

The City of Spirit Lake

Urban Renewal Plan Amendment

2015



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CITY OF SPIRIT LAKE

Urban Renewal Plan Amendment

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I. INTRODUCTION

In 2005 the Spirit Lake City Council declared an area within the City of Spirit Lake as a deteriorating area in need of urban renewal. An Urban Renewal Plan was enacted on December 13, 2005, pursuant to Ordinance 492, for a ten year term to help remediate the deterioration in a portion identified within the city limits. In 2009, it was discovered that there was an error in the 2005 Plan, wherein the city parks were identified as part of the projects for remediation, yet were eliminated from the legal description boundaries and map. This was corrected through approval by Ordinance 534 and the Idaho State Tax Commission.

The 2007 City of Spirit Lake Comprehensive Plan identifies that one of the main goals is to preserve their small town character while managing future growth. The Spirit Lake Urban Renewal Agency (Agency) shares this goal, which identifies the following guiding principles:

- **Managed Growth** – to manage growth by type and location in order to better serve the community and maintain quality of life.
- **Housing Balance** – To provide a variety of housing for all economic sectors of the population.
- **Commercial Revitalization/Economic Development** – to develop a stable and diversified economy in Spirit Lake while maintaining the character of Maine Street.
- **Community Character** – to preserve the rustic character and small town feel as the community continues to grow.
- **Preservation/Conservation of Natural Resources** – to conserve and preserve natural and cultural resources which contribute to the livability of the community.

As economic development continues to grow in the City, this Plan Amendment slightly modifies the Urban Renewal District (URD) boundaries (a decrease of 186 acres) and extends the life of the District to the maximum 20 years. The amendment reflects the desire to remediate deterioration in those areas where economic growth is planned over the next ten years. The URD will continue to remediate deterioration identified in the 2005 Plan, including city park enhancements, roadway and pedestrian improvements, fire department improvements and revitalization. This Plan, once implemented, will be the vehicle to provide a more conducive atmosphere for business operation and enhance opportunities for residents and businesses alike.

This Plan describes the project area and improvements, how those improvements will be funded and outlines the powers, duties and obligations of the Agency. This plan, by way of adopted ordinance, establishes the Spirit Lake Urban Renewal Area and Tax Allocation District, encompassing approximately 614 acres. The economic feasibility study focuses on all aspects of the entire District, and aspects directly related to the project area. It is the intention of the Agency for much of the costs incurred by this plan to be funded by tax allocation financing for a period not to exceed ten (10) years.

II. BACKGROUND

The City of Spirit Lake, a community with a population of nearly 2,000, is located in the panhandle of North Idaho within Kootenai County. The City is located near the shores of scenic Spirit Lake, approximately 40 miles to the northeast of downtown Spokane, Washington, and approximately 25 miles to the northwest of Coeur d'Alene, Idaho. The City has a rich history dating back to the turn of the century when it was a bustling lumber town.

The Idaho Department of Labor reports that Kootenai County is one of the fastest-growing counties since the 1970s. There was a 23.8 percent growth from 2003 to 2013, compared with 18 percent for the entire state and 9 percent for the nation. Spirit Lake's proximity to Coeur d'Alene, Post Falls and Spokane makes it a prime location for residential development, serving as a rural bedroom community to larger metropolitan areas. Within a 35-mile radius, considered a comfortable distance for reaching business, industry, education, medical facilities, etc., there is an excess of 500,000 people. Using the same yardstick, Boise has a market population of over 400,000; Idaho Falls over 150,000; and Pocatello over 130,000, making Kootenai County area surrounding Coeur d'Alene, Post Falls and Spirit Lake the largest trade center in the state.

This increase in growth and development in the county has been partially realized, especially in the Spirit Lake area, which has absorbed a majority of the residential development. Unfortunately, traffic improvements as a whole have not kept pace, leading to the continued substandard traffic and road conditions within the city. Unsafe conditions exist for both motorists and pedestrians throughout the area. The Spirit Lake Urban Renewal Agency has reaffirmed that their primary concerns are road and parking improvements, as well as enhancements to the parks and fire department, and expansion of the cemetery.

A mixture of commercial development, vacant lots and lots that are underused or contain unsightly conditions is a fair depiction of Spirit Lake. Commercial development has mainly occurred along Maine Avenue and parts of US Highway 41. Due to the ongoing development in parts of the city, the public infrastructure in this area has been greatly overburdened. It is anticipated that with on-going commercial and residential development in the city, traffic problems such as congestion, and lack of signalization, roadways, lighting, sidewalks and curbing will hamper future development and create an unsafe situation for both motorists and pedestrians.

III. DETERIORATION DEFINED

Section 50-2903(8) of the Local Economic Development Act (LEDA) under Idaho Code provides the following definition of a deteriorating area:

- (a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*

- (b) *Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
- (c) *Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.*
- (d) *Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.*
- (e) *Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.*

The following identifies the deterioration of conditions within the URD boundaries:

- Inadequate and unsafe public rights of way
- Structural conditions of buildings and poor site conditions
- Age of buildings
- Obsolescence to industrial and commercial buildings where size, layout or other original design features may no longer be appropriate to current uses
- Inadequate and sub-standard traffic movements and flow
- Inadequate public facilities and improvements (i.e., parks, parking facilities, water and sewer system)
- Retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and/or use:
 - Shifting of uses (rapid changes in tenants within commercial structures and/or conversions to uses other than the original use)
 - Prevalence of depreciated values

- Prevalence of impaired investments (a rented or leased commercial, industrial or residential property on which the values or the return on the owner's investment are diminished or have stopped altogether, and/or the equity itself is in danger of being partially or totally lost)
- Prevalence of economic maladjustment (business failures, declining employment, declining sales tax, declining property tax revenues and increasing police and fire services, low income of residents)
- Existing land uses inappropriate to needs of businesses, industries and residents (vacancies, lack of appropriate access, parking and transportation facilities)

This Urban Renewal Plan directs the use of revenue allocation financing to accomplish the following:

- Facilitate proper growth and development in accordance with sound planning principles and local objectives by encouraging private development that eliminates deterioration and economic disuse of property;
- Eliminate underutilized areas which are causing economic under-development in the designated area, and/or substantially impairing the sound growth of the City of Spirit Lake in general;
- Encourage both private and public development in the URD in order to diversify and improve the local economy by providing adequate public facilities; and
- Accomplish plan goals in accordance with all appropriate federal, state and local laws.

IV. PLAN OBJECTIVES

The objective of this Urban Renewal Plan is to provide public improvements which implement the goals of the Agency and the City. The Agency has established goals for the proposed area, which are as follows:

1. Re-design and improve existing streets in the district, including redesigning intersections, widening of roadways, signalization and pedestrian access
2. Encourage and assist the development of new businesses and residences in the area
3. Provide the necessary infrastructure support for the attraction of new business
4. Targeting areas in need of site improvements
5. Utilizing effectively the powers granted to the Agency in the pursuit of redevelopment activities. Such powers include:
 - a. Carrying out urban renewal projects;
 - b. Making and executing contracts and other instruments;
 - c. Disseminating slum clearance and urban renewal information;
 - d. Demolition and removal of structures;
 - e. Acquisition of a deteriorated area or portion thereof;
 - f. Disposition of any property acquired in the Urban Renewal Area, including sale, initial leasing or retention by the agency itself, at its fair value for uses in accordance with the Urban Renewal Plan;
 - g. Repairing streets, roads, public utilities, storm sewer facilities, or other facilities;
 - h. Installing streets and street improvements, street landscaping, utilities, parks, trails, playgrounds, off-street parking facilities, public facilities or other facilities;

- i. Entering buildings or property to make inspections, surveys, appraisals, soundings or test borings;
- j. Mortgaging, pledging, hypothecating or otherwise encumbering or disposing of any real property;
- k. Insuring or providing for the insurance of any real or personal property or operations of the municipality;
- l. Investing urban renewal funds;
- m. Borrowing money and applying for and accepting advances, loans, grants, contributions, and any other form of financial assistance;
- n. Creating, modifying and executing plans which may include repair and rehabilitation of buildings and improvements;
- o. Conducting appraisals, title searches, survey, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects;
- p. Accepting and utilizing grants of funds from the federal government.

V. USES PERMITTED

The primary objectives for the Urban Renewal Agency are to improve the quality of life, bring economic vitality and improve the aesthetics of the Spirit Lake area through development and re-development. The District land uses are consistent with the Generalized Land Use Map of the 2007 Spirit Lake Comprehensive Plan. If the necessary resources are available, the Agency will assist any project that desires support; however, the project must be consistent with this urban renewal plan and the City's Comprehensive Plan. All proposed projects must comply with the appropriate land use designation in which it will be located.

VI. BOUNDARY DESCRIPTION

The Urban Renewal Boundary and Revenue allocation Area are identified on the URD map, legal description and parcel list, all located in Appendix A. State Urban Renewal Law and LEDA identify a number of conditions that qualify an area for urban renewal status.

Idaho Code 50-2002 outlines a finding and declaration of necessity which states:

It is hereby found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended as herein provided and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

The properties associated with these areas are in need of improvements to facilitate building and infrastructure enhancements and, these needs have contributed to underutilization of sites for business and industry. This area within the URD boundaries include several site issues that impede redevelopment, including:

- Under-development of land which has detracted from the economic viability of the area
- Inadequate transportation access points
- Infrastructure limiting development of the sites
- Any combination of the above factors which has reduced the feasibility of full development

Without addressing these conditions, the feasibility of additional development in the near future would be limited. Additionally, the range of issues and the costs associated with redevelopment contributes to the ongoing underutilization of this area and prompts the additional need to extend the life of the URD.

VII. PROPOSED DEVELOPMENT ACTIONS

The project list outlined in this Plan may be funded, in whole or in part, if the Agency and City council choose to use tax increment financing, as it becomes available, for new construction or rehabilitation of public facilities.

The City of Spirit Lake is confronted by several major impediments in generating economic vitality. In promoting the Spirit Lake Area, the Agency and the City recognize that these impediments do exist and where possible, eliminate or mitigate them. These impediments include, but are not limited to the following:

- Inadequate and unsafe public rights-of-way
- Lack of maintenance of public & private property (blight)
- Lack of amenities
- Low development densities
- Lack of commercial diversity
- Lack of fire protection capital assets

- Lack of parking facilities
- Insufficient public infrastructure (water/sewer)

A plan cannot overcome all of the impediments listed above, but if the aforementioned goals are achieved, the economic vitality of the Spirit Lake area will be greatly enhanced and will eliminate or minimize most of them. Given the lack of infrastructure and amenities in the area, it is financially feasible to achieve all of the objectives within a ten (10) year timeframe. Therefore, the following are listed as one phase.

SLURA PLAN AMENDMENT PROJECTS

TYPE	CONDITION	PROJECT	COST
Public Buildings	Deterioration	Woolen Brown Building Upgrades	\$500,000
	Public Safety	Police Department Building Upgrades	\$150,000
Public Infrastructure	Code Compliance	Water Tower/Well	\$2,000,000
	Business/Residential Expansion	Water/Sewer Extension	\$3,500,000
	Business Expansion	Water Line Looping near SH 54/41	\$550,000
Roadway, curb, gutter, sidewalks	Business Expansion	Highway 41 Center Turn Lane	\$500,000
	Business Expansion	Maine Street Revitalization	\$500,000
	Public Safety	Highway 41	\$150,000
	Public Access	Parking Facilities	\$200,000
Fire District	Public Safety	Public Safety Improvements	\$300,000
City Cemetary	Expansion	Acquisition	\$50,000
City Parks	Public Access	Site Improvements	\$50,000
TOTAL ESTIMATE:			\$8,450,000

Conformance with State and Local Requirements

Redevelopment activities for the Urban Renewal Area are governed by two sections of Idaho Code:

- Idaho Urban Renewal Law, Chapter 20, Title 50, and
- Idaho Local Economic Development Act, Chapter 29, Title 50.

The Idaho Legislature passed the Urban Renewal Law in 1965. Under this law, a Mayor and Council can declare areas as deteriorating, and declare that the rehabilitation, conservation, and redevelopment of such areas is in the interest of the public's health, safety, morals or welfare (§50-2008). The Urban Renewal Law also states that an area of a city that "constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities..." may be designated an Urban Renewal Area.

The Idaho Legislature passed the Local Economic Development Act in 1988. This act states, under §50-2904: "An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan or

competitively disadvantaged border community area ordinance. A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area or thereafter as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area.”

Idaho Code §50-2008(b) states: “An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project.” This plan was reviewed by the Spirit Lake Planning and Zoning Commission, and conforms to the Spirit Lake Comprehensive Plan.

In addition, Idaho Code §50-2906 states: “To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance in accordance with chapter 9, title 50, Idaho Code, and conduct a public hearing.”

The Urban Renewal Plan Amendment proposed within this document follows the guidelines prescribed within Idaho Code.

Property Acquisition

Pursuant to Idaho Code §50-2007, the Agency may acquire (by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise) real property to hold, improve, renovate, rehabilitate, clear, or prepare such property for redevelopment. Absent the consent of the property owner, the Agency will not acquire any property that will not require modification or the imposition of restrictions. In conjunction with the acquisition of a site, the Agency shall accomplish the relocation of any existing businesses and tenants.

Property Management

The Agency may convey property it has acquired for less than market value. The URA may clear or move buildings, structures or improvements from any real property acquired, and the Agency may develop a building site by constructing streets, utilities, parks, playgrounds and other public improvements in order to carry out the Plan. The Agency may acquire land or other public improvements and construct facilities within and/or outside of the plan area if it can determine that the improvements are of benefit to the plan area. However, the Agency shall not pay for maintenance or operation of said improvements.

Relocation of Businesses, Persons and Others

If as a result of pursuing this Plan individuals, families, businesses, non-profit organizations or others are required to relocate, the Agency shall prepare a plan for the relocation of same. The Agency shall be responsible to assist those individuals and entities in full accordance with state and federal statutes, including finding a new location and providing relocation payments.

Disposition and Development Agreements

A Disposition and Development Agreement (DDA) is the legal document that forms a Public/Private partnership. They are used by the Agency when entering into an agreement with a private developer for a specific project. The list below is merely illustrative and not all inclusive, and does not prevent the Agency from including or excluding any or some of the commitments below.

Agency Commitment:

The Agency determines how much the public investment is, and how it will be finance. It can do site acquisition, site improvements, clearing, parking, offsite improvements, etc.

Developer Commitment:

The Developer must provide a specific development concept that includes the mix of uses, building size, number of parking spaces, quality of development, Planning and Zoning Commission approval, etc. Payments to the Agency can be in the form of payment for fee simple sale of land, land payment for ground lease, lease payments for public facilities, commitments toward paying other sources of public financing, such as special assessment bonds, percentage of future cash flows, loans and advances, and tax increment guarantees. There must be firm time schedules and contingencies affecting the timing, and agreement to operate the business for a minimum number of years.

VIII. FINANCING METHODS

State law provides that urban renewal agencies have the power to finance redevelopment activities and related costs. Agencies can issue both short and long term debt with existing and projected revenues. The debt of an urban renewal agency can be its own, or, it can include any assignments of revenues from others. For the most part, urban renewal agencies utilize tax increment financing (TIF) as the financing tool. However, Idaho Code §50-2007(f) allows other financing mechanisms, as well. The following are merely illustrative, and is not an all-inclusive list, nor do they bind the Agency to use one or any of the following financing mechanisms:

- Advances
- Loans
- Grants
- Contributions
- Any other form of financial assistance from public or private sources

Bond Anticipation Notes

Bond Anticipation Notes (BANs) are used when an agency needs to raise higher levels of financing than possible with a standard financing mechanism. The basic assumption of BAN financing is that tax increments will grow substantially over several years, due in part or whole to the application of the BANs funding to agency programs, and the agency will subsequently be able to afford a standard financing to refinance the BANs when the whole principal balance becomes due. BANs will typically have interest only payments for the short duration of the financing term, with all principal coming due in anticipation of a fully amortized standard bond financing that will refinance or take out the BANs.

BANs can raise substantial capital in advance of tax increment generation and project development. These notes can provide funding which can encourage private development in the early stages of the project when "seed" capital is needed most.

The customary BAN structure calls for the forecasting of tax increment revenues several years into the future, making an assumption about what interest rates will be at the end of the forecast/finance period, and then issuing short (2-3 years) to medium (4-6 years) notes. The financing program anticipates that the notes will be fully amortized standard bonds when the notes mature. BAN financing often includes a large component of capitalized (prepaid from note proceeds) interest, as the agency can typically not support full interest payments on the notes with tax increment funds. Thus, for \$100.00 of program funding, a BAN financing will require two sets of costs of issuance (both the BAN and permanent bond financing) totaling approximately \$7.00 per hundred, plus at least \$20.00 per hundred of capitalized interest. When the takeout bonds are issued, the agency will be borrowing over \$127.00 (plus reserves) to pay for \$100.00 of initial project funding.

Despite the higher financing costs, in a relatively stable legal, political and financial climate, BANs can prove to be quite effective. The Agency can borrow substantial additional funds compared to a standard financing mechanism and after investing these funds in project improvements, cause further tax increment revenue growth. The concept is an attractive and convenient one that answers the problems facing any project area. Subsidies and public investment are needed up front to spur development that generates tax increment within twelve to eighteen months following construction.

The risk is straight forward – if the tax increment does not grow as projected and is not adequate to support a standard financing to take out the BAN when it comes due, the Agency faces a number of unpleasant choices, including borrowing funds from the city to help retire the note debt, rolling the BAN with a second BAN issue, or default. The typical option used is to roll the BAN in the hope that revenues will be high enough when the second issue of BAN matures to take out the note permanently.

The accuracy of the tax increment forecast is absolutely critical to the success of the program, market/interest rate fluctuations, and the ability to "take out" the BAN with bonds is subject to legal and political factors which are beyond the control of the Agency. A successful BAN financing must take these variables fully into account.

A taxable BAN which is to be taken out with taxable bonds make more sense than tax-exempt notes because one of the primary risks, alterations of the tax law, is essentially removed. Because taxable financing is typically used as bridge financing, waiting for private repayments, the short term nature of a BAN can be most effective.

Tax Increment Funds

Tax Increment financing is the principal method of financing the public costs of redevelopment. “Ad Valorem” property taxes generated from the increase in assessed valuation of property values, created by new development within a specified project area, is the major source of tax increment revenue. The assessed valuation at the time of adoption of the urban renewal plan becomes the base year value and is frozen at that level for the purpose of distribution of taxes to the various affected taxing entities (except schools). Each fiscal year, following the adoption of an urban renewal plan, the taxes generated by the assessed market valuation that exceeds the base year level (known as tax increment) is paid to the urban renewal agency. The URA in turn uses these funds for the repayment of debt incurred by the URA in connection with redeveloping the project area.

When an urban renewal project is approved, there isn’t any tax increment immediately available to the agency. The fiscal year following the adoption of the project there is an opportunity for some tax increment to be generated, but only if the assessed valuation of the area has increased from the prior year.

Normally very little funding is available within the first few years of a project. Therefore, funding for the initial cost of a project and the costs of implementation must be provided from other sources. Many times the city will loan funds to the URA, or provide the capital improvements in the project area with the URA agreeing to reimburse the city when the Agency receives its revenues.

In other situations, a developer may loan the agency the necessary startup funds. If there is a property owner or a developer who desires to build a project in an urban renewal area, the developer may loan the agency funds for both the startup costs as well as the capital improvements. A portion, or all of the funds advanced, would be repaid by the agency pursuant to an agreement with the developer.

Loans and Grants

1. Community Development Block Grants

The Community Development Block Grant (CDBG) program allows local communities broader discretion in the administration of community development funds. Eligible activities include construction of public facilities. These funds must be targeted to communities or specific areas that benefit low and moderate income persons or to eliminate the conditions of slum and blight. CDBG funds are widely used throughout the state for economic development activities.

2. Local Improvement Districts

Local Improvement Districts (LID) have been used to fund public improvements that benefit private development. LID’s placed upon the benefited property are costs which are not born by the URA or City. The State of Idaho has determined that LID’s are a legal means for the city to fund such improvements. Formation of a LID requires the approval of a majority of the property owners in the affected area. The costs of the improvements are determined, either by front foot or by square foot, and each property is assigned its pro rata share. The LID expenses are paid off via the tax rolls over a predetermined period of time (typically 15-20 years).

3. Loans and Advances

The URA may borrow funds for a project from the city or a lending institution. The drawback being the rate of interest. In addition, developers may advance or loan working capital to urban renewal agencies for preliminary redevelopment activities. Generally the developer is at risk with these advances and will be repaid only if the project goes forward.

4. Tax Increment Guarantees

The willingness, or ability, of an urban renewal agency to incur project financial obligations for a specific development may be based on a projection that the development will produce tax increments in a certain amount, within a definite period of time. As an inducement to the urban renewal agency to proceed with its part of the development activities, such as paying for the costs of public facilities to serve the development, a developer may agree to guarantee to the URA the receipt of tax increments from the development in the amount and by the time projected.

5. Certificates of Participation

Certificates of Participation (COP's) provide long term financing through a lease with an option to purchase, also called a conditional sale agreement. This financing method is used for long term financing of major projects such as public facilities, parking garages, and recreational activities.

Where applicable, this financing method can also be used to finance the acquisition of motorized equipment, computers and other major items of equipment. When a public sale of a lease, or COP's in a lease is planned, the principle parties include:

- a. The public agency
- b. A bank, financial institution or lender (buys the present value of future lease payments)
- c. Purchasers or investors (purchase the COP's)
- d. A trustee (holds security for payment of lease, if any)
- e. An escrow agency (the trustee may also be the escrow agency)

Lease agreements are for one year at a time resulting in the COP's commanding a higher interest rate. The URA would also have to comply with state public bidding for construction laws, usury and legal interest rate laws authorizing the lease and disclosure requirements.

6. Joint Powers Authority

By agreement, multiple public entities with common powers may form a Joint Powers Authority (JPA) when it is to the advantage of those agencies to consolidate their forces to construct a public use facility or issue debt for public purposes that when done separately, would be less advantageous. A joint exercise of power agreement must be approved by the participating entities in order to utilize a JPA. The security of any issue of a JPA will depend upon the existing or projected cash flows, reserves and other capital resources of the participating agencies and the approved obligations of each agency. In some cases, it may be advantageous for the URA to form a JPA before debt obligations are approved by the individual agencies.

7. 63-20 Debt

States and political subdivisions are authorized, under federal tax law, to issue obligations, the interest on which is exempt from federal income taxation ("Tax-exempt bond"). Each state has statutes and administrative rules that outline the terms under which tax-exempt bonds may be issued. There are circumstances, however, when a political subdivision would prefer not to issue bonds for a project. A facility may qualify for tax-exempt financing because of its use by a governmental entity; nevertheless, the governmental entity elects not to finance the project with its own tax-exempt bonds. An alternative method of obtaining tax-exempt financing is available under the Internal Revenue Code. This method of financing is commonly referred to as "63-20" financing. The term "63-20" comes from the Department of Treasury Revenue Ruling which first described and authorized this type of tax-exempt financing (in 1963).

In 63-20 financing, a nonprofit corporation may issue tax-exempt debt for the purpose of financing facilities as long as certain requirements are met. The most well-known requirement is that title to the facilities must be transferred to a governmental entity when the debt is retired. Interest on 63-20 debt is exempt from federal income taxation; therefore, the cost of capital is lower than it would be in conventional capital markets.

Historically, 63-20 debt was primarily used for nonprofit corporations, qualified under Section 501(c)3 of the Internal Revenue Code, to access the tax-exempt bond market. 63-20 debt is sold as tax-exempt bonds, generally in the same financial markets as governmental tax exempt bonds. The interest rates may be comparable, depending upon the credit strength of the collateral security.

If the financed facility is leased to an entity other than the nonprofit issuer of the debt, the tenant is required to be either a governmental entity or a charitable organization. An underwriter may underwrite long term (20 years or more) bonds issued by the nonprofit corporation. The credit support of the bonds may derive from the lease of the facility to the governmental agency. The bonds may be issued on a non-recourse bases to the nonprofit corporation, i.e., the bonds would be secured solely by lease revenues. In a non-recourse financing, the owners of the bonds would have no recourse against any other assets of the corporation.

IX. TAX ALLOCATION DISTRICT

The following is a list of agencies affected by the Spirit Lake Urban Renewal Plan:

- Kootenai County
- City of Spirit Lake
- Lakes Highway District
- Lakeland School District #272
- Spirit Lake Fire District
- Consolidated Free Library District
- North Idaho College
- Kootenai County EMS

X. ACTIONS BY THE CITY COUNCIL

The City shall aid and cooperate with the Agency in carrying out this plan and shall take all actions necessary to ensure the continued fulfillment of the purposes and objectives of this plan. The City shall assist and support the Agency in preventing and eliminating the spread and/or recurrence of conditions causing blight in the plan area. Actions by the City shall include, but are not limited to, the following:

1. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned utilities within or affecting the project area.
2. Revising of zoning or other standards (if necessary) within the project area to permit the development authorized by this plan.
3. Imposition, wherever necessary, through special use permits or other means of appropriate controls within the limits of this plan upon parcels of land within the project area to ensure their proper development and use.
4. Where possible, preservation of historical sites shall have a high priority in achieving development objectives.
5. Performance of the above actions and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with the schedule which will permit the redevelopment of the project area to be commenced and carried to completion without unnecessary delays.
6. If necessary, institution and completion of proceedings for the establishment of a Local Improvement District or other districts under Chapter 17, Title 50, Idaho Code.
7. Administration of Community Development Block Grants and/or other state or federal funds that may be available and are used for the purposes of this plan.
8. Appropriate agreements with the URA for administration, supporting services, funding sources and other similar needs
9. The undertaking and completion of any other proceedings necessary to carry out the Plan.
10. The actions listed above which are to be taken by the City do not constitute any commitment of financial outlay by the City.

XI. ENFORCEMENT

The enforcement and administration of this plan, including the preparation and execution of all the documents used for the implementation of the Spirit Lake Urban Renewal Plan, shall be performed by the Agency and/or the City of Spirit Lake. The provisions of the Plan and other documents pursuant to this Plan may also be enforced by court litigation instituted by either the City or the Agency. Remedies include, but are not limited to specific performance, damages, injunctions, or other appropriate remedies.

XII. DURATION OF THE PLAN

The duration of the various segments which make up this Spirit Lake Urban Renewal Plan are:

1. The non-discrimination and non-segregations provisions of this plan shall be effective in perpetuity.
2. Other provisions of this plan shall be effective for ten (10) years from the date of adoption of this plan by the Urban Renewal Agency.
3. The Tax Allocation District and its respective revenue allocation financing shall be in effect for a period not to exceed ten (10) years (tax years 2015-2025).

XIII. PLAN AMENDMENT PROCEDURES

In accordance with Idaho Code §50-233, this Plan Amendment is a one-time extension, which modifies the boundaries and does not exceed ten percent of the existing revenue allocation area. The additions are contiguous to the existing revenue allocation area. Future amendments to this Plan are not allowed by law.

XIV. TAX FEASIBILITY STUDY

Tax allocation financing is a method of providing revenue for economic development projects in urban renewal areas. As part of an urban renewal plan, a revenue tax allocation financing provision is approved. Within the urban renewal area, a tax allocation area is created. Within the tax allocation area, a base assessment roll is established which is equal to the assessment rolls for all classes of taxable property as of January 1st of the year the urban renewal plan is adopted. As new investment increases the assessed value within the tax allocation area, the increase in tax revenues is allocated to paying off bonds issued for public improvements. By using this form of financing, local taxing districts make a short-term sacrifice in receipt of added tax revenues in exchange for a long-term tax revenue increase due to added investment in the urban renewal area. This is partly mitigated by caps on increases in spending for tax districts. However, the beneficiaries are the taxpayers. With added revenues and a ceiling on increased spending, the result for taxpayers is a reduction in the levy rate and decreased taxes.

The use of the Tax Allocation Financing Provision in the Spirit Lake Redevelopment Area Urban Renewal District is feasible under the existing taxing laws. Financing of the listed projects below is projected by increment received through tax increment financing, and public/private partnerships.

Table 1. Summary of Infrastructure Investment	
Improvements	Costs
Public Buildings	\$650,000
Public Infrastructure	\$6,050,000
Roadways, Curbs, Gutters, Sidewalks	\$1,350,000
Fire District	\$300,000
City Cemetery	\$50,000
City Parks	\$50,000
Total Project Costs:	\$8,450,000

Methodology

To determine the feasibility of a tax increment financing provision for improving the Spirit Lake Redevelopment Area, the first task was to list all properties by parcel number. Then, for each parcel within the taxing area, the number of acres, market value by category and exemptions were listed. With a complete inventory of properties and the market values for 2005 (for those properties that remain in the URD) and market values for 2014 (for those properties added to the URD), a baseline projection of tax revenues was created. This projection assumed that growth trends would continue as they have in the past with no sudden increase in investment activity in the area. Growth rates for each sector were applied to existing land uses and then projected into the future.

Next, a projection of tax revenue was prepared assuming that a tax allocation provision is approved. This projection assumes a “freeze” on the amount of revenue each taxing district (except for School District 272) will receive while the bonds are being paid. It also shows the tax increases that will result when the bonds are paid and the entire tax revenue amount is allocated to reduce tax levy rate. Part of this measurement determined how long the increment would need to be in place before improvement projects can be financed with a positive cash flow. Of course, if new investment in the area occurs above the normally anticipated growth, the length of time required to create sufficient revenue decreases proportionate to the amount of new investment.

Determination of the feasibility will be made by the City of Spirit Lake in their action to either approve or disapprove the Urban Renewal Plan Amendment and the tax allocation provision. However, a statement of feasibility has been prepared which indicated whether a tax allocation provision is financially feasible.

Redevelopment Planning Area

Existing Conditions

The Kootenai County Assessor’s Office has designated the parcels within the redevelopment area, including those parcels to be removed and to be added in this Plan Amendment. The compilation is in Appendix A.

Planned Development and Infrastructure Extensions

Planned infrastructure developments include upgrades and expansions to the City’s streets, including sidewalks and/or pedestrian trails. Where appropriate, the City will also upgrade water and sewer lines prior to making street improvements. Additional planned developments include continuation of upgrades to the City Parks, upgrading public buildings, meeting code compliance with additional water supply, and increasing public access with parking facilities. The timing of these improvements depends upon the demand for series in the area and the amount of incremental investment made in the area. The incremental investment will provide the tax revenue necessary for issuing bonds to pay for the improvements. In some instances, potential developers may agree to guarantee the City’s incremental investments so as to expedite the expenditures ahead of the anticipated tax revenues.

Project Assumptions

As investment occurs in the Spirit Lake Redevelopment Area, additional taxes will be generated. The following table shows a summary of the tax generation anticipated at normal growth rates within the redevelopment area. It is assumed that levy rates for all taxing districts affected by the Tax Allocation District will remain constant. The following table identifies the rates, along with the URA Base Valuation and present revenue.

Table 2. Levy Rates

Taxing Jurisdiction	Levy Rate	URA Base Valuation	Present Revenue
Kootenai County	0.003507607	\$9,420,901	\$33,044.82
City of Spirit Lake	0.006938390	\$9,420,901	\$65,365.89
Lakes Highway District #2	0.000799431	\$9,420,901	\$7,531.36
Lakeland School District #272 - Bond	0.000049935	\$0	\$0.00
Lakeland School District #272 - Other	0.000056129	\$0	\$0.00
Spirit Lake Fire District	0.001216461	\$9,420,901	\$11,460.16
Comm Library Net	0.000385549	\$9,420,901	\$3,632.22
Comm Lib Net - Bond	0.000037529	\$9,420,901	\$353.56
North Idaho College	0.001201451	\$9,420,901	\$11,318.75
Kootenai EMS	0.000182696	\$9,420,901	\$1,721.16
TOTAL	0.014375178		\$134,427.91

As shown in the above table, \$133,233.03 is presently produced by the Revenue Allocation Area (RAA) for the Urban Renewal Plan, less Lakeland School District #272. New construction will include mostly private sector development and will be taxable, increasing the tax revenue for the RAA.

Job Creation

Job Creation is estimated based on the acreage growth of the commercial sector that translates into the construction of buildings based on lot coverage ratios. Using standards for the number of square feet per employee results in an estimate of the number of employees likely to be located within the redevelopment area. The following table shows the potential job growth based on known future development at the date of this Plan Amendment:

Table 3. Projected Job Creation Growth

Year	Commercial Jobs
2015	20
2017	15
Total	35

Tax Allocation Project Projection

The following table depicts the anticipated tax increment based on the 2014 URD Levy rate of 0.016970014. Although it is expected that market values will continue to increase, and at a greater rate, at this point in time projections can only be based on the current rate.

Table 4. Anticipated Tax Increment			
Year	Value	Tax Increment	2014 URD Levy Rate
2015	9,420,901	159,872.82	0.016970014
2016	9,580,774	162,585.87	0.016970014
2017	9,743,360	165,344.95	0.016970014
2018	9,908,705	168,150.86	0.016970014
2019	10,076,855	171,004.38	0.016970014
2020	10,247,860	173,906.33	0.016970014
2021	10,421,766	176,857.52	0.016970014
2022	10,598,624	179,858.79	0.016970014
2023	10,778,483	182,911.00	0.016970014
2024	10,961,394	186,015.00	0.016970014
2025	11,147,409	189,171.68	0.016970014
TOTAL		1,915,679.19	

Table 5. Estimated Future Tax Revenue			
Net Valuation Increase	New Increased Revenue	Net Increase	10 Year TIF Revenue
\$12,272,111	\$2,683,000	\$2,633,000	\$2,851,210

Feasibility of Tax Increment Financing Improvements

As a result of this analysis, the feasibility of using the Tax Allocation Financing Provision for improvements within the Spirit Lake Redevelopment Area are positive given the assumptions included in this report. Growth assumptions applied to the development mix within the redevelopment area indicate that there will be sufficient incremental tax revenues to pay for the improvements if development in the area occurs as demonstrated in this projection. Of course, this schedule could be accelerated by a large project going into the area and creating a large, unanticipated investment.

The impact on taxing districts is also likely to be positive. While there is a limit on the increase in budgets of the taxing districts, foregone taxes can be used to increase district activity to accommodate the new growth, or new growth can be added annually to increase district budgets in lieu of the loss of foregone tax authority.

Attachment A

Urban Renewal District

District Map

Boundary Legal Description

Parcel Listing

District Map Identifying Boundary Changes

Revised Legal Description of the Urban Renewal District for the City of Spirit Lake
September 24, 2015

All that portion of Sections 5, 6, 7 and 8, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, contained within the City Limits of Spirit Lake described as follows:

Beginning at the Northwest Corner of said Section 5; thence East, along the North Line of said Section 5 to the Northeast Corner of said Section 5; thence South, along the East line of said Section 5, to the Southeast Corner of said Section 5; thence South, along the East Line of said Section 8, to the Northeast Corner of Tax 16256; thence West, along the North Line of said Tax 16256 to the Northwest Corner of said Tax 16256; thence South, along the West Line of said Tax 16256 to its intersection with the South Line of said Northeast Quarter of the Northeast Quarter of Section 8; thence West along said South Line to the Southwest Corner of said Northeast Quarter of the Northeast Quarter of Section 8; thence South, along the West Line of the East Half of the East Half of said Section 8, to its intersection with the Southerly Right-of-Way Line of State Highway 54; thence Westerly, along said Southerly Right-of-Way Line of State Highway 54, to its intersection with the Southerly Line of the Northwest Quarter of the Southeast Quarter of said Section 8; thence Westerly along said Southerly Line of the Northwest Quarter of the Southeast Quarter to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence Westerly along the Southerly Line of said Northeast Quarter of the Southwest Quarter to the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence Northerly along the Westerly line of said Northeast Quarter of the Southwest Quarter to its intersection with the Southerly Right-of-Way line of said State Highway 54; thence Westerly along said Southerly Right-of-Way Line of State Highway 54 to its intersection with the Westerly Right-of-Way Line of State Highway 41; thence Northerly, along said Westerly Right-of-Way Line of State Highway 41, to its intersection with the South Line of Lakeview Addition to Spirit Lake; thence Westerly, along said South Line, to the Southeast Corner of Block "E" of said Lakeview Addition, being a point on the Northerly Right-of-Way Line of Connecticut Street; thence Westerly along said Northerly Right-of-Way Line, to its intersection with the West Line of said Section 8; thence Northwesterly to the Southeast Corner of Tax Number 6254; thence Southwesterly, along the South Line of said Tax Number 6254, to its intersection with the Westerly Right-of-Way Line of the County Road known as Spirit Lake Road; thence Southeasterly along said Right-of-Way Line, 116 feet; thence Southwesterly, 305 feet more or less, to a point on the East Shore of Spirit Lake; thence counter clockwise around Spirit Lake, Northerly, Northwesterly, Southwesterly and Southeasterly to its intersection with the Southerly line of said Section 6; thence Westerly along the Southerly Line of said Section 6 to the Section Corner common to said Sections 6 and 7; Thence Northerly along the Westerly Lines of Government Lots 7, 6, 5, and 4 of said Section 6 to the Northwest Corner of said Section 6; Thence Easterly along the Northerly Line of said Government Lot 4 to the Northeast Corner of said Government Lot 4; thence Southerly along the East Lines of said Government Lots 4 and 5 to the Northwest Corner of said East Half of the Southwest Quarter; thence East, along the North Line of said East Half of the Southwest Quarter and the North Line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 6, to the Northeast Corner of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter; thence North, along the West Line of East Half of the Southwest Quarter of the Northeast Quarter of said Section 6, to the Northwest Corner of said East Half of the Southwest Quarter of the Northeast Quarter; thence East, along the North Line of said East Half of the Southwest Quarter of the Northeast and the North Line of the Southeast Quarter of the Northeast Quarter of said Section 6, to its intersection with the West line of Tax Number 1522; thence North, to the

Northwest Corner of said Tax Number 1522; thence East, along the North Line of said Tax Number 1522 to the West Line of said Section 5; thence North, along said West Line, to said Northwest Corner of Section 5, being the Point of Beginning.

Except for the following described parcels:

1.) Blocks 67 through 75 together with all streets and avenues lying between said blocks; Blocks 78 through 90 together with all streets and avenues lying northerly of Blocks 81, 82, 87, and 88; 7th, 8th, and 9th Avenues lying northerly of Van Buren Street; 7th, 8th, and 9th Avenues lying between Madison Street and Van Buren Street; 6th Avenue lying between Madison Street and Jackson Street; Jackson Street lying between the Easterly Right-of-Way of 6th Street to the Westerly Right-of-Way of 10th Street; between said blocks; Madison Street, lying within the Southerly projection of the West Line of Block 67 and the East Line of Block 73; Harrison Street lying within the Northerly projection of the West Line of Block 69 and the East Line of Block 75 and South of the North Line of said Section 5; Madison Street, lying within the Southerly projection of the West Line of Block 78 and the East Line of Block 90; Blocks 93, 99 through 102, Lot 1 and Lots 3 through 5 of Block 92, and Lots 2 through 5 of Block 91; all within "First Addition to Spirit Lake", recorded in the records of Kootenai County Recorder at Book C, Page 32 on March 16, 1909.

2.) Blocks 1, 2, 4 through 17, 22 through 25, Lots 1 through 13 and Lots 17 and 18 of Block 30; Block 31 and 33 through 44; Blocks 46 through 50; Blocks 54 through 66; Lots 13 through 22 of Block 18, together with the adjoining alleys; Lots 13 through 18 of Blocks 19 and 20, together with the adjoining alleys; Lots 13 through 18 of Block 21, together with the adjoining alley; Lots 1 through 6 of Block 26 through 29, together with the adjoining alleys; Lots 11 through 18 of Block 27, together with the adjoining alley; Block 32 less Lots 7 and 8; that tract of land lying North of Maine Street, East of 2nd Avenue, South of Lot 7 of Block 31 and West of Lot 9 of said Block 31; Park Avenue; 1st through 3rd, 8th and 9th Avenues lying North of Maine Street; 4th Avenue lying North of the Southerly lots in Block 26 through 30 and Southerly of the South Right-of-Way line of Adams Street; 4th Avenue lying Northerly of the North Right-of-Way Line of Monroe Street; 6th and 7th Avenues lying North of the Southerly lots in Blocks 26 through 30; Park Drive; 3rd, 8th and 9th Avenues lying South of Maine Street; 4th, 6th and 7th Avenues lying South of the Northerly lots in Blocks 17 through 21; Monroe Street lying between 1st and the Easterly Right-of-Way of 3rd Avenue, Monroe Street between the Westerly Right-of-Way of 6th and the Westerly Right-of-Way of 10th Avenue; Jefferson Street lying between 1st and Easterly Right-of-Way of 3rd Avenue, Jefferson Street lying between the Westerly Right-of-Way of 6th and the Westerly Right-of-Way of 10th Avenue; Adams Street lying between 1st and Westerly Right-of-Way of 4th Avenue, Adams Street lying between Easterly Right-of-Way of 5th and Westerly Right-of-Way of 10th Avenue; Washington, New Hampshire and Vermont Streets lying between 1st and 5th Avenues; Monroe, Washington, New Hampshire and Vermont Streets lying between 5th and 10th Avenues; all within the plat of "Town of Spirit Lake", recorded in the records of the Kootenai County Recorder at Book B, Page 143 on October 1, 1907.

3.) "Lakeview Addition to Spirit Lake", including any roads, streets or avenues contained within said addition, except Blocks G through K, any portions of 5th or 10th Avenues lying within said addition, 6th Avenue lying Westerly of Blocks M and N and Massachusetts Street lying between Blocks F and G, and Massachusetts Street lying between Blocks I and J.

4.) All of the Northeast Quarter of said Section 6, except the West 200 feet of the Southeast Quarter of the Northeast Quarter South of the County Road.

5.) "Blackwell Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

6.) "Spokane Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

7.) "Spirit Lake Village - Phase I"

8.) "Spirit Lake Village - Phase II"

9.) "Coho Addition to Spirit Lake".

10.) "Coho 1st Addition to Spirit Lake".

11.) That tract of land lying South of the North line of said Section 8, East of "Spokane Addition to Spirit Lake", West of 12th Avenue, and North of "Northwoods Addition to Spirit Lake".

12.) 12th Avenue, lying West of "Spirit Lake Village - Phase I".

13.) "Blackwell Addition to "Spirit Lake - Phase I".

14.) Blackwell Boulevard, lying East of 10th Avenue.

15.) Blackwell Boulevard, lying North of Lot 1 of Block 3 of "Blackwell Addition to Spirit Lake - Phase I".

16.) Lakeland Street, lying between Blocks 3 and 6 of "Blackwell Addition to Spirit Lake - Phase I".

17.) Stark Street, lying between Blocks 4 and 5 of "Blackwell Addition to Spirit Lake - Phase I".

18.) "Northwoods Addition to Spirit Lake".

19.) "Spirit Shores", except Block 3 and any Right-of-Ways lying within said "Spirit Shores", recorded in the records of the Kootenai County Recorder at Book E, Page 174 on September 23, 1974.

20.) “Debbie - Tammie Addition to Spirit Lake”, except any Right-of-Ways lying within said addition.

21.) “Hillside Addition to Spirit Lake”.

22.) Block “D” of the Plat of “Spirit Lake”.

23.) That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a point where the North Line of the Northeast Quarter of the Southeast Quarter, Section 6, intersects First Avenue, of the City of Spirit Lake (which point is designated by 3/4 inch pipe driven into the ground). Thence West along 1/4 line a distance 272 feet to a point designated by 3/4 inch pipe; thence South 160 feet to a point designated by 3/4 inch pipe driven into the ground; thence East a distance of 272 feet to a point (marked by 3/4 inch pipe) which intersects First Avenue of Spirit Lake. Thence North along First Avenue 160 feet to the point of beginning.

24.) That tract of land lying South of the Southerly projection of the East and West lines of Lot 4 of Block 32 of the plat of “Spirit Lake” and North of Maine Street.

25.) “Spirit Lake Village - Phase III”

26.) That portion of the Northeast Quarter of the Northeast Quarter of Section 8, Township 53 North, Range 4 West, Boise Meridian lying Easterly of “Spirit Lake Village – Phase III”.

The above as depicted on the Map of City of Spirit Lake Urban Renewal District dated September 24, 2015 by James A. Sewell and Associates, LLC.

SPIRIT LAKE URD MARKET VALUES

PARCEL NUMBER	ACRES	2005 BASE MARKET VALUE	2014 BASE MARKET VALUE	2005 TO 2014 +/-	2015 AMENDMENT BASE MARKET VALUE	NOTES
S00000062150	3.6900	\$ 1,830	\$ 1,911	\$ 81	\$ 1,830	
S00000064600	40.0180	\$ 19,849	\$ 20,729	\$ 880	\$ 19,849	
S00000067450	11.3700	\$ 16,585	\$ 5,889	\$ (10,696)	\$ 16,585	
S00000067900	0.9790	\$ 20,000	\$ 4,699	\$ (15,301)	\$ 20,000	
S00000067950	44.1470	\$ 5,640	\$ 17,217	\$ 11,577	\$ 5,640	
S00000068100	12.4400	\$ 6,170	\$ 6,443	\$ 273	\$ 6,170	
S00000068175	25.2510	\$ 12,524	\$ 13,079	\$ 555	\$ 12,524	
S00000069250	0.5170	\$ 20,000	\$ -	\$ (20,000)	\$ 20,000	\$0 Tax
S00000069400	4.5270	\$ 37,450	\$ 30,883	\$ (6,567)	\$ 37,450	
S00000069600	8.7780	\$ 70,560	\$ 61,334	\$ (9,226)	\$ 70,560	
S00000069800	0.1000	\$ 1,300	\$ 5,906	\$ 4,606	\$ 1,300	
S00000070010	2.4550	\$ 15,960	\$ 11,784	\$ (4,176)	\$ 15,960	
S00000070025	0.9340	\$ 24,960	\$ 36,500	\$ 11,540	\$ 24,960	
S00000070075	1.8400	\$ 11,960	\$ 4,416	\$ (7,544)	\$ 11,960	
S00000070125	0.2930	\$ 15,960	\$ -	\$ (15,960)	\$ 15,960	
S00000074600	167.1260	\$ 78,494	\$ 81,890	\$ 3,396	\$ 78,494	\$0 Tax
S00000080200		\$ 245,410			\$ 245,410	Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S00000080450	-5.0000	\$ 32,500	\$ 24,000	\$ (8,500)	\$ -	Remove 2015 Amendment
S00000081600	29.0680	\$ 197,440	\$ 170,726	\$ (26,714)	\$ 197,440	
S00000081625	2.5830	\$ 25,290	\$ 43,598	\$ 18,308	\$ 25,290	
S00000081630	2.0661	\$ 25,290	\$ 41,117	\$ 15,827	\$ 25,290	
S00000081640	1.9112	\$ 25,290	\$ 9,173	\$ (16,117)	\$ 25,290	
S00000081650	2.9180	\$ 27,470	\$ 45,206	\$ 17,736	\$ 27,470	
S00000082800	9.0820	\$ -	\$ -	\$ -	\$ -	\$0 Tax
S00000084300		\$ 113,490			\$ 113,490	Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S00000085000	41.4330	\$ -	\$ -	\$ -	\$ -	\$0 Tax
S00000085500	9.7415	\$ 114,980	\$ 77,959	\$ (37,021)	\$ 114,980	
S3000001001A	1.7665	\$ 251,238	\$ 2,142,154	\$ 1,890,916	\$ 251,238	
S3000001004A	0.5910	\$ 227,490	\$ 424,056	\$ 196,566	\$ 227,490	
SK2740010070	0.1651	\$ 11,000	\$ 19,380	\$ 8,380	\$ 11,000	Changed--2005 Parcel #S3000001007
SK2740010080	0.1648	\$ 66,452	\$ 19,380	\$ (47,072)	\$ 66,452	Changed--2005 Parcel #S3000001008A
SK2740010090	0.1644	\$ -	\$ 19,380	\$ 19,380	\$ -	
S3000001010A	0.2430	\$ 11,000	\$ 89,760	\$ 78,760	\$ 11,000	
S3000001011A	0.3240	\$ 22,000	\$ 14,000	\$ (8,000)	\$ 22,000	
S450000C000A	0.8200	\$ 69,260	\$ 90,999	\$ 21,739	\$ 69,260	
S450000E0000	0.0300	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	
SK2740030010	0.1703	\$ 74,132	\$ 19,380	\$ (54,752)	\$ 74,132	
SK2740030020	0.1679	\$ -	\$ 19,380	\$ 19,380	\$ -	Changed--2005 Parcel #S4500003001A
SK2740030030	0.1679	\$ -	\$ 19,380	\$ 19,380	\$ -	
SK2740030040	0.1679	\$ -	\$ 19,380	\$ 19,380	\$ -	
SK2740030050	0.1679	\$ 40,625	\$ 19,380	\$ (21,245)	\$ 40,625	Changed--2005 Parcel #S4500003005A
SK2740030060	0.1679	\$ -	\$ 19,380	\$ 19,380	\$ -	
S4500018001A	0.2900	\$ 71,649	\$ 83,963	\$ 12,314	\$ 71,649	
S4500018001B	0.1150	\$ 43,270	\$ 59,900	\$ 16,630	\$ 43,270	
S4500018006A	0.4450	\$ 90,772	\$ 121,500	\$ 30,728	\$ 90,772	
S4500018012A	0.0580	\$ 15,000	\$ 195,719	\$ 180,719	\$ 15,000	
S4500018012B	0.0340	\$ 10,000	\$ 58,643	\$ 48,643	\$ 10,000	
S4500019001A	0.1620	\$ 17,630	\$ 29,962	\$ 12,332	\$ 17,630	
S4500019003A	0.2430	\$ 26,440	\$ 44,943	\$ 18,503	\$ 26,440	
S4500019006A	0.2420	\$ 65,617	\$ -	\$ (65,617)	\$ 65,617	\$0 Tax
S4500019009A	0.3240	\$ 42,300	\$ 165,625	\$ 123,325	\$ 42,300	
S4500020001A	0.3240	\$ 28,200	\$ 44,415	\$ 16,215	\$ 28,200	
S45000200050	0.0810	\$ 12,500	\$ 11,103	\$ (1,397)	\$ 12,500	
S4500020006A	0.2430	\$ 21,150	\$ 33,311	\$ 12,161	\$ 21,150	
S4500020010A	0.3240	\$ 28,200	\$ 236,072	\$ 207,872	\$ 28,200	
S4500021001A	0.4860	\$ 59,500	\$ -	\$ (59,500)	\$ 59,500	\$0 Tax
S4500021007A	0.1620	\$ 15,000	\$ 24,300	\$ 9,300	\$ 15,000	
S4500021009A	0.1620	\$ 15,000	\$ 73,096	\$ 58,096	\$ 15,000	
S4500021011A	0.1620	\$ 15,000	\$ 24,300	\$ 9,300	\$ 15,000	

SPIRIT LAKE URD MARKET VALUES

S4500026007A	0.5660	\$ 37,010	\$ 146,065	\$ 109,055	\$ 37,010	
S4500026014A	0.4050	\$ 35,250	\$ 46,706	\$ 11,456	\$ 35,250	
S4500027007A	0.3240	\$ 31,730	\$ 51,328	\$ 19,598	\$ 31,730	
S4500028007A	0.4860	\$ 63,450	\$ 237,538	\$ 174,088	\$ 63,450	
S4500028013A	0.4850	\$ 47,590	\$ 89,887	\$ 42,297	\$ 47,590	
S4500029007A	0.2950	\$ 38,550	\$ 134,843	\$ 96,293	\$ 38,550	
S4500029011A	0.1620	\$ 15,000	\$ -	\$ (15,000)	\$ 15,000	\$0 Tax
S45000290130	0.0810	\$ 15,000	\$ 218,318	\$ 203,318	\$ 15,000	
S45000290140	0.0810	\$ 15,000	\$ 36,809	\$ 21,809	\$ 15,000	
S4500029015A	0.1620	\$ 21,150	\$ 108,295	\$ 87,145	\$ 21,150	
S4500029017A	0.1620	\$ 21,150	\$ 36,500	\$ 15,350	\$ 21,150	
S4500032007A	0.0650	\$ 4,750	\$ 1,000	\$ (3,750)	\$ 4,750	
S4500032007B	0.0680	\$ 4,750	\$ 1,000	\$ (3,750)	\$ 4,750	
S45000320080	0.1410	\$ 4,750	\$ 7,000	\$ 2,250	\$ 4,750	
S6000076001A	1.7700	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60000760030	0.9814	\$ -	\$ 12,000	\$ 12,000	\$ -	
S60000760040	0.9810	\$ -	\$ 12,000	\$ 12,000	\$ -	Changed--2005 Parcel #S60000760000
S60000760050	0.9810	\$ -	\$ 12,000	\$ 12,000	\$ -	
S60000760060	0.9810	\$ -	\$ 68,400	\$ 68,400	\$ -	
S6000081000A		\$ 71,480			\$ 71,480	Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S60000870010	-0.7890	\$ 1,970	\$ 12,000	\$ 10,030	\$ -	Remove 2015 Amendment
S60000870020	-0.9810	\$ 2,450	\$ 12,000	\$ 9,550	\$ -	Remove 2015 Amendment
S60000870030	-0.9810	\$ 2,450	\$ 12,000	\$ 9,550	\$ -	Remove 2015 Amendment
S60000870040	-0.9810	\$ 2,450	\$ 12,000	\$ 9,550	\$ -	Remove 2015 Amendment
S6000087006A	-1.1123	\$ 6,380	\$ 107,740	\$ 101,360	\$ -	Changed--2005 Parcel #S60000870050 - Remove 2015 Amendment
S6000087005A	-0.8506	\$ 20,000	\$ 47,300	\$ 27,300	\$ -	Changed--2005 Parcel #S60000870060 - Remove 2015 Amendment
S60000910010	1.0000	\$ -	\$ 175,990	\$ 175,990	\$ -	Changed--2005 Parcel #S60000910010
S6000091006B	0.3514	\$ 20,000	\$ 7,500	\$ (12,500)	\$ 20,000	Changed--2005 Parcel #S60000910060
S6000091006A	0.4526	\$ -	\$ 15,500	\$ 15,500	\$ -	
S60000920020	1.1130	\$ -	\$ 251,902	\$ 251,902	\$ -	
S60000940010	1.0778	\$ 35,030	\$ 152,313	\$ 117,283	\$ 35,030	
S60000940020	1.0778	\$ -	\$ 24,373	\$ 24,373	\$ -	
S60000940030	1.0778	\$ -	\$ 24,373	\$ 24,373	\$ -	Changed--2005 Parcel #S6000094001A
S60000940040	1.0778	\$ -	\$ 24,373	\$ 24,373	\$ -	
S60000940050	1.0778	\$ -	\$ 24,373	\$ 24,373	\$ -	
S60000940060	1.0780	\$ 7,010	\$ 24,374	\$ 17,364	\$ 7,010	
S6000095001A	3.3390	\$ -	\$ 35,227	\$ 35,227	\$ -	
S60000950040	1.1130	\$ 14,470	\$ 5,342	\$ (9,128)	\$ 14,470	
S60000950050	1.1130	\$ -	\$ 5,342	\$ 5,342	\$ -	
S6000096001A	4.8030	\$ 31,220	\$ 43,214	\$ 11,994	\$ 31,220	
S60000960050	0.8040	\$ 5,230	\$ 24,000	\$ 18,770	\$ 5,230	
S60000970000	5.9520	\$ 50,000	\$ 144,000	\$ 94,000	\$ 50,000	
S6000098001A	4.6580	\$ 46,940	\$ -	\$ (46,940)	\$ 46,940	\$0 Tax Changed--2005 Parcel #S60000980010
		\$ 20,000	\$ -	\$ (20,000)	\$ 20,000	\$0 Tax Changed--2005 Parcel #S60000980020
		\$ 20,000	\$ -	\$ (20,000)	\$ 20,000	\$0 Tax Changed--2005 Parcel #S60000980030
		\$ 20,000	\$ -	\$ (20,000)	\$ 20,000	\$0 Tax Changed--2005 Parcel #S60000980040
S6000099001A	1.8910	\$ 40,000	\$ 36,000	\$ (4,000)	\$ 40,000	
S600009800PA	3.6731	\$ 15,000	\$ -	\$ (15,000)	\$ 15,000	Changed--2005 Parcel #S6000099003B
S6000099004A	2.0000	\$ 13,000	\$ 41,970	\$ 28,970	\$ 13,000	
S6000103001A	6.7967	\$ 20,000	\$ -	\$ (20,000)	\$ 20,000	\$0 Tax
S60001030030		\$ 50,580			\$ 50,580	Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S60001030040		\$ 10,000			\$ 10,000	Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S6000103005A	0.8780	\$ 5,710	\$ 4,214	\$ (1,496)	\$ 5,710	
S6000103999A	0.3730	\$ 71,380	\$ 83,440	\$ 12,060	\$ 71,380	
S6000104001A	0.1720	\$ 1,120	\$ 825	\$ (295)	\$ 1,120	
S6000104002A	1.9590	\$ 12,730	\$ 9,403	\$ (3,327)	\$ 12,730	
S60001050000	5.0930	\$ 33,100	\$ 24,446	\$ (8,654)	\$ 33,100	
S60001060010	1.0300	\$ 20,000	\$ 4,944	\$ (15,056)	\$ 20,000	
S60001060020	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001060030	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001060040	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001060050	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	

SPIRIT LAKE URD MARKET VALUES

S60001070010	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001070020	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001070030	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001070040	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001070050	1.0300	\$ 6,700	\$ 4,944	\$ (1,756)	\$ 6,700	
S60001080010	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001080020	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S60001080030	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001080040	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001080050	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001080060	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090010	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090020	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090030	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090040	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090050	1.0000	\$ 6,500	\$ 4,800	\$ (1,700)	\$ 6,500	
S60001090060	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S6000110001A	4.0010	\$ 10,000	\$ 19,204	\$ 9,204	\$ 10,000	
S60001100050	1.0003	\$ 5,000	\$ 4,801	\$ (199)	\$ 5,000	
S60001100060	1.0003	\$ -	\$ 18,001	\$ 18,001	\$ -	Changed--2005 Parcel #S6000110005A
S6000111001B	2.0007	\$ 10,000	\$ 48,003	\$ 38,003	\$ 10,000	
S60001110030	1.0003	\$ -	\$ 214,751	\$ 214,751	\$ -	Changed--2005 Parcel #S6000111001A
S60001110040	1.0003	\$ -	\$ 24,001	\$ 24,001	\$ -	
S60001110050	1.0003	\$ 5,000	\$ 24,001	\$ 19,001	\$ 5,000	
S60001110060	1.0003	\$ -	\$ 137,871	\$ 137,871	\$ -	Changed--2005 Parcel #S6000111005A
S6000112001A	3.0000	\$ 7,500	\$ 14,400	\$ 6,900	\$ 7,500	
S60001120040	0.9999	\$ 6,650	\$ 4,799	\$ (1,851)	\$ 6,650	
S60001120050	0.8305	\$ -	\$ 24,000	\$ 24,000	\$ -	Changed--2005 Parcel #S6000112004A
S60001120060	0.8305	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001130000	5.6190	\$ 14,050	\$ 46,171	\$ 32,121	\$ 14,050	
S60001140010	1.0882	\$ 13,600	\$ 233,943	\$ 220,343	\$ 13,600	
S60001140020	1.0882	\$ -	\$ 24,423	\$ 24,423	\$ -	
S60001140030	1.0882	\$ -	\$ 24,423	\$ 24,423	\$ -	Changed--2005 Parcel #S6000114001A
S60001140040	1.0882	\$ -	\$ 24,423	\$ 24,423	\$ -	
S60001140050	1.0882	\$ -	\$ 24,423	\$ 24,423	\$ -	
S60001140060	1.0880	\$ 2,720	\$ 24,422	\$ 21,702	\$ 2,720	
S6000115001A	0.8517	\$ 13,600	\$ 144,060	\$ 130,460	\$ 13,600	
S60001150060	1.0880	\$ 2,720	\$ 132,982	\$ 130,262	\$ 2,720	
S6000116001B	0.6027	\$ 14,050	\$ 140,180	\$ 126,130	\$ 14,050	
S6000116002A	0.3339	\$ -	\$ 15,000	\$ 15,000	\$ -	
S6000116001A	3.9840	\$ -	\$ 38,323	\$ 38,323	\$ -	Changed--2005 Parcel #S60001160000
S6000116003A	0.3338	\$ -	\$ 111,460	\$ 111,460	\$ -	
S6000116005A	0.3337	\$ -	\$ 15,000	\$ 15,000	\$ -	
S6000117001A	1.9998	\$ 7,500	\$ 48,000	\$ 40,500	\$ 7,500	
S6000117004A	1.8304	\$ 6,650	\$ 48,000	\$ 41,350	\$ 6,650	
S6000118001A	2.0241	\$ 12,650	\$ 48,115	\$ 35,465	\$ 12,650	
S6000118003A	2.0241	\$ -	\$ 48,115	\$ 48,115	\$ -	Changed--2005 Parcel #S60001180000
S60001180050	1.0210	\$ -	\$ 24,058	\$ 24,058	\$ -	
S60001190010	1.0043	\$ 41,730	\$ -	\$ (41,730)	\$ 41,730	
S60001190020	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001190030	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001190040	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001190050	1.0043	\$ -	\$ 160,880	\$ 160,880	\$ -	
S60001200010	0.9726	\$ -	\$ 198,290	\$ 198,290	\$ -	
S60001200020	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	
S6000120003A	1.9452	\$ -	\$ 48,000	\$ 48,000	\$ -	
S60001200050	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	SO Tax Changed--2005 Parcel #S6000119000A
S60001200060	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001210010	0.9726	\$ -	\$ 178,210	\$ 178,210	\$ -	
S60001210020	0.9726	\$ -	\$ 145,860	\$ 145,860	\$ -	
S60001210030	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001210040	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	

SPIRIT LAKE URD MARKET VALUES

S60001210050	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001210060	0.9726	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001220010	1.0043	\$ 25,210	\$ 24,020	\$ (1,190)	\$ 25,210	
S60001220020	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001220030	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001220040	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	
S60001220050	1.0043	\$ -	\$ 24,020	\$ 24,020	\$ -	Changed--2005 Parcel #S6000122000A
S60001230010	1.0212	\$ -	\$ 24,101	\$ 24,101	\$ -	
S60001230020	1.0121	\$ -	\$ 24,058	\$ 24,058	\$ -	
S60001230030	1.0121	\$ -	\$ 24,058	\$ 24,058	\$ -	
S6000123004A	2.0242	\$ -	\$ 33,716	\$ 33,716	\$ -	
S60001240010	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S6000124002A	4.0014	\$ 17,350	\$ 66,006	\$ 48,656	\$ 17,350	
S60001250010	1.0003	\$ 19,850	\$ 18,001	\$ (1,849)	\$ 19,850	
S60001250020	1.0003	\$ -	\$ 24,001	\$ 24,001	\$ -	
S6000125003A	3.0010	\$ -	\$ 72,004	\$ 72,004	\$ -	Changed--2005 Parcel #S60001250000
S60001250060	1.0003	\$ -	\$ 24,001	\$ 24,001	\$ -	
S60001250070	1.0003	\$ -	\$ 147,691	\$ 147,691	\$ -	
S60001250080	0.9377	\$ -	\$ 24,000	\$ 24,000	\$ -	
S60001260010	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260020	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260030	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260040	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260050	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260060	1.0000	\$ 2,500	\$ 24,000	\$ 21,500	\$ 2,500	
S60001260070	1.0000	\$ 2,500	\$ 162,230	\$ 159,730	\$ 2,500	
S60001260080	0.9380	\$ 2,350	\$ 24,000	\$ 21,650	\$ 2,350	
S60001270010	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S6000127002A	2.0010	\$ 5,000	\$ 9,604	\$ 4,604	\$ 5,000	
S60001270040	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S60001270050	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S60001270060	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S60001270070	1.0000	\$ 2,500	\$ 4,800	\$ 2,300	\$ 2,500	
S60001270080	0.9380	\$ 2,350	\$ 4,502	\$ 2,152	\$ 2,350	
S60001280010	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280020	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280030	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280040	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280050	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280060	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001280070	0.6288	\$ 1,570	\$ 5,014	\$ 3,444	\$ 1,570	
S60001290010	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290020	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290030	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290040	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290050	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290060	1.0300	\$ 2,580	\$ 4,944	\$ 2,364	\$ 2,580	
S60001290070	0.6280	\$ 1,570	\$ 3,014	\$ 1,444	\$ 1,570	
S60001300000	6.8060	\$ 17,020	\$ 32,668	\$ 15,648	\$ 17,020	
S6000131000A	2.8350	\$ 7,090	\$ 13,608	\$ 6,518	\$ 7,090	
S60001320000		\$ 10,300				Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S6000133000A		\$ 22,100				Parcel # "not found" on Assessor pg/cannot find on KC Web Map
S450000P0000	3.6960	\$ -	\$ -	\$ -	\$ -	50 Tax - 2009 Amendment
S65100010010	-0.6780	\$ -	\$ 36,000	\$ 36,000	\$ -	Remove 2015 Amendment
S65100010020	-0.7520	\$ -	\$ 36,000	\$ 36,000	\$ -	Remove 2015 Amendment
S65100010030	-0.6650	\$ -	\$ 36,000	\$ 36,000	\$ -	Remove 2015 Amendment
S65100010040	-0.5640	\$ -	\$ 34,000	\$ 34,000	\$ -	Remove 2015 Amendment
S65100010050	-0.6260	\$ -	\$ 156,040	\$ 156,040	\$ -	Remove 2015 Amendment
S65100010060	-0.6260	\$ -	\$ 34,000	\$ 34,000	\$ -	Remove 2015 Amendment
S65100010070	-0.6260	\$ -	\$ 34,000	\$ 34,000	\$ -	Remove 2015 Amendment
S65100010080	-0.6260	\$ -	\$ 265,910	\$ 265,910	\$ -	Remove 2015 Amendment
S65100010090	-0.6260	\$ -	\$ 136,480	\$ 136,480	\$ -	Remove 2015 Amendment

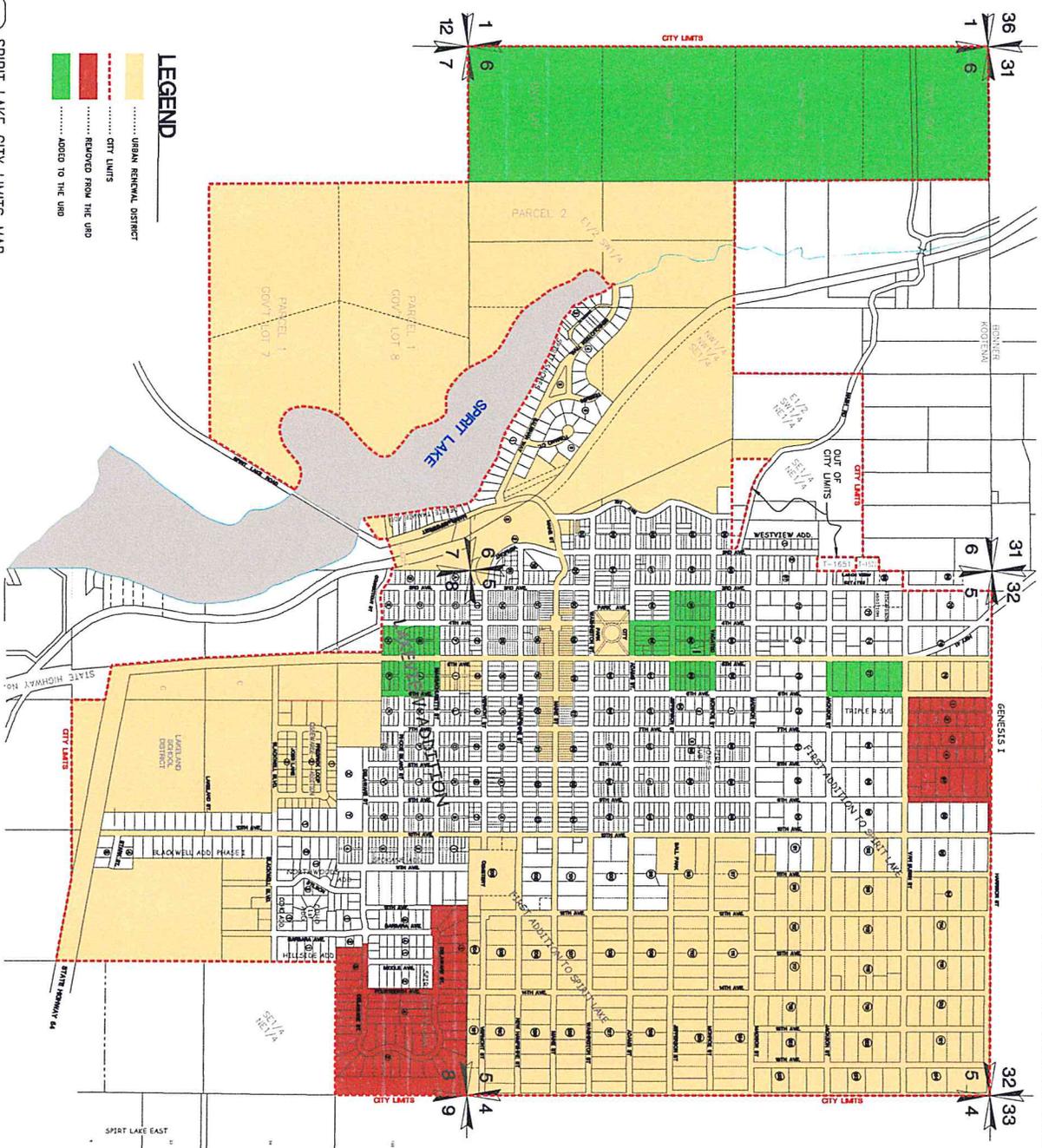
SPIRIT LAKE URD MARKET VALUES

S65100020010	-0.6260	\$	-	\$	134,370	\$	134,370	\$	-	Remove 2015 Amendment
S65100020020	-0.6260	\$	-	\$	141,610	\$	141,610	\$	-	Remove 2015 Amendment
S65100020030	-0.6230	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020040	-0.5770	\$	-	\$	211,260	\$	211,260	\$	-	Remove 2015 Amendment
S65100020050	-0.5000	\$	-	\$	153,090	\$	153,090	\$	-	Remove 2015 Amendment
S65100020060	-0.7240	\$	-	\$	220,750	\$	220,750	\$	-	Remove 2015 Amendment
S65100020070	-1.3510	\$	-	\$	152,420	\$	152,420	\$	-	Remove 2015 Amendment
S65100020080	-0.6540	\$	-	\$	185,280	\$	185,280	\$	-	Remove 2015 Amendment
S65100020090	-0.5000	\$	-	\$	206,800	\$	206,800	\$	-	Remove 2015 Amendment
S65100020100	-0.5020	\$	-	\$	196,180	\$	196,180	\$	-	Remove 2015 Amendment
S65100020110	-0.5030	\$	-	\$	227,800	\$	227,800	\$	-	Remove 2015 Amendment
S65100020120	-0.5030	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020130	-0.5030	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020140	-0.5020	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020150	-0.5040	\$	-	\$	224,970	\$	224,970	\$	-	Remove 2015 Amendment
S65100020160	-0.8200	\$	-	\$	36,000	\$	36,000	\$	-	Remove 2015 Amendment
S65100020170	-0.8480	\$	-	\$	240,830	\$	240,830	\$	-	Remove 2015 Amendment
S6510002019A	-1.0050	\$	-	\$	285,810	\$	285,810	\$	-	Remove 2015 Amendment
S65100020200	-0.5020	\$	-	\$	214,050	\$	214,050	\$	-	Remove 2015 Amendment
S65100020210	-0.5000	\$	-	\$	250,790	\$	250,790	\$	-	Remove 2015 Amendment
S65100020220	-0.5000	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020230	-0.5000	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100020240	-0.5000	\$	-	\$	163,220	\$	163,220	\$	-	Remove 2015 Amendment
S65100030010	-0.5200	\$	-	\$	140,910	\$	140,910	\$	-	Remove 2015 Amendment
S65100030020	-0.5230	\$	-	\$	194,650	\$	194,650	\$	-	Remove 2015 Amendment
S65100030030	-0.5230	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100030040	-0.5100	\$	-	\$	140,550	\$	140,550	\$	-	Remove 2015 Amendment
S65100030050	-0.5090	\$	-	\$	19,380	\$	19,380	\$	-	Remove 2015 Amendment
S65100040010	-0.5640	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100040020	-0.5640	\$	-	\$	195,250	\$	195,250	\$	-	Remove 2015 Amendment
S65100040030	-0.5640	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100040040	-0.5630	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100040050	-0.5650	\$	-	\$	166,700	\$	166,700	\$	-	Remove 2015 Amendment
S65100040060	-0.5650	\$	-	\$	143,760	\$	143,760	\$	-	Remove 2015 Amendment
S6510004008A	-1.1362	\$	-	\$	236,330	\$	236,330	\$	-	Remove 2015 Amendment
S65100040090	-0.4980	\$	-	\$	182,080	\$	182,080	\$	-	Remove 2015 Amendment
S65100040100	-0.6280	\$	-	\$	196,770	\$	196,770	\$	-	Remove 2015 Amendment
S65100040110	-0.5170	\$	-	\$	236,280	\$	236,280	\$	-	Remove 2015 Amendment
S65100040120	-0.5210	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
S65100040130	-0.5240	\$	-	\$	267,610	\$	267,610	\$	-	Remove 2015 Amendment
S65100040140	-0.5190	\$	-	\$	145,520	\$	145,520	\$	-	Remove 2015 Amendment
S65100040150	-0.5200	\$	-	\$	171,970	\$	171,970	\$	-	Remove 2015 Amendment
S65100040160	-0.5160	\$	-	\$	34,000	\$	34,000	\$	-	Remove 2015 Amendment
SJ4250010010	-0.3570	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250010020	-0.3602	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250010030	-0.3601	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250010040	-0.3601	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250010050	-0.3601	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250010060	-0.3601	\$	-	\$	139,150	\$	139,150	\$	-	Remove 2015 Amendment
SJ4250010070	-0.3556	\$	-	\$	144,590	\$	144,590	\$	-	Remove 2015 Amendment
SJ4250020010	-0.3362	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020020	-0.3389	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020030	-0.3387	\$	-	\$	130,430	\$	130,430	\$	-	Remove 2015 Amendment
SJ4250020040	-0.3386	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020050	-0.3385	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020060	-0.3383	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020070	-0.3382	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250020080	-0.3248	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250030010	-0.3618	\$	-	\$	15,000	\$	15,000	\$	-	Remove 2015 Amendment
SJ4250030020	-0.3848	\$	-	\$	121,240	\$	121,240	\$	-	Remove 2015 Amendment
SJ4250030030	-0.3621	\$	-	\$	146,830	\$	146,830	\$	-	Remove 2015 Amendment
SJ4250030040	-0.3622	\$	-	\$	124,340	\$	124,340	\$	-	Remove 2015 Amendment

SPIRIT LAKE URD MARKET VALUES

SJ4250030050	-0.3624	\$	-	\$ 117,270	\$ 117,270	\$	-	Remove 2015 Amendment
SJ4250030060	-0.3626	\$	-	\$ 124,950	\$ 124,950	\$	-	Remove 2015 Amendment
SJ4250030070	-0.3452	\$	-	\$ 123,100	\$ 123,100	\$	-	Remove 2015 Amendment
SJ4250040010	-0.3391	\$	-	\$ 15,000	\$ 15,000	\$	-	Remove 2015 Amendment
SJ4250040020	-0.3398	\$	-	\$ 132,950	\$ 132,950	\$	-	Remove 2015 Amendment
SJ4250040030	-0.3398	\$	-	\$ 121,480	\$ 121,480	\$	-	Remove 2015 Amendment
SJ4250040040	-0.3398	\$	-	\$ 100,840	\$ 100,840	\$	-	Remove 2015 Amendment
SJ4250040050	-0.3398	\$	-	\$ 15,000	\$ 15,000	\$	-	Remove 2015 Amendment
SJ4250040060	-0.3398	\$	-	\$ 15,000	\$ 15,000	\$	-	Remove 2015 Amendment
SJ4250040070	-0.3398	\$	-	\$ 115,180	\$ 115,180	\$	-	Remove 2015 Amendment
SJ4250040080	-0.3205	\$	-	\$ 29,480	\$ 29,480	\$	-	Remove 2015 Amendment
S300000G001A	0.3240	\$	-	\$ 130,927	\$ 130,927	\$	130,927	Add 2015 Amendment
S300000G004A	0.3240	\$	-	\$ 170,340	\$ 170,340	\$	170,340	Add 2015 Amendment
S300000G005A	0.3237	\$	-	\$ 44,415	\$ 44,415	\$	44,415	Add 2015 Amendment
S300000G007A	0.3237	\$	-	\$ 59,925	\$ 59,925	\$	59,925	Add 2015 Amendment
S300000G009A	0.6474	\$	-	\$ 539,545	\$ 539,545	\$	539,545	Add 2015 Amendment
S300000H001A	0.5665	\$	-	\$ 77,726	\$ 77,726	\$	77,726	Add 2015 Amendment
S300000H005A	0.5660	\$	-	\$ 104,868	\$ 104,868	\$	104,868	Add 2015 Amendment
S300000J001A	0.3240	\$	-	\$ 56,230	\$ 56,230	\$	56,230	Add 2015 Amendment
S300000J003A	0.3240	\$	-	\$ 218,349	\$ 218,349	\$	218,349	Add 2015 Amendment
S300000J005A	0.3230	\$	-	\$ 59,797	\$ 59,797	\$	59,797	Add 2015 Amendment
S300000J007A	0.8090	\$	-	\$ 120,890	\$ 120,890	\$	120,890	Add 2015 Amendment
S300000J0120	0.1620	\$	-	\$ 7,000	\$ 7,000	\$	7,000	Add 2015 Amendment
S300000K001A	0.5660	\$	-	\$ 104,868	\$ 104,868	\$	104,868	Add 2015 Amendment
S300000K005A	0.2830	\$	-	\$ 99,590	\$ 99,590	\$	99,590	Add 2015 Amendment
S300000K007A	0.2830	\$	-	\$ 26,450	\$ 26,450	\$	26,450	Add 2015 Amendment
S4500045001A	0.5720	\$	-	\$ 242,911	\$ 242,911	\$	242,911	Add 2015 Amendment
S4500045004A	0.5720	\$	-	\$ 465,691	\$ 465,691	\$	465,691	Add 2015 Amendment - S0 Tax
S4500045008A	0.5720	\$	-	\$ 129,070	\$ 129,070	\$	129,070	Add 2015 Amendment
S4500045011A	0.1720	\$	-	\$ 39,190	\$ 39,190	\$	39,190	Add 2015 Amendment
S4500045011B	0.2090	\$	-	\$ 61,060	\$ 61,060	\$	61,060	Add 2015 Amendment
S4500051001A	0.3230	\$	-	\$ 16,500	\$ 16,500	\$	16,500	Add 2015 Amendment
S4500051003A	0.2420	\$	-	\$ 52,730	\$ 52,730	\$	52,730	Add 2015 Amendment
S4500051005A	0.5660	\$	-	\$ 117,530	\$ 117,530	\$	117,530	Add 2015 Amendment - S0 Tax
S4500051008A	0.3240	\$	-	\$ 37,365	\$ 37,365	\$	37,365	Add 2015 Amendment
S4500051010A	0.3240	\$	-	\$ 74,610	\$ 74,610	\$	74,610	Add 2015 Amendment
S45000510120	0.1610	\$	-	\$ 14,000	\$ 14,000	\$	14,000	Add 2015 Amendment
S45000510130	0.1610	\$	-	\$ 85,970	\$ 85,970	\$	85,970	Add 2015 Amendment
S45000510140	0.1610	\$	-	\$ 80,910	\$ 80,910	\$	80,910	Add 2015 Amendment
S4500052001A	0.3880	\$	-	\$ 71,910	\$ 71,910	\$	71,910	Add 2015 Amendment - S0 Tax
S4500052002A	0.3444	\$	-	\$ 431,119	\$ 431,119	\$	431,119	Add 2015 Amendment - S0 Tax
S4500052003A	1.5330	\$	-	\$ 829,300	\$ 829,300	\$	829,300	Add 2015 Amendment - S0 Tax
S4500053001A	1.2950	\$	-	\$ 50,000	\$ 50,000	\$	50,000	Add 2015 Amendment
S4500053004A	0.3230	\$	-	\$ 27,680	\$ 27,680	\$	27,680	Add 2015 Amendment - S0 Tax
S45000530060	0.1610	\$	-	\$ 14,000	\$ 14,000	\$	14,000	Add 2015 Amendment - S0 Tax
S45000530070	0.1600	\$	-	\$ 71,973	\$ 71,973	\$	71,973	Add 2015 Amendment - S0 Tax
S4500053013A	0.3200	\$	-	\$ 59,240	\$ 59,240	\$	59,240	Add 2015 Amendment - S0 Tax
S6000077001A	1.9628	\$	-	\$ 119,700	\$ 119,700	\$	119,700	Add 2015 Amendment
S6000077003A	1.9630	\$	-	\$ 119,700	\$ 119,700	\$	119,700	Add 2015 Amendment
S0000063400	161.6600	\$	-	\$ 83,739	\$ 83,739	\$	83,739	Add 2015 Amendment
S60000770050	0.9810	\$	-	\$ 137,643	\$ 137,643	\$	137,643	Add 2015 Amendment
775.6266		\$	4,041,597	\$	20,236,771	\$	16,718,534	\$ 9,195,458
								\$ 225,443
								\$ 9,420,901
								\$ 132,859,058
								7.09%

TOWNSHIP 53 NORTH
 RANGE 4 WEST, B.M.
 KOOTENAI COUNTY, IDAHO
 SPIRIT LAKE



4.1 SPIRIT LAKE CITY LIMITS MAP
 SCALE: 1"=500'

LEGEND
 URBAN RENEWAL DISTRICT
 CITY LIMITS
 REMOVED FROM THE URB
 ADDED TO THE URB



CITY OF SPIRIT LAKE
 P.O. BOX 309
 SPIRIT LAKE, IDAHO 86389
 (208) 623-2131

SHEET TITLE: URBAN RENEWAL DISTRICT MAP

PROJECT: CITY OF SPIRIT LAKE
 KOOTENAI COUNTY, IDAHO

DATE:	8-18-03
SCALE:	1"=500'
DRAWN BY:	ELZ
CHECKED BY:	ELZ
FILE NO.:	1871
FILE NAME:	PL-URB-0303A

SHEET 1 OF 1

James A. Sewell and Associates
 CONSULTING ENGINEERS
 NEWPORT, WASHINGTON, 99156
 (509) 447-3626

No.	DATE	REVISION	ENGINEER'S SIGNATURE
10	1-14-15	UPDATE	JMB
10	1-14-15	UPDATE	JMB
9	12-24-09	UPDATE	JMB
8	10-29-09	UPDATE	JMB
7	8-14-09	UPDATE	JMB
6	6-26-09	UPDATE	JMB
5	6-25-09	UPDATE	JMB
			DRN/CHK'D

Attachment B

Resolutions

SPIRIT LAKE URBAN RENEWAL AGENCY
RESOLUTION NO. 01-05-12

A RESOLUTION OF THE SPIRIT LAKE URBAN RENEWAL AGENCY APPROVING A SPIRIT LAKE URBAN RENEWAL PLAN; CONFIRMING THE DETERIORATED DECLARATION; ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS the City of Spirit Lake did on August 30, 2005, by Resolution No. 05-08-30B, declare that a specifically described portion of the city limits of the City of Spirit Lake was deteriorated and deterioration, and in need to remediation by an urban renewal agency, and

WHEREAS the City Council of the City of Spirit Lake recommended that the Mayor of the City of Spirit Lake appoint an urban renewal commission, and

WHEREAS the Mayor of the City of Spirit Lake did on December 13, 2005, with the advice and consent of the City Council, did establish by an Order of Appointment, the Spirit Lake Urban Renewal Agency, comprised of four Commissioners, and

WHEREAS the appointed Board of Commissioners of the Spirit Lake Renewal Agency has adopted By-Laws establishing its existence and has retained staff to assist it with its duties, and

WHEREAS staff of the Spirit Lake Urban Renewal Agency has prepared an urban renewal plan pursuant to Title 50, Chapters 20 & 29, Idaho Code, for hearing and recommendation by the Board of Commissioners of the Spirit Lake Urban Renewal Agency, and

WHEREAS the Board of Commissioners of the Spirit Lake Urban Renewal Agency conducted a public hearing on December 13, 2005.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SPIRIT LAKE URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1: The Agency hereby makes the following findings of fact:

- a. The area of the proposed plan has been previously declared by the City of Spirit Lake to be a deteriorated and deteriorating area, and the Agency finds that the deterioration described by the City Council does in fact exist.
- b. The Plan drafted by staff provides for varying methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including a tax allocation feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan.

- c. The Plan drafted by staff indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Plan drafted by staff describes a revenue allocation area by metes and bounds description.
- e. The Plan drafted by staff conforms to the general plan of the City of Spirit Lake, and is in conformance with the Comprehensive Plan.
- f. The Plan drafted by staff does not anticipate the displacement of any families.
- g. The Plan drafted by staff will enhance public recreational facilities and activities within the City, and encourage private sector participation.

Section 2: The Spirit Lake Urban Renewal Agency does hereby adopt the Spirit Lake Urban Renewal as an urban renewal plan for recommendation to the City Council of the City of Spirit Lake for formal adoption as required by Idaho law. This resolution shall be effective upon its passage.

DATED this 15th day of December, 2005

SPIRIT LAKE URBAN RENEWAL AGENCY
An Idaho urban renewal agency

By:


Gary Ventress, Chairman

CITY OF SPIRIT LAKE
RESOLUTION NO. 05-08-30B

A RESOLUTION OF THE CITY OF SPIRIT LAKE, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MAKING FINDINGS THAT DETERIORATED AND DETERIORATING AREAS EXIST WITH THE CITY, DESCRIBING THE BOUNDARIES OF THE DETERIORATED AND DETERIORATING AREAS, DECLARING A NEED FOR AN URBAN RENEWAL AGENCY AND AN URBAN RENEWAL PLAN, AND REQUESTING THAT THE CITY COUNCIL APPOINT THEMSELVES AS AN URBAN RENEWAL COMMISSION.

WHEREAS, the city of Spirit Lake is an Idaho municipal corporation with the authority to declare all or a portion of its city limits as a deteriorated or deteriorating area pursuant to the Idaho Urban Renewal Law of 1965 (codified as Chapter 20, Title 50, Idaho Code, and

WHEREAS the City Council of the City of Spirit Lake has directed city representatives to study the magnitude of the deterioration and city representatives have reported to the City Council the nature of the deterioration and the area of the deterioration, and

WHEREAS the City Council of the City of Spirit Lake desires to begin to remediate existing deterioration and prevent future deterioration, in order to protect the public health, safety, morals and welfare of the residents of the municipality, and

WHEREAS Idaho law grants to municipal corporations the authority to create an urban renewal agency for the purposes of remediating and preventing municipal deterioration, and

WHEREAS Idaho law authorizes the City Council to appoint themselves as commissioners of the urban renewal agency and to designate the initial chairman of the commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPIRIT LAKE AS FOLLOWS:

Section 1. That there are areas within the city limits of the City of Spirit Lake that are deteriorated and/or deteriorating as defined in I.C. 50-2018 (b) and (i), as herein described without limitation:

- a. Buildings and improvements, both residential and non-residential which by reason of dilapidation, deterioration, age and obsolescence are detrimental to the public health, safety and welfare.

b. Inadequate public services and public buildings which substantially impairs the sound growth of the municipality and constitutes a social and economic liability, to wit:

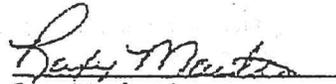
- i. An inadequate wastewater collection system.
- ii. An inadequate domestic water supply system.
- iii. Inadequate public streets, sidewalks, curbs, and street lighting.
- iv. Inadequate public safety facilities.
- v. Inadequate public administration facilities.
- vi. Inadequate public parks and recreation facilities.

Section 2. That the area of deterioration and deteriorating conditions is described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated by reference herein.

Section 3. That it is necessary for the City of Spirit Lake to form an urban renewal agency pursuant to Chapter 20, Title 50, Idaho Code, to adopt an urban renewal plan or plans in order to remediate the existing deterioration and to prevent future deterioration.

Section 4. That the City Council of the City of Spirit Lake chooses to appoint themselves as an urban renewal agency commission, comprised of all members of the Council not so residing within the boundaries of the District, and that the City Council will appoint an initial chairman of the commission.

ADOPTED AND APPROVED THIS 30TH DAY OF AUGUST, 2005


Roxy Maria, Mayor

ATTEST:


Barbara Brown, City Clerk

RESOLUTION NO.09-08-11

A RESOLUTION OF THE CITY OF SPIRIT LAKE FINDING DETERIORATED AND DETERIORATING AREAS OF THE CITY IN ADDITION TO THOSE PREVIOUSLY DESIGNATED IN RESOLUTION NO. 05-08-30B

WHEREAS, the Spirit Lake City Council previously adopted Resolution No. 05-08-30B on August 30, 2005 finding that certain areas described in the exhibits attached to the Resolution were deteriorated and/or deteriorating as defined in I.C. 50-2018(h) and (i); and

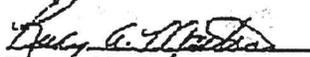
WHEREAS, the has City Council determined that there are additional areas within the city that are also deteriorated and/or deteriorating due to the dilapidation, age, deterioration and inadequacy of the public parks and recreation facilities; and

WHEREAS, Idaho laws grant to municipalities the authority to review the initial boundaries of an urban renewal district, to find that additional areas are deteriorated and/or deteriorating, and to include those areas within the boundaries of the established urban renewal district.

NOW THEREFORE, BE IT RESOLVED By the Mayor and City Council of the City of Spirit Lake as follows:

1. That there are areas within the city limits of the city of Spirit Lake, in addition to those describe in Resolution No. 05-08-30B, that have inadequate public services and public facilities which substantially impair the sound growth of the city and constitute a social and economic liability, to wit: Aging, dilapidated, deteriorated, and inadequate public parks and recreation facilities to serve the needs of the community.
2. That the additional specific areas deemed to be deteriorated and/or deteriorating pursuant to this Resolution are described in Exhibit A attached hereto and incorporated by reference herein.
3. That it is necessary to amend the boundaries of the previously adopted urban renewal plan, which already addresses the need for improvements to the public parks and recreations facilities, to include these areas of the city in order to remediate the existing deterioration and to prevent future deterioration of the public parks and recreation facilities.

ADOPTED AND APPROVED this 11 day of August, 2009.


Roxy A. Martin, Mayor

ATTEST:


Barbara L. Brown, City Clerk

Nancy M
4

Revised Legal Description of the Urban Renewal District for the Town of Spirit Lake
June 26, 2009

All that portion of Sections 5, 6, 7 and 8, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, contained within the following described parcel:

Beginning at the Northwest Corner of said Section 5; thence East along the North Line of said Section 5 to the Northeast Corner of said Section 5; thence South along the East line of said Section 5 to the Southeast Corner of said Section 5; thence South along the East Line of said Section 8 to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 8; thence West along the South Line of said Northeast Quarter of the Northeast Quarter of Section 8 to the Southwest Corner of said Northeast Quarter of the Northeast Quarter of Section 8; thence South along the West Line of the East Half of the East Half of said Section 8 to its intersection with the Southerly Right-of-Way Line of State Highway 54; thence West, along said Southerly Right-of-Way Line of State Highway 54, to its intersection with the Westerly Right-of-Way Line of State Highway 41; thence North, along said Westerly Right-of-Way Line of State Highway 41 to its intersection with the South Line of Lakeview Addition to Spirit Lake; thence West, along said South Line to the Southeast Corner of Block "E" of said Lakeview Addition, being a point on the Northerly Right-of-Way Line of Connecticut Street; thence West, along said Northerly Right-of-Way Line to its intersection with the West Line of said Section 8; thence North, westerly to the Southeast Corner of Tax Number 6254; thence South, westerly along the South Line of said Tax Number 6254 to its intersection with the Westerly Right-of-Way Line of the County Road known as Spirit Lake Road; thence South, westerly along said Right-of-Way Line 116 feet; thence South, westerly 305 feet more or less to a point on the East Shore of Spirit Lake; thence North, westerly, South, westerly, Southeast, South, westerly, Northeast, and Southeast to a point on the South Shore of Spirit Lake and the Westerly Right-of-Way of the County Road known as Spirit Lake Road; thence South, along said Westerly Right-of-Way to its intersection with the South Line of Government Lot 7 of said Section 7; thence West to the Southwest Corner of said Government Lot 7; thence North, along the West Line of Government Lot 7 and Government Lot 8 to the North Line of said Section 7; thence North, along the West Line of the East Half of the Southwest Quarter of said Section 6 to the Northwest Corner of said East Half of the Southwest Quarter; thence East, along the North Line of said East Half of the Southwest Quarter and the North Line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 6 to the Northeast Corner of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter; thence North, along the West Line of East Half of the Southwest Quarter of the Northeast Quarter of said Section 6 to the Northwest Corner of said East Half of the Southwest Quarter of the Northeast Quarter; thence East, along the North Line of said East Half of the Southwest Quarter of the Northeast and the North Line of the Southeast Quarter of the Northeast Quarter of said Section 6 to its intersection with the West line of Tax Number 1522; thence North to the Northwest Corner of said Tax Number 1522; thence East, along the North Line of said Tax Number 1522 to the West Line of said Section 5; thence North, along said West Line to said Northwest Corner of Section 5, being the Point of Beginning.

Exhibit A

Except for the following described parcels:

1.) Blocks 67 through 75 together with all streets and avenues lying between said blocks; Blocks 77 through 80, 83 through 86 and 89 and 90 together with all streets and avenues lying between said blocks; Madison Street, lying within the Southerly projection of the West Line of Block 67 and the East Line of Block 73; Harrison Street lying within the Northerly projection of the West Line of Block 69 and the East Line of Block 75 and South of the North Line of said Section 5; Madison Street, lying within the Southerly projection of the West Line of Block 78 and the East Line of Block 90; Blocks 88, 93, 99 through 102, Lot 1 and Lots 3 through 5 of Block 92, and Lots 2 through 5 of Block 91; all within "First Addition to Spirit Lake".

2.) Blocks 1, 2, 4 through 17, 22 through 25, Lots 1 through 13 and Lots 17 and 18 of Block 30; Block 31 and 33 through 66; Lots 13 through 22 of Block 18, together with the adjoining alleys; Lots 13 through 18 of Blocks 19 and 20, together with the adjoining alleys; Lots 13 through 18 of Block 21, together with the adjoining alley; Lots 1 through 6 of Block 26 through 29, together with the adjoining alleys; Lots 11 through 18 of Block 27, together with and the adjoining alley; Block 32 less Lots 7 and 8; that tract of land lying North of Maine Street, East of 2nd Avenue, South of Lot 7 of Block 31 and West of Lot 9 of said Block 31; Park Avenue; 1st through 3rd, 8th and 9th Avenues lying North of Maine Street; 4th, 6th and 7th Avenues lying North of the Southerly lots in Blocks 26 through 30; Park Drive; 5th, 8th and 9th Avenues lying South of Maine Street; 4th, 6th and 7th Avenues lying South of the Northerly lots in Blocks 17 through 21; Monroe, Jefferson, Adams, Washington, New Hampshire and Vermont Streets lying between 1st and 5th Avenues; Monroe, Jefferson, Adams, Washington, New Hampshire and Vermont Streets lying between 5th and 10th Avenues; all within the plat of "Spirit Lake".

3.) "Lakeview Addition to Spirit Lake", including any roads, streets or avenues contained within said addition, except Block 1 and any portion of 5th or 10th Avenues lying within said addition.

4.) All of the Northeast Quarter of said Section 6, except the West 200 feet of the Southeast Quarter of the Northeast Quarter South of the County Road.

5.) "Blackwell Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

6.) "Spekenc Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

7.) "Spirit Lake Village - Phase I"

8.) "Spirit Lake Village - Phase II, except any portion of Delaware Street lying within said Phase II.

9.) "Coso Addition to Spirit Lake".

10.) "Coho 1st Addition to Spirit Lake".

11.) That tract of land lying South of the North line of said Section 8, East of "Spokane Addition to Spirit Lake", West of 12th Avenue, and North of "Northwoods Addition to Spirit Lake".

12.) 12th Avenue, lying West of "Spirit Lake Village - Phase I".

13.) "Blackwell Addition to Spirit Lake - Phase I".

14.) Blackwell Boulevard, lying East of 10th Avenue.

15.) Blackwell Boulevard, lying North of Lot 1 of Block 3 of "Blackwell Addition to Spirit Lake - Phase I".

16.) Lakeland Street, lying between Blocks 3 and 6 of "Blackwell Addition to Spirit Lake - Phase I".

17.) Stark Street, lying between Blocks 4 and 5 of "Blackwell Addition to Spirit Lake - Phase I".

18.) "Northwoods Addition to Spirit Lake".

19.) "Spirit Shores", except any Right-of-Ways lying within said "Spirit Shores".

20.) "Debbie - Tammie Addition to Spirit Lake", except any Right-of-Ways lying within said addition.

21.) "Hillside Addition to Spirit Lake".

22.) Block "D" of the Plat of "Spirit Lake".

23.) That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a point where the North Line of the Northeast Quarter of the Southeast Quarter, Section 6, intersects First Avenue, of the City of Spirit Lake (which point is designated by 3/4 inch pipe driven into the ground). Thence West along 1/4 line a distance 272 feet to a point designated by 3/4 inch pipe; thence South 160 feet to a point designated by 3/4 inch pipe driven into the ground; thence East a distance of 272 feet to a point (marked by 3/4 inch pipe) which intersects First Avenue of Spirit Lake. Thence North along First Avenue 160 feet to point of beginning.

24.) That tract of land lying South of the Southerly projection of the East and West lines of Lot 4 of Block 32 of the plat of "Spirit Lake" and North of Maine Street.

Attachment C
Ordinances

SPIRIT LAKE

ORDINANCE NO. 561

AN ORDINANCE OF THE CITY OF SPIRIT LAKE, IDAHO, TO AMEND ORDINANCE NO. 494; ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City of Spirit Lake, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt revenue allocation areas, and to provide improvements and betterments within an urban renewal area, as designated by the Plan; and

WHEREAS, the Urban Renewal Plan was submitted to and approved by the City of Spirit Lake Planning and Zoning Committee on October 4, 2005; and,

WHEREAS, the City held one duly-noticed workshop on December 13, 2005, to review and consider adoption of the Urban Renewal Plan; and,

WHEREAS, the City has reviewed the proposed Urban Renewal Plan, which included a revenue allocation area provision; and,

WHEREAS, the City did adopt Ordinance 492, December 13, 2005, adopting the Urban Renewal Plan describing the boundaries of the Plan Area; and

WHEREAS, the City Council adopted Ordinance 494 on April 18, 2006, to replace Ordinance 492 as the ordinance establishing the Urban Renewal Plan Area, in order to correct the legal description contained in Ordinance 492; and

WHEREAS, the purpose of the current amendment is boundary adjustments and extension of the district timeline for a period of ten (10) years. Proposed improvements include upgrades to public buildings; extension of public infrastructure; roadway, curb, gutter, sidewalks; public safety improvements; city cemetery improvements; and city park improvements to allow for economic development; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPIRIT LAKE, KOOTENAI COUNTY, IDAHO, as follows:

Section 1: The City hereby approves the amended Urban Renewal Plan, which is attached hereto as Exhibit "A" and by this reference made a part hereof based on the following findings

A. The Urban Renewal Plan conforms to the general plan of the City of Spirit Lake and conforms to the City of Spirit Lake Comprehensive Plan.

B. The Plan indicates the improvements and rehabilitation that are proposed to be carried out, including land uses, densities, building requirements, method of financing, and a revenue allocation financing program.

C. The Plan does not anticipate the displacement of any families.

D. The Urban Renewal Plan affords maximum opportunity for the Urban Renewal Area to develop through private enterprise.

E. The Urban Renewal Plan conforms with both state and local planning and zoning requirements.

H. The Urban Renewal Plan contains a tax allocation feasibility study which finds and declares that the debt to be incurred to provide the improvements described within the Plan is sufficient to pay the costs of the improvements proposed therein and that the assessed valuation of the revenue allocation area is likely to increase as a result of the initiation of the Urban Renewal project.

Section 2: The City of Spirit Lake, Kootenai County, Idaho, hereby amends Ordinance 494 to approve the amended boundary description of the Urban Renewal revenue allocation area as identified in the attached Urban Renewal Plan.

Section 3: This Ordinance shall be effective upon its passage and publication according to law.

APPROVED, ADOPTED and SIGNED this 20th day of April, 2015.

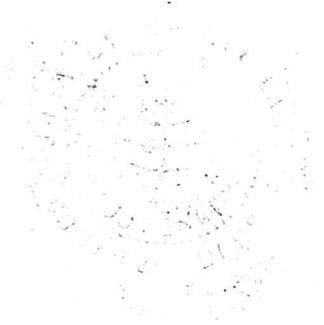


Todd Clary, Mayor

ATTEST:



Ann Clapper, City Clerk



2001625

City of Spirit Lake

P.O. Box 309
Spirit Lake, ID 83869-0309

E. 409 Maine St.
(208) 623-2131

ORDINANCE NO. 492

AN ORDINANCE OF THE CITY OF SPIRIT LAKE, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, APPROVING THE SPIRIT LAKE URBAN RENEWAL PLAN; CONFIRMING THE DETERIORATED DECLARATION; ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, AND PROVIDING FOR THIS ORDINANCE TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS the City of Spirit Lake did on August 30, 2005, by Resolution No 05-08-30B, declare that a specifically described portion of the city limits of the City of Spirit Lake was deteriorated and deteriorating, and in need of remediation by an urban renewal agency, and

WHEREAS the City Council of the City of Spirit Lake recommended that the Mayor of the City of Spirit Lake appoint an urban renewal commission, and

WHEREAS the Mayor of the City of Spirit Lake did on December 12, 2005, with the advice and consent of the City Council, establish by an Order of Appointment, the Spirit Lake Urban Renewal Agency, comprised of the Spirit Lake City Council, and

WHEREAS the appointed Board of Commissioners of the Spirit Lake Urban Renewal Agency will adopt By-Laws establishing its existence and has retained staff to assist it with its duties, and

WHEREAS the Spirit Lake Urban Renewal Agency has prepared an urban renewal plan pursuant to Title 50, Chapters 20 & 29, Idaho Code, for remediation of the deterioration found to exist, hereinafter referred to as the Spirit Lake Urban Renewal Plan, and

WHEREAS the Board of Commissioners of the Spirit Lake Urban Renewal Agency conducted a public hearing (meeting) on December 13, 2005, and have adopted Resolution #01-05-12 recommending approval of the Spirit Lake Urban Renewal Plan by the City Council of the City of Spirit Lake, and

2001625

WHEREAS the Planning & Zoning Commission of the City of Spirit Lake has found that the Spirit Lake Urban Renewal Plan conforms with the general plan of the City of Spirit Lake.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPIRIT LAKE AS FOLLOWS:

Section 1: The City Council hereby makes the following findings of fact:

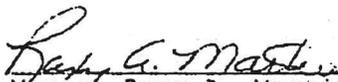
- a. The area of the proposed plan has been previously declared by the City of Spirit Lake to be a deteriorated and deteriorating area, and the Agency finds that the deterioration described by the City Council does in fact exist.
- b. The Spirit Lake Urban Renewal Plan provides for varying methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including a tax allocation feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan.
- c. The Spirit Lake Urban Renewal Plan indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Spirit Lake Urban Renewal Plan describes a revenue allocation area by metas and bounds description, as described in Exhibit 1 and displayed in Exhibit 2, attached and incorporated by reference herein, that does not exceed the limitations of I.C. 50-2904.(13).
- e. The Spirit Lake Urban Renewal Plan conforms to the general plan of the City of Spirit Lake, and is in conformance with the Comprehensive Plan.

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- f. The Spirit Lake Urban Renewal Plan does not anticipate the displacement of any families.
- g. The Spirit Lake Urban Renewal Plan will enhance public recreational facilities and activities within the City, and encourage private sector participation.
- h. That unless the afore-mentioned conditions are improved, they will substantially impair the sound growth potential of the City of Spirit Lake and will constitute an economic and social liability, and that further development in the area without such improvements will endanger the public health, safety and welfare.
- i. That improvement of the property and the City services in the plan area are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

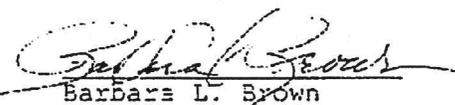
Section 2: The Mayor and City Council of the City of Spirit Lake hereby adopts the Spirit Lake Urban Renewal and approves the revenue allocation area provided for in the Plan, and this Ordinance shall be effective immediately upon its adoption and approval.

ADOPTED AND APPROVED this 13th day of December, 2005.



Mayor, Roxy A. Martin

Attest:



Barbara L. Brown
City Clerk



ORDINANCE NO. 534

AN ORDINANCE OF THE CITY OF SPIRIT LAKE, KOOTENAI COUNTY, IDAHO, APPROVING THE MODIFICATION AND GEOGRAPHICAL EXPANSION OF THE CITY OF SPIRIT LAKE URBAN RENEWAL PLAN; MAKING CERTAIN FINDINGS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO

WHEREAS, the City of Spirit Lake, Kootenai County, Idaho (the City), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by Idaho Code, Title 50, Chapters 20 and 29, to adopt and to modify urban renewal plans upon the recommendation of the Post Falls Urban Renewal Agency, and

WHEREAS, the City of Spirit Lake did in 12/13/05 adopt Ordinance No. 492, adopting the City of Spirit Lake Urban Renewal Plan (Plan), Urban Renewal District Boundaries and Revenue Allocation Area (collectively referred to as District), pursuant to title 50, chapter 20 and title 50- chapter 29, Idaho Code; and

WHEREAS, Spirit Lake municipal park system improvements were included as part of Plan projects, but the legal descriptions for those parks were inadvertently excluded from the boundaries of the District and Plan; and

WHEREAS, the Spirit Lake municipal parks are described as follows and referred to as the Subject Property:

Parcel 1:

That tract of land located between Lot1, Block 98 and Lots 1 and 2, Block 99, and designated as "Ball Park" on the plat of First Addition to the Town of Spirit Lake, recorded in the records of the Kootenai County Recorder at Book C, Page 32 on March 16, 1909.

Parcel 2:

That tract of land located between Block 34 and Block 35 and designated as "City Park" on the plat of the Town of Spirit Lake, recorded in the records of the Kootenai County Recorder as Book at Book B, Page 143 on October 1, 1907.

Parcel 3:

Lots 14, 15, and 16 of Block 30, all within the plat of Town of Spirit Lake recorded in the records of the Kootenai County Recorder at Book B, Page 143 on October 1, 1907.

Parcel 4:

Block 3 Spirit Shores Subdivision recorded in the records of the Kootenai County Recorder at Book E, Page 174 on September 23, 1974.

and

WHEREAS, the Board of Commissioners of the Spirit Lake Urban Renewal Agency did recommend to the City of Spirit Lake the adoption of an ordinance modifying the City of Spirit Lake Urban Renewal Plan to include the Subject Property within the geographical boundaries of the Plan Area and District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPIRIT LAKE, KOOTENAI COUNTY, IDAHO, as follows:

Section 1: The City hereby modifies the Spirit Lake Urban Renewal Plan and District boundaries to include the real property described above, based on the following findings:

- A. Improvements to the Subject Property are included in the original and amended Spirit Lake Urban Renewal Plan.
- B. The Subject Property is determined to be a deteriorating area in need of urban renewal.
- C. The Subject Property is adjacent to and contiguous with the current boundaries of the Plan Area and the District.
- D. The inclusion of this property in the Plan Area and District boundaries conforms to the City of Spirit Lake comprehensive Plan.
- E. The development of this property will not displace any families.
- F. The inclusion of this property in the Plan Area is in conformance with state and local planning and zoning requirements.
- G. The proposal has received the recommendation of the Spirit Lake Urban Renewal Agency.

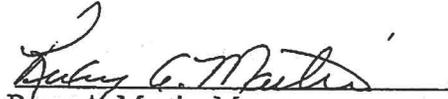
Section 2: The City of Spirit Lake, Kootenai County, Idaho, hereby approves the modification of the City of Spirit Lake Urban Renewal Plan and District boundaries to include the Subject Property described above to be included within the geographical boundaries of the Plan Area and the District boundaries.

Section 3: This Ordinance shall be effective upon its passage and publication according to law.

Enacted by the city council as an ordinance of the City of Spirit Lake on the 8th day of December, 2009.

Approved by the Mayor on the 8th day of December, 2009.

CITY OF SPIRIT LAKE


Roby A. Martin, Mayor

ATTEST:


Barbara L. Brown, City Clerk



Revised Legal Description of the Urban Renewal District for the Town of Spirit Lake
December 9, 2009

All that portion of Sections 5, 6, 7 and 8, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, contained within the following described parcel:

Beginning at the Northwest Corner of said Section 5; thence East along the North Line of said Section 5 to the Northeast Corner of said Section 5; thence South along the East line of said Section 5 to the Southeast Corner of said Section 5; thence South along the East Line of said Section 8 to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 8; thence West along the South Line of said Northeast Quarter of the Northeast Quarter of Section 8 to the Southwest Corner of said Northeast Quarter of the Northeast Quarter of Section 8; thence South along the West Line of the East Half of the East Half of said Section 8 to its intersection with the Southerly Right-of-Way Line of State Highway 54; thence Westerly, along said Southerly Right-of-Way Line of State Highway 54, to its intersection with the Westerly Right-of-Way Line of State Highway 41; thence Northerly along said Westerly Right-of-Way Line of State Highway 41 to its intersection with the South Line of Lakeview Addition to Spirit Lake; thence Westerly along said South Line to the Southeast Corner of Block "E" of said Lakeview Addition, being a point on the Northerly Right-of-Way Line of Connecticut Street; thence Westerly along said Northerly Right-of-Way Line to its intersection with the West Line of said Section 8; thence Northwesterly to the Southeast Corner of Tax Number 6254; thence Southwesterly along the South Line of said Tax Number 6254 to its intersection with the Westerly Right-of-Way Line of the County Road known as Spirit Lake Road; thence Southwesterly along said Right-of-Way Line 116 feet; thence Southwesterly 305 feet more or less to a point on the East Shore of Spirit Lake; thence Northerly, Northwesterly, Southwesterly, Southeasterly, Southwesterly, Northeasterly and Southeasterly to a point on the South Shore of Spirit Lake and the Westerly Right-of-Way of the County Road known as Spirit Lake Road; thence Southerly along said Westerly Right-of-Way to its intersection with the South Line of Government Lot 7 of said Section 7; thence west to the Southwest Corner of said Government Lot 7; thence North along the West Line of Government Lot 7 and Government Lot 8 to the North Line of said Section 7; thence North along the West Line of the East Half of the Southwest Quarter of said Section 6 to the Northwest Corner of said East Half of the Southwest Quarter; thence East along the North Line of said East Half of the Southwest Quarter and the North Line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 6 to the Northeast Corner of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter; thence North along the West Line of East Half of the Southwest Quarter of the Northeast Quarter of said Section 6 to the Northwest Corner of said East Half of the Southwest Quarter of the Northeast Quarter; thence East along the North Line of said East Half of the Southwest Quarter of the Northeast and the North Line of the Southeast Quarter of the Northeast Quarter of said Section 6 to its intersection with the West line of Tax Number 1522; thence North to the Northwest Corner of said Tax Number 1522; thence East along the North Line of said Tax Number 1522 to the West Line of said Section 5; thence North along said West Line to said Northwest Corner of Section 5, being the Point of Beginning.

Except for the following described parcels:

1.) Blocks 67 through 75 together with all streets and avenues lying between said blocks; Blocks 77 through 80, 83 through 86 and 89 and 90 together with all streets and avenues lying between said blocks; Madison Street, lying within the Southerly projection of the West Line of Block 67 and the East Line of Block 73; Harrison Street lying within the Northerly projection of the West Line of Block 69 and the East Line of Block 75 and South of the North Line of said Section 5; Madison Street, lying within the Southerly projection of the West Line of Block 78 and the East Line of Block 90; Blocks 88, 93, 99 through 102, Lot 1 and Lots 3 through 5 of Block 92, and Lots 2 through 5 of Block 91; all within "First Addition to Spirit Lake", recorded in the records of Kootenai County Recorder at Book C, Page 32 on March 16, 1909.

2.) Blocks 1, 2, 4 through 17, 22 through 25, Lots 1 through 13 and Lots 17 and 18 of Block 30; Block 31 and 33 through 66; Lots 13 through 22 of Block 18, together with the adjoining alleys; Lots 13 through 18 of Blocks 19 and 20, together with the adjoining alleys; Lots 13 through 18 of Block 21, together with the adjoining alley; Lots 1 through 6 of Block 26 through 29, together with the adjoining alleys; Lots 11 through 18 of Block 27, together with the adjoining alley; Block 32 less Lots 7 and 8; that tract of land lying North of Maine Street, East of 2nd Avenue, South of Lot 7 of Block 31 and West of Lot 9 of said Block 31; Park Avenue; 1st through 3rd, 8th and 9th Avenues lying North of Maine Street; 4th, 6th and 7th Avenues lying North of the Southerly lots in Blocks 26 through 30; Park Drive; 3rd, 8th and 9th Avenues lying South of Maine Street; 4th, 6th and 7th Avenues lying South of the Northerly lots in Blocks 17 through 21; Monroe, Jefferson, Adams, Washington, New Hampshire and Vermont Streets lying between 1st and 5th Avenues; Monroe, Jefferson, Adams, Washington, New Hampshire and Vermont Streets lying between 5th and 10th Avenues; all within the plat of "Town of Spirit Lake", recorded in the records of the Kootenai County Recorder at Book B, Page 143 on October 1, 1907.

3.) "Lakeview Addition to Spirit Lake", including any roads, streets or avenues contained within said addition, except Block I and any portion of 5th or 10th Avenues lying within said addition.

4.) All of the Northeast Quarter of said Section 6, except the West 200 feet of the Southeast Quarter of the Northeast Quarter South of the County Road.

5.) "Blackwell Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

6.) "Spokane Addition to Spirit Lake", except any portion of 10th Avenue lying within said addition.

7.) "Spirit Lake Village - Phase I"

8.) "Spirit Lake Village - Phase II", except any portion of Delaware Street lying within said Phase II.

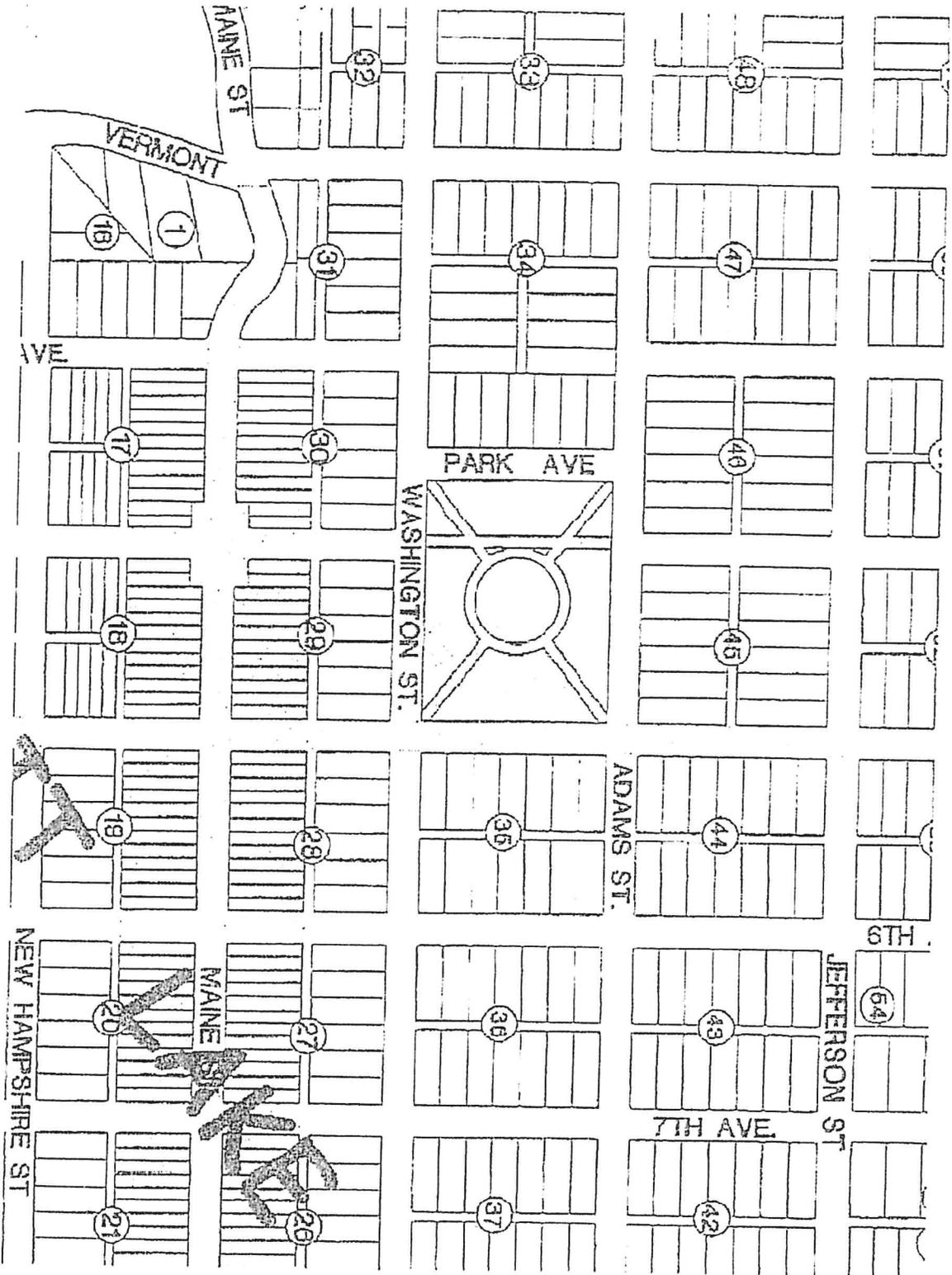
9.) "Coho Addition to Spirit Lake".

10.) "Coho 1st Addition to Spirit Lake".

11.) That tract of land lying South of the North line of said Section 8, East of "Spokane Addition to Spirit Lake", West of 12th Avenue, and North of "Northwoods Addition to Spirit Lake".

- 12.) 12th Avenue, lying West of "Spirit Lake Village - Phase I".
- 13.) "Blackwell Addition to "Spirit Lake - Phase I".
- 14.) Blackwell Boulevard, lying East of 10th Avenue.
- 15.) Blackwell Boulevard, lying North of Lot 1 of Block 3 of "Blackwell Addition to Spirit Lake - Phase I".
- 16.) Lakeland Street, lying between Blocks 3 and 6 of "Blackwell Addition to Spirit Lake - Phase I".
- 17.) Stark Street, lying between Blocks 4 and 5 of "Blackwell Addition to Spirit Lake - Phase I".
- 18.) "Northwoods Addition to Spirit Lake".
- 19.) "Spirit Shores", except Block 3 and any Right-of-Ways lying within said "Spirit Shores", recorded in the records of the Kootenai County Recorder at Book E, Page 174 on September 23, 1974.
- 20.) "Debbie - Tammie Addition to Spirit Lake", except any Right-of-Ways lying within said addition.
- 21.) "Hillside Addition to Spirit Lake".
- 22.) Block "D" of the Plat of "Spirit Lake".
- 23.) That part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 53 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a point where the North Line of the Northeast Quarter of the Southeast Quarter, Section 6, intersects First Avenue, of the City of Spirit Lake (which point is designated by 3/4 inch pipe driven into the ground). Thence West along 1/4 line a distance 272 feet to a point designated by 3/4 inch pipe; thence South 160 feet to a point designated by 3/4 inch pipe driven into the ground; thence East a distance of 272 feet to a point (marked by 3/4 inch pipe) which intersects First Avenue of Spirit Lake. Thence North along First Avenue 160 feet to the point of beginning.
- 24.) That tract of land lying South of the Southerly projection of the East and West lines of Lot 4 of Block 32 of the plat of "Spirit Lake" and North of Maine Street.



Attachment D

Public Hearing

Notice of Public Hearing

Public Comments

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO,
County of Kootenai,

} ss.

Charlene White

being first duly sworn

upon oath deposes and says:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.
2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice

of which the annexed is a printed copy, was published in the regular Tuesday issue of said newspaper for one consecutive day 20 15, and commencing on the 24 day of March 20 15, and such ending on the 24 day of March 20 15, and such publication was made as often during said period as said Daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterrupted published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice Charlene White. On this 24 day of March in the year of 2015, before me, a Notary Public, personally appeared Charlene White, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Katrina George
Notary Public for the State of Idaho,
residing at Coeur d'Alene, Idaho.



MY COMMISSION EXPIRES 8/2

adjoining alley, Block 32 less Lots 7 and 8; that tract of land lying North of Maine Street, East of 2nd Avenue, South of Lot 7 of Block 31 and West of Lot 9 of said Block 31; Park Avenue, 1st through 3rd, 8th and 9th Avenues lying North of Maine Street; 4th Avenue lying North of the Southerly lots in Block 26 through 30 and Southerly of the South Right-of-Way line of

Adams Street; 4th Avenue lying Northerly of the North Right-of-Way Line of Monroe Street; 6th and 7th Avenues lying North of the Southerly lots in Blocks 26 through 30; Park Drive; 3rd, 8th and 9th Avenues lying South of Maine Street; 4th, 6th and 7th Avenues lying South of the Northerly lots in Blocks 17 through 21; Monroe Street lying between 1st and the Easterly Right-of-Way of 3rd Avenue, Monroe Street between the Westerly Right-of-Way of 6th and the Westerly Right-of-Way of 10th Avenue; Jefferson Street lying between 1st and Easterly Right-of-Way of 3rd Avenue, Jefferson Street lying between the Westerly Right-of-Way of 6th and the Westerly Right-of-Way of 10th Avenue; Adams Street lying between 1st and Westerly Right-of-Way of 4th Avenue, Adams Street lying between Easterly Right-of-Way of 5th and Westerly Right-of-Way of 10th Avenue; Washington, New

NOTICE OF PUBLIC HEARING URBAN RENEWAL PLAN AMENDMENT SPIRIT LAKE URBAN RENEWAL AGENCY

Pursuant to Idaho Code 50-2008, the City of Spirit Lake hereby gives notice that a public hearing will be held Tuesday, April 28, 2015, 6:30 PM, at the Spirit Lake City Hall, 6042 W. Maine Street, Spirit Lake, Idaho.

The purpose of the hearing will be to consider an urban renewal plan ("Plan") amendment for the Spirit Lake Urban Renewal Agency which consists of Urban Renewal District Boundary adjustments and extending the timeline for a period of ten (10) years. Proposed improvements include upgrades to public buildings; extension of public infrastructure; roadway, curb, gutter, sidewalks; public safety improvements; city cemetery improvements; and city park improvements to allow for



**SPIRIT LAKE
PLANNING AND ZONING**

February 5, 2015

Mayor Clary and City Council,

The Spirit Lake Planning and Zoning Commission reviewed the Spirit Lake Urban Renewal Plan Amendment. The plan conforms to the City's Comprehensive Plan. The Commission approved the plan amendment on February 3, 2015.

Sincerely,



Becki Gaddum
Chairperson

Attachment E

Idaho Code

Idaho Urban Renewal Law, Title 50, Chapter 20

Idaho Local Economic Development Act, Title 50, Chapter 29

TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 20
URBAN RENEWAL LAW

50-2001. Short title. This act shall be known and may be cited as the "Idaho Urban Renewal Law of 1965".

History: [50-2001, added 1965, ch. 246, sec. 1, p. 600.]

50-2002. Findings and declarations of necessity. It is hereby found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended as herein provided and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

History: [50-2002, added 1965, ch. 246, sec. 2, p. 600.]

50-2003. Encouragement of private enterprise. An urban renewal agency, to the greatest extent it determines to be feasible in carrying out the provisions of this act, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the rehabilitation or redevelopment of the urban renewal area by private enterprise. A municipality shall also give consideration to this objective in exercising its powers under this act, including the formulation of a workable program, the approval of urban renewal plans, community-wide plans or programs for urban renewal, and general neighborhood renewal plans (consistent with the general plan of the municipality), the exercise of its zoning powers, the enforcement of other laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements, and the provision of necessary public improvements.

History: [50-2003, added 1965, ch. 246, sec. 3, p. 600.]

50-2004. Workable program. A municipality for the purposes of this act may formulate for the municipality a workable program for utilizing appropriate private and public resources to eliminate, and prevent the development or spread of, slums and urban blight, to encourage needed urban rehabilitation, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for: the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds and other public improvements, by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and to cooperate with an urban renewal agency for the clearance and redevelopment of deteriorated or deteriorating areas or portions thereof.

History: [50-2004, added 1965, ch. 246, sec. 4, p. 600.]

50-2005. Finding of necessity by local governing body. No urban renewal agency and no municipality shall exercise the authority hereafter conferred by this act until after the local governing body shall have adopted a resolution finding that: (1) one or more deteriorated or deteriorating areas as defined in this act exist in such municipality; (2) the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of such municipality; and (3) there is need for an urban renewal agency to function in the municipality.

History: [50-2005, added 1965, ch. 246, sec. 5, p. 600.]

50-2006. Urban renewal agency.

(a) There is hereby created in each municipality an independent public body corporate and politic to be known as the "urban renewal agency" that was created by resolution as provided in section 50-2005, Idaho Code, before July 1, 2011, for the municipality; provided, that such agency shall not transact any business or exercise its powers hereunder until or unless: (1) the local governing body has made the findings prescribed in section 50-2005, Idaho Code; and provided further, that such agency created after July 1, 2011, shall not transact any business or exercise its powers provided for in this chapter until (2) a majority of qualified electors, voting in a citywide or countywide election depending on the municipality in which such agency is created, vote to authorize such agency to transact business and exercise its powers provided for in this chapter. If prior to July 1, 2011, the local governing body has made the findings prescribed in subsection (a)(1) of this section then such agency shall transact business and shall exercise its powers hereunder and is not subject to the requirements of subsection (a)(2) of this section

(b) Upon satisfaction of the requirements under subsection (a) of this section, the urban renewal agency is authorized to transact the business and exercise the powers hereunder by a board of commissioners to be established as follows:

- (1) The mayor, by and with the advice and consent of the local governing body, shall appoint a board of commissioners of the urban renewal agency which shall consist of not less than three (3) commissioners nor more than nine (9) commissioners. In the order of appointment, the mayor shall designate the number of commissioners to be appointed, and the term of each, provided that the original term of office of no more than two (2) commissioners shall expire in

the same year. The commissioners shall serve for terms not to exceed five (5) years, from the date of appointment, except that all vacancies shall be filled for the unexpired term.

(2) For inefficiency or neglect of duty or misconduct in office, a commissioner may be removed by a majority vote of the board or by the local governing body only after a hearing and after he shall have been given a copy of the charges at least ten (10) days prior to such hearing and have had an opportunity to be heard in person or by counsel. Any commission position which becomes vacant at a time other than the expiration of a term shall be filled by a majority vote of the board. The board may elect any person to fill such vacant position where such person meets the requirements of a commissioner provided for in this chapter.

(3) By enactment of an ordinance, the local governing body may appoint and designate itself to be the board of commissioners of the urban renewal agency, in which case all the rights, powers, duties, privileges and immunities vested by the urban renewal law of 1965, and as amended, in an appointed board of commissioners, shall be vested in the local governing body, who shall, in all respects when acting as an urban renewal agency, be acting as an arm of state government, entirely separate and distinct from the municipality, to achieve, perform and accomplish the public purposes prescribed and provided by said urban renewal law of 1965, and as amended.

(4) By enactment of an ordinance, the local governing body may terminate the appointed board of commissioners and thereby appoint and designate itself as the board of commissioners of the urban renewal agency.

(c) A commissioner shall receive no compensation for his services but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of his duties. Each commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the municipality and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.

The powers of an urban renewal agency shall be exercised by the commissioners thereof. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws shall require a larger number.

The commissioners shall elect the chairman, cochairman or vice chairman for a term of one (1) year from among their members. An agency may employ an executive director, technical experts and such other agents and employees, permanent and temporary, as it may require, and determine their qualifications, duties and compensation. For such legal service as it may require, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this chapter shall file, with the local governing body, on or before March 31 of each year a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of such calendar year. The agency shall be required to hold a public meeting to report these findings and take comments from the public. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the city clerk or county recorder and in the office of the agency.

(d) An urban renewal agency shall have the same fiscal year as a municipality and shall be subject to the same audit requirements as a municipality. An urban renewal agency shall be required to prepare and file with its local governing body an annual financial report and shall prepare, approve and adopt an annual budget for filing with the local governing body, for informational purposes. A budget means an annual estimate of revenues and expenses for the following fiscal year of the agency.

(e) An urban renewal agency shall comply with the public records law pursuant to chapter 3, title 9, Idaho Code, open meetings law pursuant to chapter 23, title 67, Idaho Code, the ethics in government law pursuant to chapter 7, title 59, Idaho Code, and the competitive bidding provisions of chapter 28, title 67, Idaho Code.

History: [50-2006, added 1965, ch. 246, sec. 6, p. 600; am. 1976, ch. 256, sec. 1, p. 871; am. 1986, ch. 9, sec. 1, p. 50; am. 1987, ch. 276, sec. 1, p. 568; am. 2002, ch. 143, sec. 1, p. 394; am. 2005, ch. 213, sec. 21, p. 656; am. 2011, ch. 317, sec. 1, p. 911.]

50-2007. POWERS. Every urban renewal agency shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this act, including the following powers in addition to others herein granted:

(a) To undertake and carry out urban renewal projects and related activities within its area of operation; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this act; and to disseminate slum clearance and urban renewal information;

(b) To provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements; and any improvements necessary or incidental to a redevelopment project; and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of an urban renewal project and related activities, and to include in any contract let in connection with such a project and related activities, provisions to fulfill such of said conditions as it may deem reasonable and appropriate;

(c) Within its area of operation, to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes, together with any improvements thereon; to hold, improve, renovate, rehabilitate, clear or prepare for redevelopment any such property or buildings; to mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this act: Provided however, that no statutory provision with respect to the acquisition, clearance or disposition of property by public bodies shall restrict a municipality or other public body exercising powers hereunder in the exercise of such functions with respect to an urban renewal project and related activities, unless the legislature shall specifically so state;

(d) With the approval of the local governing body, (1) prior to approval of an urban renewal plan, or approval of any modifications of the plan, to acquire real property in an urban renewal area, demolish and remove any structures on the property, and pay all costs related to the acquisition, demolition, or

removal, including any administrative or relocation expenses; and (2) to assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection in the event that the real property is not made part of the urban renewal project;

(e) To invest any urban renewal funds held in reserves or sinking funds or any such funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control; to redeem such bonds as have been issued pursuant to section 50-2012, Idaho Code, at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;

(f) To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the federal government, the state, county, or other public body, or from any sources, public or private, for the purposes of this act, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the federal government for or with respect to an urban renewal project and related activities such conditions imposed pursuant to federal laws as the municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of this act;

(g) Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this act and to contract with any person, public or private, in making and carrying out such plans and to adopt or approve, modify and amend such plans, which plans may include, but are not limited to: (1) plans for carrying out a program of voluntary compulsory repair and rehabilitation of buildings and improvements, (2) plans for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements, and (3) appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects and related activities; and to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income and to apply for, accept and utilize grants of funds from the federal government for such purposes;

(h) To prepare plans for and assist in the relocation of persons, including individuals, families, business concerns, nonprofit organizations and others displaced from an urban renewal area, and notwithstanding any statute of this state to make relocation payments to or with respect to such persons for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(i) To exercise all or any part or combination of powers herein granted;

(j) In addition to its powers under subsection (b) of this section, an agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings and to be used for residential, commercial, industrial, and other uses contemplated by the urban renewal plan, and to provide utilities to the development site; and

(k) To use, lend or invest funds obtained from the federal government for the purposes of this act if allowable under federal laws or regulations.

History: [50-2007, added 1965, ch. 246, sec. 7, p. 600; am. 1972, ch. 156, sec. 1, p. 344; am. 1987, ch. 259, sec. 1, p. 536; am. 2011, ch. 317, sec. 2, p. 912; am. 2013, ch. 63, sec. 1, p. 139.]

50-2008. Preparation and approval of plan for urban renewal project.

(a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of

defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

History: [50-2008, added 1965, ch. 246, sec. 8, p. 600; am. 2011, ch. 317, sec. 3, p. 914.]

50-2009. Neighborhood and community-wide plans.

(a) An urban renewal agency or any public body authorized to perform planning work may prepare a general neighborhood renewal plan for urban renewal areas which may be of such scope that urban renewal activities may have to be carried out in stages over an estimated period of up to ten (10) years. Such plan may include, but is not limited to, a preliminary plan which (1) outlines the urban renewal activities proposed for the area involved, (2) provides a framework for the preparation of urban renewal plans, and (3) indicates generally the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property and portions of the area contemplated for clearance and redevelopment. A general neighborhood renewal plan shall, in the determination of the local governing body, conform to the general plan of the locality as a whole and the workable program of the municipality.

(b) A municipality or any public body authorized to perform planning work may prepare or complete a community-wide plan or program for urban renewal which shall conform to the general plan for the development of the municipality as a whole and may include, but is not limited to, identification of slum, blighted, deteriorated or deteriorating areas, measurement of blight, determination of resources

needed and available to renew such areas, identification of potential project areas and types of action contemplated, and scheduling of urban renewal activities.

(c) Authority is hereby vested in every municipality to prepare, to adopt and to revise from time to time, a general plan for the physical development of the municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related municipal planning activities, and to make available and to appropriate necessary funds therefor.

History: [50-2009, added 1965, ch. 246, sec. 9, p. 600.]

50-2010. Acquisition of property.

(a) An urban renewal agency shall have the right to acquire by negotiation or condemnation any interest in real property, including a fee simple title thereto, which it may deem necessary for or in connection with an urban renewal project and related activities under this act. An urban renewal agency may exercise the power of eminent domain in the manner now or which may be hereafter provided by any other statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired in like manner: Provided, that no real property belonging to the United States, the state, or any political subdivision of the state, may be acquired without its consent.

(b) In any proceeding to fix or assess compensation for damages for the taking or damaging of property, or any interest therein, through the exercise of the power of eminent domain or condemnation, evidence or testimony bearing upon the following matters shall be admissible and shall be considered in fixing such compensation or damages, in addition to evidence or testimony otherwise admissible:

(1) any use, condition, occupancy, or operation of such property, which is unlawful or violative of, or subject to elimination, abatement, prohibition, or correction under, any law or any ordinance or regulatory measure of the state, county, municipality, other political subdivision, or any agency thereof, in which such property is located, as being unsafe, substandard, insanitary or otherwise contrary to the public health, safety, or welfare;

(2) the effect on the value of such property, of any such use, condition, occupancy, or operation, or of the elimination, abatement, prohibition, or correction of any such use, condition, occupancy, or operation.

(c) The foregoing testimony and evidence shall be admissible notwithstanding that no action has been taken by any public body or public officer toward the abatement, prohibition, elimination or correction of any such use, condition, occupancy, or operation. Testimony or evidence that any public body or public officer charged with the duty or authority so to do has rendered, made or issued any judgment, decree, determination or order for the abatement, prohibition, elimination or correction of any such use, condition, occupancy, or operation shall be admissible and shall be prima facie evidence of the existence and character of such use, condition or operation.

History: [50-2010, added 1965, ch. 246, sec. 10, p. 600.]

50-2011. Disposal of property in urban renewal area.

(a) An urban renewal agency may sell, lease, or otherwise transfer real property or any interest therein acquired by it for an urban renewal project, and may enter into contracts with respect thereto, in an urban renewal area for residential, recreational, commercial, industrial, educational or other uses or for public use, or may retain such property or interest for public use, in accordance with the urban renewal plan, subject to such covenants, conditions and restrictions, including covenants running with the land, as it may deem to be necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this act: Provided, that such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the urban renewal plan by the local governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the urban renewal plan, and may be obligated to comply with such other requirements as the urban renewal agency may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such real property required by the urban renewal plan. Such real property or interest shall be sold, leased, otherwise transferred, or retained at not less than its fair value for uses in accordance with the urban renewal plan except property disposed of by it to the community or any other public body which property must be disposed of pursuant to the provisions of subsection (f) of section 50-2015, Idaho Code, even though such fair value may be less than the cost of acquiring and preparing the property for redevelopment. In determining the fair value of real property for uses in accordance with the urban renewal plan, an urban renewal agency shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee or by the urban renewal agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. The urban renewal agency in any instrument of conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, lease or otherwise transfer the real property without the prior written consent of the urban renewal agency until he has completed the construction of any or all improvements which he has obligated himself to construct thereon. Real property acquired by an urban renewal agency which, in accordance with the provisions of the urban renewal plan, is to be transferred, shall be transferred as rapidly as feasible in the public interest consistent with the carrying out of the provisions of the urban renewal plan. Any contract for such transfer and the urban renewal plan (or such part or parts of such contract or plan as the urban renewal agency may determine) may be recorded in the land records of the county in such manner as to afford actual or constructive notice thereof.

(b) An urban renewal agency may dispose of real property in an urban renewal area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as hereinafter provided in this subsection. An urban renewal agency may, by public notice by publication in a newspaper having a general circulation in the community (thirty (30) days prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section) invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban renewal area, or any part thereof. Such notice shall identify the area, or portion thereof, and shall state that proposals shall be made by those interested within thirty (30) days after the date of publication of said notice, and that such further information as is available may be obtained at such office as shall be designated in said notice. The urban renewal agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out, and may negotiate with any persons for proposals for the purchase,

lease or other transfer of any real property acquired by the agency in the urban renewal area. The urban renewal agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this act. The agency may execute such contract in accordance with the provisions of subsection (a) and deliver deeds, leases and other instruments and take all steps necessary to effectuate such contract.

(c) An urban renewal agency may temporarily operate and maintain real property acquired by it in an urban renewal area for or in connection with an urban renewal project pending the disposition of the property as authorized in this act, without regard to the provisions of subsection (a) above, for such uses and purposes as may be deemed desirable even though not in conformity with the urban renewal plan.

(d) Any real property acquired pursuant to section 50-2007(d) may be disposed of without regard to other provisions of this section if the local governing body has consented to the disposal.

(e) Notwithstanding any other provisions of this act, and notwithstanding subsection (b) of this section, land in an urban renewal project area designated under the urban renewal plan for industrial or commercial uses may be disposed of to any public body or nonprofit corporation for subsequent disposition as promptly as practicable by the public body or corporation for redevelopment in accordance with the urban renewal plan, and only the purchaser from or lessee of the public body or corporation, and their assignees, shall be required to assume the obligation of beginning the building of improvements within a reasonable time. Any disposition of land to a nonprofit corporation under this subsection shall be made at its fair value for uses in accordance with the urban renewal plan. Any disposition of land to a public body under this subsection shall be made pursuant to the provisions of subsection (f) of section 50-2015, Idaho Code.

(f) Property previously acquired or acquired by an agency for rehabilitation and resale shall be offered for disposition within three (3) years after completion of rehabilitation, or an annual report shall be published by the agency in a newspaper of general circulation published in the community listing any rehabilitated property held by the agency in excess of such three (3) year period, stating the reasons such property remains unsold and indicating plans for its disposition.

History: [50-2011, added 1965, ch. 246, sec. 11, p. 600; am. 1985, ch. 183, sec. 1, p. 468; am. 1987, ch. 259, sec. 2, p. 538.]

50-2012. Issuance of bonds.

(a) An urban renewal agency shall have power to issue bonds from time to time in its discretion to finance the undertaking of any urban renewal project under this act, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and shall also have power to issue refunding bonds for the payment or retirement of such bonds previously issued by it. Such bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the urban renewal agency derived from or held in connection with its undertaking and carrying out of urban renewal projects under this act: Provided, however, that payment of such bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any urban renewal projects under this act, and by a mortgage of any such urban renewal projects, or any part thereof, title to which is in the urban renewal agency.

(b) Bonds issued under this section shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds. Bonds and other obligations of an urban renewal agency (and such bonds and obligations shall so state on their face) shall not be a debt of the municipality, the state or any political subdivision thereof, and neither the municipality, the state nor any political subdivision thereof shall be liable thereon, nor in any event shall such bonds or obligations be payable out of any funds other than those of said urban renewal agency. Bonds issued under the provisions of this act are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, shall be exempted from all taxes.

(c) Bonds issued under this section shall be authorized by resolution or ordinance of the urban renewal agency and may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time, or times, bear interest at a rate or rates, be in such denomination or denominations, be in such form either with or without coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of repayment, at such place or places, and be subject to such terms of redemption (with or without premium), be secured in such manner, and have such other characteristics, as may be provided by such resolution or ordinance, or trust indenture or mortgage issued pursuant thereto.

(d) Such bonds may be sold at not less than par at public or private sales held after notice published prior to such sale in a newspaper having a general circulation in the area of operation and in such other medium of publication as the agency may determine or may be exchanged for other bonds on the basis of par: Provided, that such bonds may be sold to the federal government at private sale at not less than par, and, in the event less than all of the authorized principal amount on such bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the agency of not to exceed the interest cost to the agency of the portion of the bonds sold to the federal government.

(e) In case any of the officials of the urban renewal agency whose signatures appear on any bonds or coupons issued under this act shall cease to be such officials before the delivery of such bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to this act shall be fully negotiable.

(f) In any suit, action or proceeding involving the validity or enforceability of any bond issued under this act or the security therefor, any such bond reciting in substance that it has been issued by the agency in connection with an urban renewal project, as herein defined, shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of this act.

History: [50-2012, added 1965, ch. 246, sec. 12, p. 600; am. 1970, ch. 133, sec. 17, p. 309; am. 1972, ch. 156, sec. 2, p. 344.]

50-2013. Bonds as legal investments. All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies and other persons carrying on a banking or investment business, all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries, may legally invest any sinking funds, moneys, or other funds

belonging to them or within their control in any bonds or other obligations issued by an urban renewal agency pursuant to this act: Provided that such bonds and other obligations shall be secured by an agreement between the issuer and the federal government in which the issuer agrees to borrow from the federal government and the federal government agrees to lend to the issuer, prior to the maturity of such bonds or other obligations, moneys in an amount which (together with any other moneys irrevocably committed to the payment of principal and interest on such bonds or other obligations) will suffice to pay the principal of such bonds or other obligations with interest to maturity thereon, which moneys under the terms of said agreement are required to be used for the purpose of paying the principal of and the interest on such bonds or other obligations at their maturity. Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this section to authorize any persons, political subdivisions and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. Nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

History: [50-2013, added 1965, ch. 246, sec. 13, p. 600.]

50-2014. Property exempt from taxes and from levy and sale by virtue of an execution.

(a) All property of an urban renewal agency, including funds, owned or held by it for the purposes of this act shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against the same nor shall judgment against an agency be a charge or lien upon such property: Provided, however, that the provisions of this section shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of and pledge or lien given pursuant to this act by an agency on its rents, fees, grants or revenues from urban renewal projects.

(b) The property of an urban renewal agency, acquired or held for the purposes of this act, is declared to be public property used for essential public and governmental purposes and effective the date an urban renewal agency acquires title to such property it shall be exempt from all taxes of the municipality, the county, the state or any political subdivision thereof: Provided, that such tax exemption shall terminate when the agency sells, leases or otherwise disposes of such property in an urban renewal area for redevelopment to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

History: [50-2014, added 1965, ch. 246, sec. 14, p. 600; am. 1972, ch. 156, sec. 3, p. 344.]

50-2015. Cooperation by public bodies.

(a) For the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project and related activities authorized by this act, any public body may, upon such terms, with or without consideration, as it may determine: (1) dedicate, sell, convey or lease any of its interest in any property or grant easements, licenses or other rights or privileges therein to an urban renewal agency; (2) incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section; (3) do any and all things necessary to aid or cooperate in the planning or carrying out of an urban renewal plan and related activities; (4) grant or contribute funds to an urban renewal agency and borrow money and apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, the state, county or other public body, or from any other source; (5) enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary) with the federal government, an urban

renewal agency or other public body respecting action to be taken pursuant to any of the powers granted by this act, including the furnishing of funds or other assistance in connection with an urban renewal project and related activities; and (6) cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways or other places; plan or replan, zone or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to the urban renewal agency. If at any time title to or possession of any urban renewal project is held by any public body or governmental agency, other than the urban renewal agency, which is authorized by law to engage in the undertaking, carrying out, or administration of urban renewal projects and related activities (including any agency or instrumentality of the United States of America), the provisions of the agreements referred to in this section shall inure to the benefit of and may be enforced by such public body or governmental agency.

(b) Any sale, conveyance, lease or agreement provided for in this section may be made by a public body without appraisal, public notice, advertisement or public bidding.

(c) For the purpose of aiding in the planning, undertaking or carrying out of any urban renewal project and related activities of an urban renewal agency, a municipality may (in addition to its other powers and upon such terms, with or without consideration, as it may determine) do and perform any or all of the actions or things which, by the provisions of subsection (a) of this section, a public body is authorized to do or perform, including the furnishing of financial and other assistance: Provided, that nothing contained in this section shall be construed as authorizing a municipality to give credit or make loans to an urban renewal agency.

(d) For the purposes of this section, a municipality may (in addition to its other powers):

(1) appropriate such funds and make such expenditures as may be necessary to carry out the purposes of this act, and levy taxes and assessments for curbs and gutters, streets and sidewalks; zone or rezone any part of the municipality or make exceptions from building regulations; and enter into agreements with an urban renewal agency (which agreements may extend over any period, notwithstanding any provisions or rule of law to the contrary), respecting action to be taken by such municipality pursuant to any of the powers granted by this act;:]

(2) close, vacate, plan or replan streets, roads, sidewalks, ways or other places; and plan or replan any part of the municipality;

(3) within its area of operation, organize, coordinate and direct the administration of the provisions of this act as they apply to such municipality in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved, and establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively; and

(4) assume the responsibility to bear any loss that may arise as the result of the exercise of authority by the urban renewal agency under subsection (d) of section 50-2007, Idaho Code, in the event that the real property is not made a part of the urban renewal project.

(e) For the purposes of this section, or for the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project and related activities of a municipality, such municipality may issue and sell its general obligation bonds. Any bonds issued by a municipality pursuant to this section shall be issued in the manner and within the limitations prescribed by the applicable laws of this state for the issuance and authorization of general obligation bonds by such municipality. Nothing in this section shall limit or otherwise adversely affect any other section of this act.

(f) Purchase and buy or otherwise acquire land in a project area from an agency for redevelopment in accordance with the plan, with or without consideration[,], as the agency may determine. Any public body which purchases, buys or otherwise acquires land in a project area from an agency for development pursuant to this subsection shall become obligated to:

- (1) use the property for the purpose designated in the redevelopment plans;
- (2) begin the redevelopment of the project area within a period of time which the agency fixes as reasonable; and
- (3) comply with other conditions which the agency deems necessary to carry out the purposes of this act.

History: [50-2015, added 1965, ch. 246, sec. 15, p. 600; am. 1987, ch. 259, sec. 3, p. 540.]

50-2016. Title of purchaser. Any instrument executed by an urban renewal agency and purporting to convey any right, title or interest in any property under this act shall be conclusively presumed to have been executed in compliance with the provisions of this act insofar as title or other interest of any bona fide purchasers, lessees or transferees of such property is concerned.

History: [50-2016, added 1965, ch. 246, sec. 16, p. 600.]

50-2017. Interested public officials, commissioners or employees. No public official or employee of a municipality (or board or commission thereof), and no commissioner or employee of an urban renewal agency shall voluntarily acquire any personal interest, direct or indirect, in any urban renewal project, or in any property included or planned to be included in any urban renewal project in such municipality or in any contract or proposed contract in connection with such urban renewal project. Where such acquisition is not voluntary, the interest acquired shall be immediately disclosed in writing to the agency and such disclosure shall be entered upon the minutes of the agency. If any such official, commissioner or employee presently owns or controls, or owned or controlled within the preceding two (2) years, any interest, direct or indirect, in any property which he knows is included or planned to be included in an urban renewal project, he shall immediately disclose this fact in writing to the agency, and such disclosure shall be entered upon the minutes of the agency, and any such official, commissioner or employee shall not participate in any action by the municipality (or board or commission thereof), or urban renewal agency affecting such property. Any violation of the provisions of this section shall constitute misconduct in office.

History: [50-2017, added 1965, ch. 246, sec. 17, p. 600; am. 1986, ch. 9, sec. 2, p. 51.]

50-2018. Definitions. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

(1) "Agency" or "urban renewal agency" shall mean a public agency created by section 50-2006, Idaho Code.

(2) "Municipality" shall mean any incorporated city or town, or county in the state.

(3) "Public body" shall mean the state or any municipality, township, board, commission, authority, district, or any other subdivision or public body of the state.

(4) "Local governing body" shall mean the council or other legislative body charged with governing the municipality.

(5) "Mayor" shall mean the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.

(6) "Clerk" shall mean the clerk or other official of the municipality who is the custodian of the official records of such municipality.

(7) "Federal government" shall include the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(10) "Urban renewal project" may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) Acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this chapter in accordance with the urban renewal plan;
- (d) Disposition of any property acquired in the urban renewal area, including sale, initial leasing or retention by the agency itself, at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;
- (f) Acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (h) Lending or investing federal funds; and
- (i) Construction of foundations, platforms and other like structural forms.

(11) "Urban renewal area" means a deteriorated area or a deteriorating area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

(12) "Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan:

- (a) Shall conform to the general plan for the municipality as a whole except as provided in section 50-2008(g), Idaho Code; and
- (b) Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum

densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(13) "Related activities" shall mean:

(a) Planning work for the preparation or completion of a community-wide plan or program pursuant to section 50-2009, Idaho Code; and

(b) The functions related to the acquisition and disposal of real property pursuant to section 50-2007(d), Idaho Code.

(14) "Real property" shall include all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest, right and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise.

(15) "Bonds" shall mean any bonds, including refunding bonds, notes, interim certificates, certificates of indebtedness, debentures or other obligations.

(16) "Obligee" shall include any bondholder, agents or trustees for any bondholders, or lessor demising to the municipality property used in connection with urban renewal, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality.

(17) "Person" shall mean any individual, firm, partnership, corporation, company, association, joint stock association, or body politic; and shall include any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(18) "Area of operation" shall mean the area within the corporate limits of the municipality and the area within five (5) miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated city or town or within the unincorporated area of the county unless a resolution shall have been adopted by the governing body of such other city, town or county declaring a need therefor.

(19) "Board" or "commission" shall mean a board, commission, department, division, office, body or other unit of the municipality.

(20) "Public officer" shall mean any officer who is in charge of any department or branch of the government of the municipality relating to health, fire, building regulations, or to other activities concerning dwellings in the municipality.

History: [50-2018, added 1965, ch. 246, sec. 18, p. 600; am. 1970, ch. 103, sec. 1, p. 256; am. 1987, ch. 258, sec. 1, p. 525; am. 1987, ch. 259, sec. 4, p. 542; am. 1990, ch. 430, sec. 2, p. 1186; am. 2003, ch. 146, sec. 1, p. 420; am. 2006, ch. 310, sec. 1, p. 953; am. 2011, ch. 229, sec. 6, p. 625; am. 2011, ch. 317, sec. 4, p. 916.]

50-2027. Limitations on review of adoption or modification of plan, and issuance of bonds. (1) No direct or collateral action attacking or otherwise questioning the validity of any urban renewal plan, project or modification thereto (including one containing a revenue allocation provision), or the adoption or approval of such plan, project or modification, or any of the findings or determinations of

the agency or the local governing body in connection with such plan, project or modification, shall be brought prior to the effective date of the ordinance adopting or modifying the plan. No direct or collateral action attacking or otherwise questioning the validity of bonds issued pursuant to section 50-2012, Idaho Code, or section 50-2026(a), Idaho Code, shall be brought prior to the effective date of the resolution or ordinance authorizing such bonds.

(2) For a period of thirty (30) days after the effective date of the ordinance or resolution, any person in interest shall have the right to contest the legality of such ordinance, resolution or proceeding or any bonds which may be authorized thereby. No contest or proceeding to question the validity or legality of any ordinance, resolution or proceeding, or any bonds which may be authorized thereby, passed or adopted under the provisions of this chapter shall be brought in any court by any person for any cause whatsoever, after the expiration of thirty (30) days from the effective date of the ordinance, resolution or proceeding, and after such time the validity, legality and regularity of such ordinance, resolution or proceeding or any bonds authorized thereby shall be conclusively presumed. If the question of the validity of any adopted plan or bonds issued pursuant to this chapter is not raised within thirty (30) days from the effective date of the ordinance, resolution or proceeding issuing said bonds and fixing their terms, the authority of the plan, the authority adopting the plan, or the authority to issue the bonds, and the legality thereof, the same shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

History: [50-2027, added 1987, ch. 258, sec. 10, p. 533; am. 1990, ch. 430, sec. 6, p. 1194.]

50-2031. Severability. The provisions of the Idaho Urban Renewal Law of 1965, as it now exists or may hereafter be amended are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

History: [50-2031, added 1987, ch. 258, sec. 14, p. 535.]

50-2032. Severability. The provisions of this act are hereby declared to be severable; and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

History: [(50-2032) 50-2030, added 1987, ch. 259, sec. 5, p. 536; am. and redesig. 2005, ch. 25, sec. 97, p. 123.]

50-2033. prohibited amendment. Except for consolidation of revenue allocation areas, a revenue allocation area may not be amended to extend its boundaries. An amendment to an urban renewal plan created under this chapter that does not seek to increase the geographic area of the plan, or does not seek to extend the years of the plan beyond the maximum term allowed under chapter 29, title 50, Idaho Code, is not a prohibited amendment. No amendment to an existing revenue allocation area shall be interpreted to or shall cause an extension of the limitations established for the existing revenue allocation area as set forth in section 50-2904, Idaho Code. Notwithstanding these limitations, an urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way.

History: [50-2033, added 2011, ch. 317, sec. 5, p. 918.]

**TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 29
LOCAL ECONOMIC DEVELOPMENT ACT**

50-2901. Short title. This act may be known and cited as the "Local Economic Development Act."

History: [50-2901, added 1988, ch. 210, sec. 1, p. 393.]

50-2902. Findings and purpose. It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas and competitively disadvantaged border community areas. The purpose of this act is to provide for the allocation of a portion of the property taxes levied against taxable property located in a revenue allocation area for a limited period of time to assist in the financing of urban renewal plans, to encourage private development in urban renewal areas and competitively disadvantaged border community areas, to prevent or arrest the decay of urban areas due to the inability of existing financing methods to promote needed public improvements, to encourage taxing districts to cooperate in the allocation of future tax revenues arising in urban areas and competitively disadvantaged border community areas in order to facilitate the long-term growth of their common tax base, and to encourage private investment within urban areas and competitively disadvantaged border community areas. The foregoing purposes are hereby declared to be valid public purposes for municipalities.

History: [50-2902, added 1988, ch. 210, sec. 2, p. 393; am. 1990, ch. 430, sec. 3, p. 1190; am. 1994, ch. 381, sec. 1, p. 1223.]

50-2903. Definitions. The following terms used in this chapter shall have the following meanings, unless the context otherwise requires:

- (1) "Act" or "this act" means this revenue allocation act.
- (2) "Agency" or "urban renewal agency" means a public body created pursuant to section 50-2006, Idaho Code.
- (3) "Authorized municipality" or "municipality" means any county or incorporated city which has established an urban renewal agency, or by ordinance has identified and created a competitively disadvantaged border community.
- (4) "Base assessment roll" means the equalized assessment rolls, for all classes of taxable property, on January 1 of the year in which the local governing body of an authorized municipality passes an ordinance adopting or modifying an urban renewal plan containing a revenue allocation financing provision, except that the base assessment roll shall be adjusted as follows: the equalized assessment valuation of the taxable property in a revenue allocation area as shown upon the base assessment roll shall be reduced by the amount by which the equalized assessed valuation as shown on the base assessment roll exceeds the current equalized assessed valuation of any taxable property located in the revenue allocation area, and by the equalized assessed valuation of taxable property in such revenue allocation area that becomes exempt from taxation subsequent to the date of the base assessment roll. The equalized assessed valuation of the taxable property in a revenue allocation area as shown on the base assessment roll shall be increased by the equalized assessed valuation, as of the date of the base assessment roll, of taxable property in such revenue allocation area that becomes taxable after the date

of the base assessment roll, provided any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue allocation area shall be added to the base assessment roll.

(5) "Budget" means an annual estimate of revenues and expenses for the following fiscal year of the agency. An agency shall, by September 1 of each calendar year, adopt and publish, as described in section 50-1002, Idaho Code, a budget for the next fiscal year. An agency may amend its adopted budget using the same procedures as used for adoption of the budget. For the fiscal year that immediately predates the termination date for an urban renewal plan involving a revenue allocation area or will include the termination date, the agency shall adopt and publish a budget specifically for the projected revenues and expenses of the plan and make a determination as to whether the revenue allocation area can be terminated before the January 1 of the termination year pursuant to the terms of section 50-2909(4), Idaho Code. In the event that the agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by September 1 the agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the state tax commission and recommending the adoption of an ordinance for termination of the revenue allocation area by December 31 of the current year and declaring a surplus to be distributed as described in section 50-2909, Idaho Code, should a surplus be determined to exist. The agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho state tax commission as provided in section 63-215, Idaho Code. Upon notification of revenues sufficient to cover expenses as provided herein, the increment value of that revenue allocation area shall be included in the net taxable value of the appropriate taxing districts when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code.

(6) "Clerk" means the clerk of the municipality.

(7) "Competitively disadvantaged border community area" means a parcel of land consisting of at least forty (40) acres which is situated within the jurisdiction of a county or an incorporated city and within twenty-five (25) miles of a state or international border, which the governing body of such county or incorporated city has determined by ordinance is disadvantaged in its ability to attract business, private investment, or commercial development, as a result of a competitive advantage in the adjacent state or nation resulting from inequities or disparities in comparative sales taxes, income taxes, property taxes, population or unique geographic features.

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Facilities" means land, rights in land, buildings, structures, machinery, landscaping, extension of utility services, approaches, roadways and parking, handling and storage areas, and similar auxiliary and related facilities.

(10) "Increment value" means the total value calculated by summing the differences between the current equalized value of each taxable property in the revenue allocation area and that property's current base value on the base assessment roll, provided such difference is a positive value.

(11) "Local governing body" means the city council or board of county commissioners of a municipality.

(12) "Plan" or "urban renewal plan" means a plan, as it exists or may from time to time be amended, prepared and approved pursuant to section 50-2008, Idaho Code, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(13) "Project" or "urban renewal project" or "competitively disadvantaged border areas" may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight and may

involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) Acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) Demolition and removal of buildings and improvement;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, open space, off-street parking facilities, public facilities, public recreation and entertainment facilities or buildings and other improvements necessary for carrying out, in the urban renewal area or competitively disadvantaged border community area, the urban renewal objectives of this act in accordance with the urban renewal plan or the competitively disadvantaged border community area ordinance.
- (d) Disposition of any property acquired in the urban renewal area or the competitively disadvantaged border community area (including sale, initial leasing or retention by the agency itself) or the municipality creating the competitively disadvantaged border community area at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;
- (f) Acquisition of real property in the urban renewal area or the competitively disadvantaged border community area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) Acquisition of any other real property in the urban renewal area or competitively disadvantaged border community area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities or where necessary to accomplish the purposes for which a competitively disadvantaged border community area was created by ordinance;
- (h) Lending or investing federal funds; and
- (i) Construction of foundations, platforms and other like structural forms.

(14) "Project costs" includes, but is not limited to:

- (a) Capital costs, including the actual costs of the construction of public works or improvements, facilities, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; and the clearing and grading of land;

- (b) Financing costs, including interest during construction and capitalized debt service or repair and replacement or other appropriate reserves;
- (c) Real property assembly costs, meaning any deficit incurred from the sale or lease by a municipality of real or personal property within a revenue allocation district;
- (d) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;
- (e) Direct administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan;
- (f) Relocation costs;
- (g) Other costs incidental to any of the foregoing costs.

(15) "Revenue allocation area" means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls of revenue allocation area or areas shall not exceed **at any time** ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

(16) "State" means the state of Idaho.

(17) "Tax" or "taxes" means all property tax levies upon taxable property.

(18) "Taxable property" means taxable real property, personal property, operating property, or any other tangible or intangible property included on the equalized assessment rolls.

(19) "Taxing district" means a taxing district as defined in section 63-201, Idaho Code, as that section now exists or may hereafter be amended.

(20) "Termination date" means a specific date no later than twenty (20) years from the effective date of an urban renewal plan or as described in section 50-2904, Idaho Code, on which date the plan shall terminate. Every urban renewal plan shall have a termination date that can be modified or extended subject to the twenty (20) year maximum limitation. Provided however, the duration of a revenue allocation financing provision may be extended as provided in section 50-2904, Idaho Code.

History: [50-2903, added 1988, ch. 210, sec. 3, p. 393; am. 1990, ch. 430, sec. 4, p. 1190; am. 1994, ch. 381, sec. 2, p. 1223; am. 1996, ch. 322, sec. 54, p. 1081; am. 2000, ch. 275, sec. 1, p. 893; am. 2002, ch. 143, sec. 2, p. 396; am. 2011, ch. 317, sec. 6, p. 918.]

50-2904. Authority to create revenue allocation area. An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan or competitively disadvantaged border community area ordinance. A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged

border community area or thereafter as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area. Urban renewal plans existing prior to the effective date of this section may be modified to include a revenue allocation financing provision. Except as provided in subsections (1), (2), (3) and (4) of this section, no revenue allocation provision of an urban renewal plan or competitively disadvantaged border community area ordinance, including all amendments thereto, shall have a duration exceeding twenty (20) years from the date the ordinance is approved by the municipality; and provided further, no additions to the land area of an existing revenue allocation area shall be interpreted to or shall cause an extension of the date of the twenty (20) year limit that was originally established for the revenue allocation area. Notwithstanding these limitations, the duration of the revenue allocation financing provision may be extended if:

(1) The maturity date of any bonds issued to provide funds for a specific project in the revenue allocation area and payable from the revenue allocation financing provision exceeds the duration of the revenue allocation financing provision, provided such bond maturity is not greater than twenty (20) years; or

(2) The urban renewal agency determines that it is necessary to refinance outstanding bonds payable from the revenue allocation financing provision to a maturity exceeding the twenty (20) year duration of the revenue allocation financing provision in order to avoid a default on the bonds; or

(3) The local governing body has adopted an urban renewal plan or competitively disadvantaged border community area ordinance or an amendment to an urban renewal plan or competitively disadvantaged border community area ordinance prior to July 1, 2000, in which is defined the duration of the plan beyond a period of twenty (20) years, in which case the revenue allocation provision shall have a duration as described in such urban renewal plan or competitively disadvantaged border community area ordinance or may be extended as set forth in subsection (2) of this section; and

(4) The local governing body has adopted an urban renewal plan or competitively disadvantaged border community area ordinance or an amendment to an urban renewal plan or competitively disadvantaged border community area ordinance after July 1, 2000, and prior to July 1, 2011, in which is defined the duration of the plan beyond a period of twenty (20) years in which case the revenue allocation provision shall have a duration as described in such urban renewal plan or competitively disadvantaged border community area ordinance. The duration of the revenue allocation financing provision set forth in this subsection may be extended if the maturity date of any bonds issued to provide funds for a specific project in the revenue allocation area and payable from the revenue allocation financing provision exceeds the duration of the revenue allocation financing provision, provided such bond maturity is not greater than thirty (30) years or may be extended as set forth in subsection (2) of this section.

(5) During the extension set forth in subsections (1),(2),(3) and (4) of this section, any revenue allocation area revenues exceeding the amount necessary to repay the bonds during the period exceeding the maximum year maturity of the revenue allocation financing provision shall be returned to the taxing districts in the revenue allocation area on a pro rata basis.

History: [50-2904, added 1988, ch. 210, sec. 4, p. 396; am. 1994, ch. 381, sec. 3, p. 1226; am. 2000, ch. 275, sec. 2, p. 896; am. 2002, ch. 143, sec. 3, p. 400; am. 2009, ch. 218, sec. 1, p. 680; am. 2011, ch. 317, sec. 7, p. 922.]

50-2905. Recommendation of urban renewal agency. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue

allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and
- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

History: [50-2905, added 1988, ch. 210, sec. 5, p. 397; am. 2002, ch. 143, sec. 4, p. 401; am. 2011, ch. 317, sec. 8, p. 923.]

50-2906. Public hearing and ordinance required.

(1) To adopt a new urban renewal plan or create a competitively disadvantaged border community area containing a revenue allocation financing provision, the local governing body of an authorized municipality must enact an ordinance in accordance with chapter 9, title 50, Idaho Code, and section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance in accordance with chapter 9, title 50, Idaho Code, and conduct a public hearing as provided in section 50-2008(c), Idaho Code. No urban renewal project, plan, competitively disadvantaged border community area or modification thereto, or revenue allocation financial provision shall be held ineffective for failure to comply with the requirements of this section if compliance with the section is substantial and in good faith and administrative authority of both the local governing body and urban renewal agency does not extend beyond the municipal boundary of the authorized municipality. Urban renewal plans and revenue allocation financing provisions may be held ineffective if an urban renewal area or revenue allocation area extends outside the municipal boundary of an authorized municipality and a transfer of powers ordinance has not been adopted by the cooperating county.

(2) A revenue allocation financing provision adopted in accordance with this chapter shall be effective retroactively to January 1 of the year in which the local governing body of the authorized municipality enacts such ordinance.

(3) The local governing body of an authorized municipality shall prepare a notice stating: (a) that an urban renewal plan or modification thereto or a competitively disadvantaged border community area has been proposed and is being considered for adoption, and that such plan or modification thereto or proposal to create a competitively disadvantaged border community area contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the agency for urban renewal and competitively disadvantaged border community area purposes; and (b) that an agreement on administration of a revenue allocation financing provision extending beyond the municipal boundary of the authorized municipality has been negotiated with the cooperating county having extraterritorial power and that the agreement has been formalized by a transfer of power ordinance adopted by that county; and (c) that a public hearing on such plan or modification will be held by the local governing body pursuant to section 50-2008(c), Idaho Code. The notice shall also state the time, date, and place of the hearing. At least thirty (30) days but not more than sixty (60) days prior to the date set for final reading of the ordinance, the local governing body shall publish the notice in a newspaper of general circulation and transmit the notice, together with a copy of the plan and recommendation of the urban renewal agency or the municipality which by ordinance created the competitively disadvantaged border community area, to the governing body of each taxing district which levies taxes upon any taxable property in the revenue allocation area and which would be affected by the revenue allocation financing provision of the urban renewal plan proposed to be approved by the local governing body.

History: [50-2906, added 1988, ch. 210, sec. 6, p. 397; am. 1994, ch. 381, sec. 4, p. 1227; am. 2000, ch. 162, sec. 1, p. 410; am. 2000, ch. 275, sec. 3, p. 897.]

50-2907. Transmittal of revenue allocation area description and other documents to taxing agencies.

(1) After the effective date of an ordinance enacted by the local governing body of an authorized municipality, the clerk of the authorized municipality shall transmit, to the county auditor and tax assessor of the county in which the revenue allocation area is located, to the affected taxing districts, and to the state tax commission, a copy of the ordinance enacted, a copy of the legal description of the boundaries of the revenue allocation area, and a map indicating the boundaries of the revenue allocation area.

(2) For revenue allocation areas extending beyond the corporate municipal boundary of the authorized municipality, the copy of the ordinance enacted by the authorized municipality shall include, as an attachment, a copy of the transfer of powers ordinance adopted by the cooperating county under section 50-2906(3)(b), Idaho Code.

(3) Such documents shall be transmitted within the time required by section 63-215, Idaho Code.

History: [50-2907, added 1988, ch. 210, sec. 7, p. 398; am. 2000, ch. 114, sec. 1, p. 252; am. 2000, ch. 162, sec. 2, p. 411.]

50-2908. Determination of tax levies -- Creation of special fund.[effective until July 1, 2017]

(1) For purposes of calculating the rate at which taxes shall be levied by or for each taxing district in which a revenue allocation area is located, the county commissioners shall, with respect to the taxable property located in such revenue allocation area, use the equalized assessed value of such taxable property as shown on the base assessment roll rather than on the current equalized assessed valuation of such taxable property, except the current equalized assessed valuation shall be used for calculating the tax rate for:

- (a) Levies for refunds and credits pursuant to section 63-1305, Idaho Code, and any judgment pursuant to section 33-802(1), Idaho Code, certified after December 31, 2007;
- (b) Levies for payment of judgments pursuant to section 63-1305A, Idaho Code;
- (c) Levies permitted pursuant to section 63-802(3), Idaho Code, certified after December 31, 2007;
- (d) Levies for voter approved general obligation bonds of any taxing district and plant facility reserve fund levies passed after December 31, 2007;
- (e) Levies set forth in paragraphs (1)(a) through (d) of this subsection, first certified prior to December 31, 2007, when the property affected by said levies is included within the boundaries of a revenue allocation area by a change in the boundaries of either the revenue allocation area or any taxing district after December 31, 2007; and
- (f) School levies for supplemental maintenance and operation pursuant to section 33-802(3) and (4), Idaho Code, approved after December 31, 2007.

(2) With respect to each such taxing district, the tax rate calculated under subsection (1) of this section shall be applied to the current equalized assessed valuation of all taxable property in the taxing district, including the taxable property in the revenue allocation area. The tax revenues thereby produced shall be allocated as follows:

- (a) To the taxing district shall be allocated and shall be paid by the county treasurer:
 - (i) All taxes levied by the taxing district or on its behalf on taxable property located within the taxing district but outside the revenue allocation area;
 - (ii) A portion of the taxes levied by the taxing district or on its behalf on the taxable property located within the revenue allocation area, which portion is the amount produced by applying the taxing district's tax rate determined under subsection (1) of this section to the equalized assessed valuation, as shown on the base assessment roll, of the taxable property located within the revenue allocation area; and
 - (iii) All taxes levied by the taxing district to satisfy obligations specified in subsection (1)(a) through (f) of this section.
- (b) To the urban renewal agency shall be allocated the balance, if any, of the taxes levied on the taxable property located within the revenue allocation area.

(3) Upon enactment of an ordinance adopting a revenue allocation financing provision as part of an urban renewal plan, the urban renewal agency shall create a special fund or funds to be used for the purposes enumerated in this chapter. The revenues allocated to the urban renewal agency pursuant to this chapter shall be paid to the agency by the treasurer of the county in which the revenue allocation district is located and shall be deposited by the agency into one (1) or more of such special funds. The agency may, in addition, deposit into such special fund or funds such other income, proceeds, revenues and funds it may receive from sources other than the revenues allocated to it under subsection (2)(b) of this section.

(4) For the purposes of section 63-803, Idaho Code, during the period when revenue allocation under this chapter is in effect, and solely with respect to any taxing district in which a revenue allocation area is located, the county commissioners shall, in fixing any tax levy other than the levy specified in subsection (1)(a) through (f) of this section, take into consideration the equalized assessed valuation of the taxable property situated in the revenue allocation area as shown in the base assessment roll, rather than the current equalized assessed value of such taxable property.

(5) For all other purposes, including, without limitation, for purposes of sections 33-802, 33-1002 and 63-1313, Idaho Code, reference in the Idaho Code to the term "market value for assessment purposes" (or any other such similar term) shall mean market value for assessment purposes as defined in section 63-208, Idaho Code.

History: [50-2908, added 1988, ch. 210, sec. 8, p. 398; am. 1996, ch. 208, sec. 13, p. 671; am. 1996, ch. 322, sec. 55, p. 1084; am. 1997, ch. 117, sec. 8, p. 307; am. 2006, 1st Ex. Sess., ch. 1, sec. 14, p. 57; am. 2008, ch. 253, sec. 1, p. 741; am. 2009, ch. 50, sec. 1, p. 131; am. 2012, ch. 339, sec. 3, p. 934.]

50-2909. Issuance of bonds -- Bond provisions.

(1) If the local governing body of an authorized municipality has enacted an ordinance adopting a revenue allocation financing provision as part of an urban renewal plan, the urban renewal agency established by such municipality is hereby authorized and empowered:

(a) To apply the revenues allocated to it pursuant to section 50-2908, Idaho Code, for payment of the projected costs of any urban renewal project located in the revenue allocation area;

(b) To borrow money, incur indebtedness and issue one (1) or more series of bonds to finance or refinance, in whole or in part, the urban renewal projects authorized pursuant to such plan within the limits established by paragraph (c) of this subsection; and

(c) To pledge irrevocably to the payment of principal of and interest on such moneys borrowed, indebtedness incurred or bonds issued by the agency the revenues allocated to it pursuant to section 50-2908, Idaho Code.

All bonds issued under this section shall be issued in accordance with section 50-2012, Idaho Code, except that such bonds shall be payable solely from the special fund or funds established pursuant to section 50-2908, Idaho Code. On and after July 1, 2011, bonds may be issued for a maximum period of twenty (20) years.

(2) The agency shall be obligated and bound to pay such borrowed moneys, indebtedness, and bonds as the same shall become due, but only to the extent that the moneys are available in a special fund or

funds established under section 50-2908, Idaho Code; and the agency is authorized to maintain an adequate reserve therefor from any moneys deposited in such a special fund or funds.

(3) Nothing in this chapter shall in any way impair any powers an urban renewal agency may have under subsection (a) of section 50-2012, Idaho Code.

(4) When the revenue allocation area plan budget described in section 50-2903(5), Idaho Code, estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness and bonds have been paid in full, or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the agency funded through revenue allocation proceeds shall be satisfied and the agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the revenue allocation area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the revenue allocation area; and the powers granted to the urban renewal agency under section 50-2909, Idaho Code, shall thereupon terminate.

History: [50-2909, added 1988, ch. 210, sec. 9, p. 399; am. 2002, ch. 143, sec. 5, p. 401; am. 2011, ch. 317, sec. 9, p. 924.]

50-2910. Bonds not general obligation of agency or municipality. Except to the extent of moneys deposited in a special fund or funds under this act and pledged to the payment of the principal of and interest on bonds or other obligations, the agency shall not be liable on any such bonds or other obligations. The bonds issued and other obligations incurred by any agency under this chapter shall not constitute a general obligation or debt of any municipality, the state or any of its political subdivisions. In no event shall such bonds or other obligations give rise to general obligation or liability of the agency, the municipality, the state, or any of its political subdivisions, or give rise to a charge against their general credit or taxing powers, or be payable out of any funds or properties other than the special fund or funds of the agency pledged therefor; and such bonds and other obligations shall so state on their face. Such bonds and other obligations shall not constitute an indebtedness or the pledging of faith and credit within the meaning of any constitutional or statutory debt limitation or restriction.

History: [50-2910, added 1988, ch. 210, sec. 10, p. 400.]

50-2911. Limitations on review.

(1) No direct or collateral action attacking or otherwise questioning the validity of any urban renewal plan, project or modification thereto (including one containing a revenue allocation provision), or the adoption or approval of such plan, project or modification, or any of the findings or determinations of the agency or the local governing body in connection with such plan, project or modification, shall be brought prior to the effective date of the ordinance adopting or modifying the plan. No direct or collateral action attacking or otherwise questioning the validity of bonds issued pursuant to section 50-2909, Idaho Code, shall be brought prior to the effective date of the resolution or ordinance authorizing such bonds.

(2) For a period of thirty (30) days after the effective date of the ordinance or resolution, any person in interest shall have the right to contest the legality of such ordinance, resolution or proceeding or any bonds which may be authorized thereby. No contest or proceeding to question the validity or legality of

any ordinance, resolution or proceeding, or any bonds which may be authorized thereby, passed or adopted under the provisions of this chapter shall be brought in any court by any person for any cause whatsoever, after the expiration of thirty (30) days from the effective date of the ordinance, resolution or proceeding, and after such time the validity, legality and regularity of such ordinance, resolution or proceeding or any bonds authorized thereby shall be conclusively presumed. If the question of the validity of any adopted plan or bonds issued pursuant to this chapter is not raised within thirty (30) days from the effective date of the ordinance, resolution or proceeding issuing said bonds and fixing their terms, the authority of the plan, the authority adopting the plan, or the authority to issue the bonds, and the legality thereof, the same shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

History: [50-2911, added 1988, ch. 210, sec. 11, p. 400; am. 1990, ch. 430, sec. 5, p. 1193.]

50-2912. Severability. The provisions of this act are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

History: [50-2912, added 1988, ch. 210, sec. 12, p. 401.]