

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, August 18, 2026 at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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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, August 17, 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: 2026-005

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 July 21, 2026.
- [CA 2](#) Motion to approve meeting minutes dated July 21, 2026.

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

- [NB 1](#) Public Hearing on the Fiscal Year 2027 Agency Budget. **ACTION ITEM**
- [NB 2](#) Consideration of Resolution 2026-004, a resolution adopting the FY27 Budget, a budget with expenditures not to exceed \$1,819,584. **ACTION ITEM**

D. [11:25 am](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meeting: September 22, 2026

E. [11:30 am](#) Bullion Pathway Site Visit

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

AGENDA ITEM SUMMARY

DATE: 8/18/2026

District: Gateway and Airport Way Districts

STAFF: RSB

SUBJECT: Motion to approve bills from July 21, 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
Elam & Burke	12/31/2025	Legal Services	219568	\$412.50
Lisa Enourato	08/09/2026	Admin. Services	127	\$807.50
Hales Engineering	06/26/2026	Airport Way Master Plan	2026-8968	\$1,055.55
Hales Engineering	07/17/2026	Airport Way Master Plan	2026-9046	\$408.60
TOTAL:				\$2.684.15

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills from July 21, 2026.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



December 31, 2025

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

Invoice No. 219568
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from December 2, 2025 through December 31, 2025.

RE: General

Total Professional Services	\$ 412.50
Total Costs Advanced	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 412.50

INVOICE

INVOICE: 127
DATE: AUGUST 9, 2026

PO#:
Administrative Services

Make all checks payable to Lisa Enourato
Payment due within 30 days.

THANK YOU!

Invoice 127 Detail								
	HURA							
Date	Task	Time						
6-Jul-26	Budget mtg, template prep, HURA m	1.5			General	Gateway	Airport	South
16-Jul-26	Packet prep	3.5			8	1.5		
21-Jul-26	HURA meeting	1.5						
23-Jul-26	Bullion PRR	1.5						
31-Jul-26	File org	1		General divided by 2		4	4	
	Bullion PRR	0.5						
				Total Hours Billed per District		5.5	4	0
				Total Amount Billed per Distr		\$467.50	\$340.00	\$0.00
	TOTAL	9.5						

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 # 2026-8968
DATE 06/26/2026
DUE DATE 07/26/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Hailey Airport Way Master Plan (Time through May 2026)			
05/14/2026	[A-T&M] Joseph Maple St video, mtg w/ City	0:30	180.00	90.00
05/15/2026	[A-T&M] Joseph Maple St video, mtg w/ City	1:00	180.00	180.00
05/29/2026	[A-T&M] Joseph New Street scenario testing	1:00	180.00	180.00
05/29/2026	[A-T&M] Luke Free right and alternative scenarios.	3:00	160.00	480.00
	Direct Overhead Costs	930	0.135	125.55
				Subtotal: 1,055.55

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

BALANCE DUE **\$1,055.55**

Ways to pay



[View and pay](#)

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 # 2026-9046
DATE 07/17/2026
DUE DATE 08/16/2026
TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Hailey Airport Way Master Plan (Time through June 2026)			
06/01/2026	[A-T&M] Joseph New Street analysis, mtg w/ City, SimTraffic Video	0:30	180.00	90.00
06/04/2026	[A-T&M] Joseph New Street analysis, mtg w/ City, SimTraffic Video	1:00	180.00	180.00
06/05/2026	[A-T&M] Joseph New Street analysis, mtg w/ City, SimTraffic Video	0:30	180.00	90.00
	Direct Overhead Costs	360	0.135	48.60
				Subtotal: 408.60

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

BALANCE DUE **\$408.60**

Ways to pay



[View and pay](#)

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 8/18/26

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to approve meeting minutes dated July 21, 2026.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated July 21, 2026.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve meeting minutes dated July 21, 2026.

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

Hailey Urban Renewal Agency Minutes July 21, 2026

Attendees

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

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

CONSENT AGENDA – 11:01 a.m.

CA1 Motion to approve bills since June 16, 2026

Motion to approve: Commissioner Burke

Motion seconded: Commissioner Viau

Result: All approved

CA2 Motion to approve meeting minutes dated June 16, 2026

Motion to approve: Commissioner Viau

Motion seconded: Commissioner Burke

Result: All approved

NEW BUSINESS – 11:03 a.m.

NB1 Tentative approval of the HURA FY27 Budget; selection of public hearing date of August 18, 2026, and authorization to publish the budget public hearing notice. **ACTION ITEM**

Staff presented a straightforward budget with a modest increase in revenue projections. Funds will no longer be applied to a non-existent district as it will likely not be created next year due to the length of the annexation process. HURA attorney described way to fund new revenue allocation areas. Commissioner McCue questioned rationale for creating a new south district when new developer money is coming in to establish it. Staff described blight in South Woodside and that a new district could fund the improvements. Commissioner Burke stated she would like Woodside to get the amenities it lacks; sidewalks, streetlights, etc. The Board will initiate the addition of the new district on the date of annexation, which would be spring 2027 at the earliest.

Motion to adopt preliminary budget and schedule public hearing: Commissioner Burke

Motion seconded: Commissioner McCue

Result: All approved

STAFF REPORTS – 11:21 a.m.

SR1 Financials

Staff will update budget for the next meeting with the submission sent this morning.

BULLION PATHWAY SITE VISIT – 11:24 a.m.

45 working days to complete the new section between Main and River streets. Goal is to get the project close to final in September and potentially add site furnishings then. Trees will arrive late September/early October. Snow removal operations have been reviewed. Project is using the \$250,000 that was set aside. Artwork component will be revisited over the winter when remaining funds are known.

ADJOURN – 12:05 p.m.

Motion to adjourn: Commissioner Viau

Motion seconded: Commissioner McCue

Result: All approved

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 8/18/26

District: Gateway and Airport Way Districts

STAFF: LH/RB

SUBJECT: Public Hearing and consideration of Resolution 2026-004, a resolution adopting FY27 Budget, a budget with expenditures not to exceed \$1,819,584.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

See attached final budget with exhibits.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2026-004, a resolution adopting FY27 Budget, a budget with expenditures not to exceed \$1,819,584.

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A HAILEY URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A THE HAILEY URBAN RENEWAL AGENCY, TO BE TERMED THE ANNUAL APPROPRIATION RESOLUTION, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY ADMINISTRATOR TO SUBMIT SAID BUDGET; 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 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 (the “Act”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, on or about January 25, 2010, by Resolution No. 2010-02 the City Council (“City Council”) of the City of Hailey (“City”) found that deteriorating areas exist in the City; therefore, for the purposes of the Law, the City Council created the Agency pursuant to the Law, authorizing it to transact business and exercise the powers granted by the Law and Act upon making the findings of necessity required for creating said Agency;

WHEREAS, pursuant to Resolution No. 2010-02, the Mayor, with the advice and consent of the City Council, appointed a Board of Commissioners of the Agency;

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan and making certain findings;

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

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1295 on November 22, 2021, approving the Airport Way Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5), and 50-1002, the Agency prepared a budget, attached hereto as Exhibit A, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2026, and ending September 30, 2027, by virtue of its action at the Agency's Board meeting of July 21, 2026;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 18, 2026, at 11 a.m. at the City Council Chambers, Hailey, Idaho, a copy of which notice is attached hereto as Exhibit B and incorporated herein by reference;

WHEREAS, on August 18, 2026, pursuant to Sections 50-2006(5)(d), 50-2903(5), and 50-1002, Idaho Code, the Agency held a public hearing at the City Council Chambers, Hailey, Idaho, on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2027.

WHEREAS, pursuant to Sections 50-2006(5)(d), 50-2903(5), and 50-1002, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Hailey, Idaho, on or before September 1, 2026;

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

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

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibits A and B, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2027 Budget which was published on August 5 and 12, 2026, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2026 and ending September 30, 2027.

Section 3. That the Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and budget to the City of Hailey on or before September 1, 2026, and any other entity entitled to a copy of the Resolution and budget.

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

PASSED by the Urban Renewal Agency of the City of Hailey, Idaho, on August 18, 2026. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on August 18, 2026.

HAILEY URBAN RENEWAL AGENCY

Chair

ATTEST:

By:

Secretary

RESOLUTION NO. HURA 2026-004
Adopted: August 18, 2026

EXHIBIT A

FY 2027 Budget

HAILEY URBAN RENEWAL AGENCY

BUDGET WORKSHEET

Fiscal Year October 1, 2026 through September 30, 2027

FISCAL YEAR 2026					YTD FY 2026			FISCAL YEAR 2027			
	GATEWAY	AIRPORT	SOUTH URBAN	BUDGET TOTAL	GATEWAY	AIRPORT	SOUTH URBAN	GATEWAY	AIRPORT	BUDGET TOTAL	% Increase
REVENUE											
Tax Increment Revenue	\$ 520,000	\$ 165,000	\$ -	\$ 685,000	\$ 444,796	\$ 150,808	\$ -	\$ 535,600	\$ 169,950	\$ 705,550	3.00%
Interest Income	\$ 60,000	\$ 7,000	\$ -	\$ 67,000	\$ 6,971	\$ 14,699	\$ -	\$ 15,000	\$ 14,000	\$ 29,000	-56.72%
TOTAL REVENUE	\$ 580,000	\$ 172,000	\$ -	\$ 752,000	\$ 451,767	\$ 165,507	\$ -	\$ 550,600	\$ 183,950	\$ 734,550	-2.32%
2025 Bond Revenue – Gateway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Interest - Gateway Bond	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 36,278	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	-66.67%
Apply Unspent Gateway Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,534	\$ -	\$ 420,534	-
Miscellaneous Revenue	\$ 21,800	\$ -	\$ -	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%
Carryover Funds*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 154,500	\$ 654,500	-
TOTAL REVENUE AND CASH CARRYOVER	\$ 631,800	\$ 172,000	\$ -	\$ 803,800	\$ 488,045	\$ 165,507	\$ -	\$ 1,481,134	\$ 338,450	\$ 1,819,584	126.37%
EXPENSE											
Professional and Legal	\$ 45,000	\$ 45,000	\$ 45,000	\$ 135,000	\$ 3,344	\$ 3,344	\$ 2,477	\$ 67,500	\$ 67,500	\$ 135,000	0.00%
Studies and Master Plans	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 61,897	\$ -	\$ -	\$ 50,000	\$ 50,000	-50.00%
Administration & Insurance	\$ 46,000	\$ 46,000	\$ 46,000	\$ 138,000	\$ 17,913	\$ 6,551	\$ 4,286	\$ 69,000	\$ 69,000	\$ 138,000	0.00%
Debt Service	\$ 385,861	\$ -	\$ -	\$ 385,861	\$ 67,283	\$ -	\$ -	\$ 383,256	\$ -	\$ 383,256	-0.68%
Other Expense	\$ 1,300	\$ 1,300	\$ 1,300	\$ 3,900	\$ 740	\$ 172	\$ -	\$ 1,950	\$ 1,950	\$ 3,900	0.00%
Participation Agreements	\$ 86,642	\$ -	\$ -	\$ 86,642	\$ 92,865	\$ -	\$ -	\$ 86,642	\$ -	\$ 86,642	0.00%
Capital Expense	\$ 1,900,000	\$ 50,000	\$ -	\$ 1,950,000	\$ -	\$ -	\$ -	\$ 872,786	\$ 150,000	\$ 1,022,786	-47.55%
TOTAL EXPENSE	\$ 2,464,803	\$ 242,300	\$ 92,300	\$ 2,799,403	\$ 182,144	\$ 71,963	\$ 6,763	\$ 1,481,134	\$ 338,450	\$ 1,819,584	-35.00%
BALANCE	\$ (1,833,003)	\$ (70,300)	\$ (92,300)	\$ (1,995,603)	\$ 305,901	\$ 93,544	\$ (6,763)	\$ -	\$ -	\$ -	

EXHIBIT B

Public Hearing Notice

Notice of Public Hearing
Hailey Urban Renewal Agency
Proposed Budget for Fiscal Year 2027

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year that begins October 1, 2026 and ends September 20, 2027 will be held at the Hailey City Council Chambers, located at 115 Main St. S., Hailey, Idaho on August 18, 2026 at 11:00 a.m., pursuant to Idaho Code 50-2006 (5)(d), 50-1002 and 50-2903(5). Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Lisa Horowitz, 115 Main St. S., Hailey, ID 83333 or emailed to lisa.horowitz@haileycityhall.org. Oral comments are welcome at the public hearing.

The Agency budget funds the programs, operations/administration, services and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals as described in the Urban Renewal Plan for the Gateway District Urban Renewal Project, as approved by the City Council by the adoption of Ordinance No. 1138 on October 15, 2013, and the Urban Renewal Plan for the Airport Way District Urban Renewal Projects, as approved by the City Council by the adoption of Ordinance No. 1295 on November 22, 2021.

The public hearing on the proposed budget is required for formal adoption of the FY27 budget. The City Council chambers are accessible to persons with disabilities.

	FISCAL YEAR 2026				FISCAL YEAR 2027		
	GATEWAY	AIRPORT	SOUTH URBAN	BUDGET TOTAL	GATEWAY	AIRPORT	BUDGET TOTAL
REVENUE							
Tax Increment Revenue	520,000	165,000	-	\$ 685,000	535,600	169,950	\$ 705,550
Interest Income	60,000	7,000	-	\$ 67,000	15,000	14,000	\$ 29,000
TOTAL REVENUE	580,000	172,000	-	\$ 752,000	550,600	183,950	\$ 734,550
2025 Bond Revenue – Gateway	-	-	-	\$ -	-	-	\$ -
Interest - Gateway Bond	30,000	-	-	\$ 30,000	10,000	-	\$ 10,000
Unspent Gateway Bond Proceeds	-	-	-	\$ -	420,534	-	\$ 420,534
Miscellaneous Revenue	21,800	-	-	\$ 21,800	-	-	\$ -
Carryover Funds	-	-	-	\$ -	500,000	154,500	\$ 654,500
TOTAL REVENUE AND CARRYOVER	\$ 631,800	\$ 172,000	\$ -	\$ 803,800	\$ 1,481,134	\$ 338,450	\$ 1,819,584
EXPENSE							
Professional and Legal	45,000	45,000	45,000	\$ 135,000	67,500	67,500	\$ 135,000
Studies and Master Plans	-	100,000	-	\$ 100,000	-	50,000	\$ 50,000
Administration & Insurance	46,000	46,000	46,000	\$ 138,000	69,000	69,000	\$ 138,000
Debt Service	385,861	-	-	\$ 385,861	383,256	-	\$ 383,256
Other Expense	1,300	1,300	1,300	\$ 3,900	1,950	1,950	\$ 3,900
Participation Agreements	86,642	-	-	\$ 86,642	86,642	-	\$ 86,642
Capital Expense	1,900,000	50,000	-	\$ 1,950,000	872,786	150,000	\$ 1,022,786
TOTAL EXPENSE	\$ 2,464,803	\$ 242,300	\$ 92,300	\$ 2,799,403	\$ 1,481,134	\$ 338,450	\$ 1,819,584

The proposed expenditures and revenues for FY27 have been tentatively approved by the Urban Renewal Agency at the Board Meeting on July 21, 2026.

Lisa Horowitz, Executive Director of the Hailey Urban Renewal Agency

PUBLISH IDAHO MOUNTAIN EXPRESS: August 5 and August 12, 2026

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/18/2026

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
JULY 31, 2026

ASSETS

100000	ASSETS	1,052,905.00	
100010	LGIP - AIRPORT WAY	461,021.08	
100100	MOUNTAIN WEST SAVINGS	193,399.74	
120000	PROPERTY TAXES RECEIVABLE	15,555.71	
120015	LGIP GATEWAY BOND	1,751,948.63	
120020	LGIP - GATEWAY	487,968.98	
TOTAL ASSETS			3,962,799.14

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	4,148.30	
220010	2024 BOND SERIES GATEWAY	2,730,000.00	
TOTAL LIABILITIES			2,734,148.30

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	745,858.68	
	REVENUE OVER EXPENDITURES - YTD	482,792.16	
BALANCE - CURRENT DATE		1,228,650.84	
TOTAL FUND EQUITY			1,228,650.84
TOTAL LIABILITIES AND EQUITY			3,962,799.14

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1,512.51	13,657.75	7,000.00	(6,657.75)	195.1
315010 TAX INCREMENT REVENUE - AIRPOR	29,887.14	180,695.35	165,000.00	(15,695.35)	109.5
TOTAL SOURCE 31	31,399.65	194,353.10	172,000.00	(22,353.10)	113.0
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	1,304.30	11,202.53	60,000.00	48,797.47	18.7
325010 TAX INCREMENT REVENUE - GATEWA	105,469.04	550,265.20	520,000.00	(30,265.20)	105.8
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	106,773.34	561,467.73	601,800.00	40,332.27	93.3
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	5,489.19	58,436.79	30,000.00	(28,436.79)	194.8
TOTAL SOURCE 34	5,489.19	58,436.79	30,000.00	(28,436.79)	194.8
TOTAL REVENUE	143,662.18	814,257.62	803,800.00	(10,457.62)	101.3

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	403.75	27,956.04	46,000.00	18,043.96	60.8
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	206.25	3,687.34	45,000.00	41,312.66	8.2
410700 STUDIES AND MASTER PLANS AIRP	1,872.75	70,637.55	100,000.00	29,362.45	70.6
TOTAL AIRPORT WAY	2,482.75	102,452.53	242,300.00	139,847.47	42.3
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	403.75	45,962.77	46,000.00	37.23	99.9
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	.00	104,577.03	86,642.00	(17,935.03)	120.7
420600 PROFESSIONAL AND LEGAL SERVICE	206.25	3,687.34	45,000.00	41,312.66	8.2
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	610.00	222,250.05	2,464,803.00	2,242,552.95	9.0
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	.00	4,285.56	46,000.00	41,714.44	9.3
430250 OTHER EXPENSES SOUTH	.00	.00	1,300.00	1,300.00	.0
430600 PROFESSIONAL AND LEGAL SERVICE	.00	2,477.32	45,000.00	42,522.68	5.5
TOTAL SOUTH URBAN	.00	6,762.88	92,300.00	85,537.12	7.3
TOTAL EXPENDITURES	3,092.75	331,465.46	2,799,403.00	2,467,937.54	11.8
NET REVENUE OVER EXPENDITURES	140,569.43	482,792.16	(1,995,603.00)	(2,478,395.16)	24.2

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