authorizing reimbursement to the City of Hailey and additional funding for the River Street Improvements Project.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO, APPROVING REIMBURSEMENT TO THE CITY OF HAILEY FOR CERTAIN COSTS RELATED TO THE RIVER STREET IMPROVEMENTS PROJECT; AUTHORIZING ADDITIONAL FUNDING FOR THE RIVER STREET IMPROVEMENTS PROJECT; AUTHORIZING THE CHAIR AND VICE-CHAIR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THIS RESOLUTION; AUTHORIZING THE APPROPRIATION OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body corporate and politic, authorized and operating under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council of the City of Hailey, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Plan and making certain findings, including establishing the Gateway District Project Area (the “Project Area”);

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the Plan identified improvements to existing streets, including drainage improvements, landscaping, as well as pathways as important Plan objectives;

WHEREAS, the Agency and the City have jointly and collectively undertaken and worked to make improvements to River Street within the Project Area as part of the Plan’s contemplated improvements;

WHEREAS, as a result of the overall investment in public improvements within the Project Area, significant public and private development have occurred;

WHEREAS, the City and Agency have collaboratively undertaken significant

improvements to portions of River Street between Cedar Street and McKercher Boulevard, including improvements to the sidewalks with landscaping used to enhance safety and to separate the travel lanes from pedestrians. The improvements also include a dedicated bike lane/pathway. Most of River Street is located within the Project Area, specifically the portion of River Street between Cedar Street and Empty Saddle Trail (the “River Street Improvements Project”);

WHEREAS, the City was awarded funds through the Local Highway Technical Assistance Council (the “LHTAC Grant”), which has funded or will fund public infrastructure improvements on several blocks on River Street (the “LHTAC River Street Improvements”), but is insufficient to fund the entire scope of the contemplated River Street Improvements Project;

WHEREAS, the River Street Improvements Project has been presented to the Board of Commissioners of the Agency (the “Agency Board”) over the course of several meetings over several years. The Agency is and continues to be interested in funding the River Street Improvements Project;

WHEREAS, the City seeks reimbursement from the Agency for the actual costs incurred related to the River Street Improvements in the amount of One Hundred Sixty-Six Thousand Four Hundred Sixty-Seven and 00/100 Dollars (\$166,467.00), and as set forth on **Exhibit A**, attached hereto;

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to support the improvements to River Street and in the best interests of the public to provide financial support for the LHTAC River Street Improvements and River Street Improvement Project;

WHEREAS, the City has requested an additional amount up to One Hundred Thousand and 00/100 Dollars (\$100,000.00) for materials supplies, staff time, and construction costs to complete the River Street Improvements Project, as set forth on **Exhibit B**, attached hereto;

WHEREAS, the City and the Agency hereby find and determine that coordination and funding of the LHTAC River Street Improvements and the River Street Improvements Project enables the City and Agency to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency;

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code Section 50-2015;

WHEREAS, Agency staff recommends approval of the City’s request for reimbursement in the amount of \$166,467.00, related to costs incurred by the City for the LHTAC River Street Improvements and the River Street Improvements Project, as set forth on **Exhibit A**, attached hereto;

WHEREAS, Agency staff recommends approval of the City’s request for funding in an amount up to \$100,000.00, related to future costs and expenses to complete the River Street Improvements Project, as set forth on **Exhibit B**, attached hereto;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the request for reimbursement and to authorize the Chair to appropriate \$166,467.00 for reimbursement to the City subject to certain conditions set forth below, and to further approve the City's request for funds to complete the River Street Improvements Project and to authorize the Chair to appropriate an amount up to \$100,000.00 for reimbursement to the City subject to certain conditions set forth below .

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE HAILEY URBAN RENEWAL AGENCY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency is hereby authorized to take necessary action to appropriate and tender the lump-sum amount of One Hundred Sixty-Six Thousand Four Hundred Sixty-Seven AND 00/100 Dollars (\$166,467.00) to the City for the reimbursement of certain costs for the River Street Improvements, as set forth on **Exhibit A** attached hereto, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; namely, City of Hailey has expended the funds and is seeking reimbursement; and further is authorized to approve and accept any necessary technical changes to this Resolution upon advice from Agency's legal counsel that said changes are consistent with the comments and discussions received at the April 21, 2026, Agency Board meeting; and the Agency is authorized to appropriate any and all funds contemplated by this Resolution.

Section 3: That the Agency is hereby authorized to take necessary action to appropriate an amount up to One Hundred Thousand AND 00/100 Dollars (\$100,000.00) for future reimbursement of certain costs and expenses related to completing the River Street Improvements, as set forth on **Exhibit B** attached hereto, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; namely, City of Hailey has expended the funds and is seeking reimbursement by invoicing the Agency and providing supportive document for the expenditures; and further is authorized to approve and accept any necessary technical changes to this Resolution upon advice from Agency's legal counsel that said changes are consistent with the comments and discussions received at the April 21, 2026, Agency Board meeting; and the Agency is authorized to appropriate any and all funds contemplated by this Resolution.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Hailey, Idaho, on April 21, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on April 21, 2026.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Exhibit A

River Street Improvements – Unreimbursed Costs

Exhibit A

River Street Unreimbursed Costs to Date

Date	Source Description	Amt	Description	URA Amount to Pay
7/29/2025	L.L. GREENS	38.97	RIVER ST MARKING PAINT SUPPL	38.97
8/1/2025	CED, INC.	66.46	rIVER ST. AEROHEAD COND	66.46
8/6/2025	Sawtooth Brewery LLC	334.95	A-FRAME SIGNAGE DURING RIVER ST CONSTR. REIMB.	334.95
8/7/2025	Sawtooth Brewery LLC	248.62	SIGNAGE DURING RIVER ST CONSTR. REIMB.	248.62
8/27/2025	SILVER CREEK SUPPLY	47.83	POLY PIPE	47.83
8/29/2025	PLATT	565.79	RIVER ST SUPPL	565.79
9/3/2025	PLATT	121.64	RIVER ST SUPPL	121.64
9/3/2025	PLATT	2,291.07	RIVER ST SUPPL	2,291.07
9/22/2025	PLATT	2,419.37	RIVER ST SUPPL	2,419.37
10/30/2025	PLATT	3,205.66	RIVER ST SUPPL	3,205.66
10/31/2025	PLATT	2,461.91	RIVER ST SUPPL	2,461.91
11/6/2025	PLATT	89.97	RIVER ST SUPPL	89.97
11/6/2025	PLATT	972.00	RIVER ST SUPPL	972.00
11/10/2025	PLATT	985.83	RIVER ST SUPPL	985.83
11/19/2025	EC ELECTRIC	1,085.00	park n ride temp. power for timeclock conduits	1,085.00
11/29/2025	AMERICAN VAC SERVICES LLC	12,688.00	RIVER ST ST LIGHT REPLACEMENT	12,688.00
12/9/2025	CLEARWATER LANDSCAPING	716.25	WINTERIZE IRRIG-RIVER ST.	716.25
12/10/2025	CED, INC.	37.73	rIVER ST SUPPL	37.73
12/28/2025	AMERICAN VAC SERVICES LLC	49,960.00	RIVER ST ST LIGHTS	49,960.00
1/8/2026	ELECTRICAL WHOLESALE	691.03	BOLLARD BOXES COVERS	691.03
1/23/2026	AMERICAN VAC SERVICES LLC	13,800.00	RIVER ST ST LIGHT POLES	13,800.00
2/8/2026	AMERICAN VAC SERVICES LLC	23,458.00	RIVER ST N. - IMPROVEMENTS	23,458.00
2/12/2026	PLATT	606.59	RIVER ST SUPPL	606.59
2/13/2026	PLATT	196.09	RIVER ST SUPPL	196.09
2/15/2026	AMERICAN VAC SERVICES LLC	23,390.00	bULLION PROM. PARK N RIDE - IMPROVEMENTS	23,390.00
2/21/2026	AMERICAN VAC SERVICES LLC	10,988.75	RIVER ST & BULLION - IMPROVEMENTS	10,988.75
3/11/2026	EC ELECTRIC	10,260.64	park & RIDE ELECTRICAL	10,260.64
3/12/2026	SUMMIT CONSTRUCTION LLC	2,671.61	RIVER ST. WORK	2,671.61
3/20/2026	PLATT	777.14	IRRIGATION BOX, ELECTRIC	777.14
3/28/2026	AMERICAN VAC SERVICES LLC	1,290.00	bULLION PROM. PARK N RIDE - ST LIGHT IMPROVEMENTS	1,290.00
			TOTAL	\$ 166,466.90

Exhibit B

River Street Improvements – Projected Future Eligible Costs

Exhibit B

River Street Future Costs

Clearwater Tree Installation	\$ 15,000
Shrub & Irrigation Installation	\$ 20,000
Finalize Electrical	\$ 15,000
Irrigation to Stret Lights	\$ 5,000
Misc Repairs	\$ 10,000
Albertsons Pathway/Sidewalk Replacement	\$ 35,000
TOTAL	\$ 100,000

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/21/2026

District: Airport Way District

STAFF: LH

SUBJECT: Supplemental Services Agreement (SSA-01) with GGLO – Airport Way Master Plan

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

HURA previously retained GGLO to prepare the Airport Way Master Plan. This amendment adds Phase 2 services focused on vehicular circulation, including development of roadway options, coordination with traffic consultants, stakeholder outreach, and preparation of a preferred plan for incorporation into the final Master Plan.

The agreement extends the project timeline to May 2026 and adds a fixed fee of \$25,000.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Supplemental Services Agreement SSA-01 with GGLO.

Supplemental Services Agreement

Project:	HURA Airport Way MP Hailey, ID	Owner:	HURA 115 S Main St STE H Hailey, ID 83333
Date of Agreement:	August 14, 2024	SSA No.:	SSA-01
Date of SSA	March 5, 2026	GGLO Project #:	2024061

In accordance with the Agreement referenced above, authorization is hereby given to:

- proceed with Additional Services
 proceed with revised scope of Basic Services
 incur Reimbursable Expenses
-

AS FOLLOWS:

Phase 2 of the Airport Way Master Plan, with a focus on vehicular circulation and recommendations. Includes extension of original timeline by 15 months.

Final Master Plan (Phase 2)

- Attend working Session with HURA & City Core Team to develop preliminary vehicular level of service goals and proposed layouts
- Provide input on potential traffic studies
- Develop vehicular roadway system improvement Options
- Develop stakeholder open house boards
- Conduct stakeholder open houses for input
- Conduct working sessions with HURA Board at regularly scheduled HURA Board meetings
- Summarize input
- Coordinate with Traffic and Civil Consultants (contracted with HURA and/or City)
- Present updates in working sessions to City Council and Planning & Zoning Commission
- Develop preferred plan
- Incorporate traffic study findings
- Finalize preferred plan and incorporate into overall Airport Way Master Plan
- Bi-weekly meetings with HURA & City Core Team (Lisa Horowitz, Brian Yaeger)

Deliverables

Phase 2 Problem Statement & Goals
Vehicular Route Options
Summary of Community Input
Preferred Option
Preferred Plan

Compensation shall be adjusted as follows:

Compensation for the Final Master Plan task shall be extended with additional fee as follows:

Task	Terms	Fee
Final Master Plan (extension)	Fixed Fee	\$25,000

Time for performance shall be adjusted as follows:

Time to be extended (from prior end date of February 2025) to new end date of May 2026.


Upon execution, this Supplemental Services Agreement shall become a part of the original Agreement referenced above, and supplemental services described above shall commence.

Submitted by:

GGLO,
113 South 5th Street
Boise, ID 83702

Authorized by Owner:

HURA
115 S Main St STE H
Hailey, ID 83333

By: 

Printed Name: Mark Sindell

Title: Principal

Date: March 5, 2026

By: _____
Printed Name: Lisa Horowitz

Title: HURA Administrator

Date: _____

END OF SUPPLEMENTAL SERVICES AGREEMENT

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/21/2026

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.

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
MARCH 31, 2026

ASSETS

100000	ASSETS	1,052,905.00	
100010	LGIP - AIRPORT WAY	401,183.22	
100100	MOUNTAIN WEST SAVINGS	381,471.82	
120000	PROPERTY TAXES RECEIVABLE	15,555.71	
120015	LGIP GATEWAY BOND	1,729,789.84	
120020	LGIP - GATEWAY	285,332.20	
		285,332.20	
	TOTAL ASSETS		3,866,237.79

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	29,165.88	
220010	2024 BOND SERIES GATEWAY	2,730,000.00	
		2,730,000.00	
	TOTAL LIABILITIES		2,759,165.88

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	745,858.68	
	REVENUE OVER EXPENDITURES - YTD	361,213.23	
		361,213.23	
	BALANCE - CURRENT DATE		1,107,071.91
	TOTAL FUND EQUITY		1,107,071.91
	TOTAL LIABILITIES AND EQUITY		3,866,237.79

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1,152.42	7,908.54	7,000.00	(908.54)	113.0
315010 TAX INCREMENT REVENUE - AIRPOR	1,038.76	124,482.72	165,000.00	40,517.28	75.4
TOTAL SOURCE 31	2,191.18	132,391.26	172,000.00	39,608.74	77.0
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	813.98	6,054.38	60,000.00	53,945.62	10.1
325010 TAX INCREMENT REVENUE - GATEWA	1,994.59	366,295.48	520,000.00	153,704.52	70.4
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	2,808.57	372,349.86	601,800.00	229,450.14	61.9
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	5,022.44	36,278.00	30,000.00	(6,278.00)	120.9
TOTAL SOURCE 34	5,022.44	36,278.00	30,000.00	(6,278.00)	120.9
TOTAL REVENUE	10,022.19	541,019.12	803,800.00	262,780.88	67.3

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	252.43	5,878.12	46,000.00	40,121.88	12.8
410250 OTHER EXPENSES AIRPORT	.00	171.60	1,300.00	1,128.40	13.2
410300 CAPITAL EXPENSES - AIRPORT WAY	.00	.00	50,000.00	50,000.00	.0
410600 PROFESSIONAL AND LEGAL SERVICE	1,300.00	2,987.59	45,000.00	42,012.41	6.6
410700 STUDIES AND MASTER PLANS AIRP	6,121.00	47,072.70	100,000.00	52,927.30	47.1
TOTAL AIRPORT WAY	7,673.43	56,110.01	242,300.00	186,189.99	23.2
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	231.18	16,809.10	46,000.00	29,190.90	36.5
420250 OTHER EXPENSES GATEWAY	.00	740.00	1,300.00	560.00	56.9
420300 CAPITAL EXPENSES - GATEWAY	.00	.00	1,900,000.00	1,900,000.00	.0
420500 PARTICIPATION AGREEMENTS - GAT	18,430.09	30,142.31	86,642.00	56,499.69	34.8
420600 PROFESSIONAL AND LEGAL SERVICE	1,300.00	2,987.59	45,000.00	42,012.41	6.6
420800 DEBT SERVICE GATEWAY	.00	.00	385,861.00	385,861.00	.0
420801 DEBT SERVICE GATEWAY-INTEREST	.00	67,282.91	.00	(67,282.91)	.0
TOTAL GATEWAY	19,961.27	117,961.91	2,464,803.00	2,346,841.09	4.8
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	231.18	3,612.65	46,000.00	42,387.35	7.9
430250 OTHER EXPENSES SOUTH	.00	.00	1,300.00	1,300.00	.0
430600 PROFESSIONAL AND LEGAL SERVICE	1,300.00	2,121.32	45,000.00	42,878.68	4.7
TOTAL SOUTH URBAN	1,531.18	5,733.97	92,300.00	86,566.03	6.2
TOTAL EXPENDITURES	29,165.88	179,805.89	2,799,403.00	2,619,597.11	6.4
NET REVENUE OVER EXPENDITURES	(19,143.69)	361,213.23	(1,995,603.00)	(2,356,816.23)	18.1

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