Garden City Urban Renewal Agency

6015 Glenwood Street Garden City, Idaho 83714
Phone 208-472-2900 Fax 208-472-2996

FY2024 ANNUAL REPORT

GARDEN CITY URBAN RENEWAL AGENCY

AGENCY 2024 ANNUAL REPORT

Under the Idaho Urban Renewal Law, specifically Idaho Code § 50-2006(c), an urban renewal agency is required to file with the local governing body, and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial information. Pursuant to Idaho Code § 50-2006(d), an urban renewal agency's fiscal year is October 1st through September 30th. Consequently, any formal financial statement would be limited to a report through the end of the Garden City Urban Renewal Agency's (the "Agency") fiscal year. Under Idaho Code section 67-450B, local government entities must complete an audit of its statements at the conclusion of its fiscal year. A copy of the Agency's 2023 audited financial statements and FY2024 Budget are attached. Additionally, through 2024, the Agency must also submit certain information to the State Controller's Office. As a result of legislative changes in 2016, the Agency is also required to submit certain information to the Idaho State Tax Commission. All the required information has been submitted.

AGENCY BACKGROUND/PROJECT AREAS

River Front Project Area

The Garden City City Council (the "Council") formally approved the River Front Urban Renewal Plan in December of 1996 through Ordinance No. 681, with a follow up approval of Ordinance No. 683 on January 15, 1997 to correct a 'technical error" in

Ordinance No. 681. After that approval, the Agency commenced the implementation of the River Front District Plan.

On April 1, 2013, the Agency provided written notification to the appropriate taxing entities of its intention to terminate the River Front Plan at the end of FY2013. On May 20, 2013, the Agency adopted Resolution 2013-02, formally approving the Termination Plan for the River Front District. Pursuant to the statutory termination requirements, the Council adopted a termination ordinance on August 12, 2013; all projects were completed, and the project area formally terminated on September 30, 2013.

River Front East Project Area

In December 2011, the Agency began discussing the creation of a new urban renewal district that would generally encompass the area from 42nd Street on the west to Garden Street on the east and from Osage Street right-of-way to the Boise River. The Agency utilized the services of an outside consultant to determine the eligibility of the area for urban renewal. After completion of the Eligibility Study in January 2012 and upon the recommendation of the Agency, the Council approved Resolution 957-12 on February 13, 2012, declaring the area to be deteriorating or deteriorated and directing the Agency to prepare an urban renewal plan.

On July 17, 2012, the Agency approved Resolution 6-2012, adopting the River Front East Urban Renewal Plan (the "Plan"). The Council formally approved the Plan through Ordinance 954-12 on October 22, 2012, after notice and a public hearing on the Plan, establishing the River Front East Area, (the "District").

The Agency's project intent in this District is the same as it had been in the original River Front District since 1996. The intent is to replace and improve basic public infrastructure (water and sewer lines, city wells, street improvements, etc.); to enhance amenities such as parks and greenbelts; and to support future economic development in the District.

FY2024 REVENUES

The primary source of FY2024 Agency income was revenue allocation area proceeds, (also referred to as "Tax Increment Revenue") generated within the District. In FY2024, the total Tax Increment Revenue received by the Agency was $1,984,920. The Agency also received $111,722 in interest from interest-bearing accounts. This was the twelfth year that the Agency received tax revenue from the District.

FY2024 PROJECT EXPENDITURES

During FY2024, $609,462 in funding was provided for various activities. Spending focused on public infrastructure projects, public park and Greenbelt improvements, replacement of safety and security equipment, and streetscape maintenance. The District is now over halfway through its twenty-year lifespan, which will influence projects going forward.

Notable expenditures included:

Public Infrastructure

East 37th Street sewer main replacement

37th St sewer main replacement: This project replaced approximately 1,448lf of aging sewer infrastructure using a “pipe burst” method. Less intrusive with minimal asphalt repair. All services were also replaced during this project. $372,620.

(Waiting on a photo or two)

2024 Infrastructure Project Engineering Starts

32nd to 35th St. sewer engineering: Replace aging sewer main from Clay to Osage on 32nd street and from Carr to Osage on 33rd, 34th, and 35th streets. $83,690 (In Progress)

35th St. watermain replacement engineering: Replace approximately 1,400lf (lineal feet) of aging water main. $29,250 (In Progress)

38th St. test well engineering: Engineering work was completed in FY24. $47,000

40th St. watermain replacement engineering: Replace approximately 1,600lf of aging water main. $45,300 (Price difference-includes survey work for both 40th St and 41st St water main projects) (In Progress)

41st St. watermain replacement engineering: Replace approximately 1,600lf of aging water main. $33,600 (In Progress)

Heron Park sidewalk engineering: Install approximately 300lf of new curb, gutter, and sidewalk. $9,930 (In Progress)

Parks

Pamela J Beaumont Park

Pamela J Beaumont Park received several new amenities, upgrades, and improvements during 2024. Housing developments and other economic growth in this

area within the River Front East District are generating increased park usage and enjoyment.



This park also received a new security camera and security camera software to ensure the safety of park visitors and assets.

Heron Park security camera software update: Updated security software on five (5) cameras within the park.

Heron Park dog waste station: Purchased and installed a new dog waste station.



Waterfront Park Picnic Tables

The Waterfront pocket-park is in a residential area on 36th Street and has been experiencing increased popularity as the neighborhood grows. The Agency replaced two (2) ageing wood picnic tables with upgraded rubber coated metal tables for safety and a better visitor experience.



Greenbelt

The Boise River Greenbelt system is both a pedestrian pathway and a busy corridor for bicycles, including commuters. Proper maintenance is important for safety and public access purposes. Because of the many large trees with mature root systems adjacent to the Greenbelt, asphalt surfaces typically require substantial maintenance and repair on a regular basis. Many highly used areas of the Greenbelt are gradually being replaced with concrete in both Boise and Garden City. The Agency funded $46,911 for Greenbelt asphalt replacement and striping, and additional funds for maintenance of this very popular mixed-use area adjacent to the Boise River Water Park.

Greenbelt replacement behind Riverside Hotel

This project replaced approximately 300lf (lineal feet) of damaged concrete pathway providing a smoother surface for all users.





Greenbelt restriping
New concrete pathway behind Riverside Hotel was re-striped.

Trash Cans
The agency funded replacement of eleven old trash containers along the greenbelt throughout the district.





Replacement of Vandalized Signs on Greenbelt

Vandalism remains a periodic challenge within the district. The Agency replaced vandalized “Live/Work/Create” and “Congested Area Ahead” signs.









Landscaping and Streetscape

The Agency spent $3,923 on street improvements, maintenance and repairs, lighting, street signage, security, and landscaping in FY2024.

In June of 2024 the Agency entered into a grant Participation Agreement with Casino Beach, LLC to reimburse cost up to $393,114 for curbs, sidewalks, and lighting on the public right-of-way of the project streets, as well as public art in the public plaza. The public right-of-way improvements included in the Agreement will be completed in 2025.

OPERATING EXPENSES

The Agency contracted for administrative services in FY2024, and continued utilizing outside legal, secretarial, and bookkeeping services. Total operating expenses including administrative services, secretarial, bookkeeping, audit, legal, consulting, liability insurance, and other office expenses, totaled $64,825.00, 3% of total income in FY24. Operating expenses as a percentage of total income remained essentially the same as in FY23.

ASSETS

The Agency's assets are comprised solely of cash accounts and property tax receivables. The major portions of property taxes are received twice per year (end of January and end of July), with smaller amounts of delinquent taxes received intermittently throughout the year.

LIABILITIES AND DEBT

The Agency's liabilities consist only of current accounts payable and deferred revenue.

SIGNIFICANT CHANGES IN AGENCY'S FINANCIAL POSITION

Agency FY2024 Tax Increment Revenues increased 24.6% over FY2023, and interest revenue increased 133% over FY23 due to moving savings funds into a government pool account. These increases are expected given the age of the Plan (12 years), and due to the Agency's previous investments to support public infrastructure improvements within the District. In short, the Plan is clearly working. The Agency operates on a "pay-as-you-go" basis, choosing to prioritize projects that do not require long-term debt in favor of those that can be paid from existing funds and near-term budgeted revenue.

In the appropriate circumstances, the Agency may again consider the model used in the Trailwinds Project by partnering with the developer(s) to fund eligible public infrastructure improvements, with reimbursement by the Agency over time as tax increment from the completed accompanying development is received.

The Agency largely depends upon other local governing authorities, such as the City and ACHD, to determine what projects can be funded and implemented within a specific timeframe. The Agency does not have the ability to initiate and construct, for instance, street improvement projects on its own. For this reason, the Agency works closely with ACHD and the City to develop, prioritize, and eventually fund public improvement projects that are of mutual benefit to residents and businesses within the District.

In FY2024 the Agency saw a continuing increased interest from private developers to partner in the funding of certain eligible public infrastructure. Private development projects must have completed the process to receive approval from City Planning before applying to the Agency for funding support and may be approved should the Agency budget have available funds, and a majority of Commissioners support the project.

Dennis Huston
Chair

GARDEN CITY, IDAHO
URBAN RENEWAL AGENCY

Audited Financial Statements and
Required Supplementary Information

For the Year Ended September 30, 2023

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ZWYGART JOHN
CERTIFIED PUBLIC ACCOUNTANTS
Zwygart John & Associates CPAs, PLLC
16130 North Merchant Way, Suite 120 ◆ Nampa, Idaho 83687
Phone: 208-459-4649 ◆ FAX: 208-229-0404

Independent Auditor's Report

Board of Commissioners
Garden City, Idaho Urban Renewal Agency
Garden City, Idaho

Opinion

We have audited the accompanying financial statements of the governmental activities and the fund information of the Garden City, Idaho Urban Renewal Agency (the Agency), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the fund information of Garden City, Idaho Urban Renewal Agency, as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Garden City, Idaho Urban Renewal Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities for Management for the Financial Statements

Garden City, Idaho Urban Renewal Agency's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Garden City, Idaho Urban Renewal Agency's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with general accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Garden City, Idaho Urban Renewal Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Garden City, Idaho Urban Renewal Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 19 through 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 19, 2024, on our consideration of the Garden City, Idaho Urban Renewal Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Garden City, Idaho Urban Renewal Agency's internal control over financial reporting and compliance.

Zwygart John & Associates, CPAs PLLC

Nampa, Idaho
January 19, 2024

Garden City, Idaho Urban Renewal Agency
Statement of Net Position
September 30, 2023

	Governmental Activities
Assets	
Cash and Cash Equivalents	$ 2,252,614
Receivables, Net:	
Property Taxes	65,178
Interest	6,058
Total Assets	2,323,850
Liabilities	
Accounts Payable	8,849
Total Liabilities	8,849
Net Position	
Unrestricted	2,315,001
Total Net Position	$ 2,315,001

The accompanying notes are an integral part of the financial statements.

Garden City, Idaho Urban Renewal Agency
Statement of Activities
For the Year Ended September 30, 2023

	Expenses	Program Revenues: Charges for Services and Sales	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position - Governmental Activities
Primary Government:					
Governmental Activities:					
Urban Renewal Agency	$ 54,966	$ -	$ -	$ -	$ (54,966)
Reimbursed Capital Assets	165,423	-	-	-	(165,423)
Total Governmental Activities	$ 220,389	$ -	$ -	$ -	(220,389)
General Revenues:					
Property Taxes					1,610,619
Interest Earnings					48,000
Total General Revenues					1,658,619
Change in Net Position					1,438,230
Net Position, Beginning					876,771
Net Position, End					$ 2,315,001

The accompanying notes are an integral part of the financial statements.

Garden City, Idaho Urban Renewal Agency
Balance Sheet -
Governmental Funds
September 30, 2023

	General Fund
Assets	
Cash and Cash Equivalents	$ 2,252,614
Receivables, Net:	
Property Taxes	65,178
Interest	6,058
Total Assets	$ 2,323,850
Liabilities	
Accounts Payable	$ 8,849
Total Liabilities	8,849
Deferred Inflows	
Unearned Revenue - Property Tax	59,026
Total Deferred Outflows	59,026
Fund Balance	
Committed	794,841
Unassigned	1,461,134
Total Fund Balance	2,255,975
Total Liabilities, Deferred Inflows, and Fund Balance	$ 2,323,850

The accompanying notes are an integral part of the financial statements.

Garden City, Idaho Urban Renewal Agency
Reconciliation of the Balance Sheet of the Governmental
Funds to the Statement of Net Position
September 30, 2023

Total Fund Balance - Governmental Funds	$2,255,975
Amounts reported for governmental activities in the Statement of Net Position are different because of the following:	
Some of the property taxes receivable are not available to pay for current-period expenditures and are, therefore, deferred in the funds. However, in the government-wide statements they are not deferred.	59,026
Total Net Position - Governmental Activities	$2,315,001

The accompanying notes are an integral
part of the financial statements.

Garden City, Idaho Urban Renewal Agency
Statement of Revenues, Expenditures, and
Changes in Fund Balance -
Governmental Funds
For the Year Ended September 30, 2023

	General Fund
Revenues	
Property Taxes	$ 1,580,507
Interest Earnings	48,000
Total Revenues	1,628,507
Expenditures	
Current:	
Urban Renewal Agency	54,956
Reimbursed Capital Expenditures	165,423
Total Expenditures	220,379
Net Change in Fund Balance	1,408,128
Fund Balance - Beginning	847,847
Fund Balance - Ending	$ 2,255,975

The accompanying notes are an integral
part of the financial statements.

Garden City, Idaho Urban Renewal Agency
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balance of the Governmental Funds
to the Statement of Activities
For the Year Ended September 30, 2023

Total Net Change in Fund Balance - Governmental Funds	$1,408,128
Amounts reported for governmental activities in the Statement of Activities are different because of the following:	
Some of the property tax revenue is not available to pay for current period expenditures and are, therefore, deferred in the funds. However, in the government-wide statements they are not deferred.	30,102
Change in Net Position of Governmental Activities	$1,438,230

The accompanying notes are an integral
part of the financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Garden City, Idaho Urban Renewal Agency (the Agency) is a separate and distinct legal entity of the City of Garden City, Idaho (the City) created by and existing under the Idaho Urban Renewal Law of 1965, as amended. The Commissioners for the Agency are appointed by the Mayor and approved by the City Council. The Agency provides urban renewal services for the citizens of the City.

The financial statements of the Agency have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The government's significant accounting policies are described below.

For financial reporting purposes, in conformity with governmental accounting standards, the Agency is included as a component unit in the City of Garden City, Idaho's financial statements. The Agency provides urban renewal services to the City and its citizens. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City of Garden City, Idaho in conformity with generally accepted accounting principles.

B. Basis of Presentation, Basis of Accounting

Basis of Presentation

Government-Wide Statements: The Statement of Net Position and the Statement of Activities report information on the financial activities of the primary government, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities.

Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable with a specific function or segment.

Indirect expenses are expenses of the Agency related to the administration and support of the Agency's programs, such as personnel and accounting, and are not allocated to programs.

Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. There were no program revenues in 2023.

Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Fund Financial Statements: The fund financial statements provide information about the Agency's funds. Separate statements for each fund category are presented. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

The Agency reports the following major governmental funds:

General Fund – This fund accounts for funds received by the Agency that are used to complete projects.

Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. When program expenses are incurred and there are both restricted and unrestricted resources available for use, it is the Agency's policy to use unrestricted resources first, then restricted resources.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt and claims and judgments, which are recognized as expenditures to the extent they have matured.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet. The Agency uses the following fund balance categories in the governmental fund Balance Sheet:

- *Restricted.* Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Unassigned.* Balances available for any purpose or negative fund balances.
- *Committed.* Balances set aside by the governing body for specific purposes.

The remaining fund balance classifications (nonspendable and assigned) were not applicable for the current fiscal year. However, if there had been committed funds, these amounts would have been decided by the Board of Commissioners, the Agency's highest level of decision-making authority, through a resolution. The Board of Commissioners would also have the authority to assign funds or authorize another official to do so.

When multiple classifications of fund balance resources are available for use, it is the Agency's intent to use restricted amounts first, followed by committed, followed by assigned, and then unassigned.

C. Assets and Liabilities

Cash Equivalents

The Agency requires all cash belonging to the Agency to be placed in the custody of the Clerk. The Agency's cash on hand, demand deposits, and short-term investments with original maturities of three months or less are considered to be cash and cash equivalents.

Capital Assets

All assets that are created or purchased by the Garden City Urban Renewal Agency are given to the city upon completion of the project.

Accounts Receivable

Accounts receivable consist of property taxes and other miscellaneous receivables. The allowance for doubtful accounts is zero as of September 30, 2023.

Accounts Payable

Accounts payable represent debts that will be paid in the next billing cycle. Accounts payable are not over sixty days past due.

Property Taxes

Property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures. Available tax proceeds include property tax receivables expected to be collected within sixty days after the end of the year. Property taxes are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20. Property taxes become a lien on the property if they remain unpaid the following January 1.

Ada County bills and collects taxes for the Agency.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2023, the carrying amount of the Agency's deposits was $665,792 and the respective bank balances totaled $664,961. All of the total bank balance was insured or collateralized with pooled securities held by the pledging institution in the name of the District.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned. As of September 30, 2023, the Agency's deposits were covered by federal depository insurance or by collateral held by the Agency's agent or pledging financial institution's trust department or agent in the name of the Agency, and thus were not exposed to custodial credit risk. The Agency's formal policy is to only deposit in banks that are FDIC insured.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Agency's formal policy is to only invest in A grade or higher vehicles for collateralization.

Interest Rate Risk

The Agency's formal policy is to only invest in vehicles with maturities of one year or less to mitigate exposure to fair value losses caused by changing interest rates.

Investments

The Agency voluntarily participates in the State of Idaho Local Government Investment Pool (LGIP), which does not have a credit rating. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. The LGIP is a part of the Joint Powers Investment Pool managed by the State of Idaho Treasurer's Office and was established as a cooperative endeavor to enable public entities of the State of Idaho to aggregate funds for investment. Oversight is with the Treasurer of the State of Idaho and Idaho Code 67-1210A defines allowable investments. The fair value of the Agency's investment in the pool is the same as the value of the pool shares.

An annual audit of the Joint Powers Investment Pool is conducted by the State Legislative Auditors Office. The Legislative Auditor of the State of Idaho has full access to the records of the Pool. Copies of the report may be obtained from the Idaho State Treasurer's Office, 700 West Jefferson Street, Suite 126, Boise, Idaho 83702.

The Agency's investments at September 30, 2023, are summarized below:

		Investment Maturities (in Years)	
Investment Type	Fair Value	Less than 1	1-5
Money Market	$ 206,961	$ 206,961	$ -
External Investment Pool	1,379,861	1,379,861	-
Total	$ 1,586,822	$ 1,586,822	$ -

At the end of the year, cash was reported in the basic financial statements in the following categories:

	Governmental Activities
Cash and cash equivalents	$ 665,792
Investments categorized as deposits	1,586,822
	$ 2,252,614

3. RELATED PARTIES

The Agency partners with the City of Garden City, Idaho for various infrastructure improvements. For the year ended September 30, 2023, the Agency reimbursed the City $159,425 in improvements and equipment. $6,000 was due to the City at the end of the year.

4. RISK MANAGEMENT

As a component unit of the City of Garden City, Idaho, the Agency is exposed to various risks of loss including, but not limited to, damage to and loss of property and contents, and professional liabilities, i.e. errors and omissions. The City, and the Agency, participates in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for property and liability insurance. The City's and the Agency's exposure to loss from its participation in ICRMP is limited to the extent of their deductible only.

5. OTHER COMMITMENTS

The Agency also has credit cards available for use. As of September 30, 2023, credit available on these credit cards totaled $2,500, of which $69 was in use.

6. FUND BALANCE

The following represents the classifications of the Agency's fund balance for fiscal year ended September 30, 2023:

Committed	
Public Facilities & Improvements	$ 78,114
Streetscapes	647,477
Parks/ Greenbelt	69,250
	794,841
Unassigned	1,461,134
Total Fund Balance	$ 2,255,975

REQUIRED SUPPLEMENTARY INFORMATION

Garden City, Idaho Urban Renewal Agency
Budgetary (GAAP Basis) Comparison Schedule
General Fund
For the Year Ended September 30, 2023

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Property Taxes	$ 1,300,000	$ 1,300,000	$ 1,580,507	$ 280,507
Interest Earnings	5,000	5,000	48,000	43,000
Total Revenues	1,305,000	1,305,000	1,628,507	323,507
Expenditures				
Current:				
Urban Renewal Agency	89,000	89,000	54,956	34,044
Reimbursed Capital Expenditures	1,512,250	1,512,250	165,423	1,346,827
Total Expenditures	1,601,250	1,601,250	220,379	1,380,871
Net Change in Fund Balance	(296,250)	(296,250)	1,408,128	1,704,378
Fund Balance - Beginning	693,487	693,487	847,847	154,360
Fund Balance - Ending	$ 397,237	$ 397,237	$ 2,255,975	$ 1,858,738

1. BUDGETS AND BUDGETARY ACCOUNTING

   A. The Agency is required by Idaho State Code to adopt an annual appropriated budget and must be provided to the City of Garden City, Idaho by September 1 of each year.

   B. Prior to September 1, the budget is legally enacted through passage at a board meeting.

   C. The budget is adopted on a basis consistent with generally accepted accounting principles (GAAP).

   D. Formal budgetary integration is employed as a management control device during the year.

FEDERAL REPORT

ZWYGART JOHN
CERTIFIED PUBLIC ACCOUNTANTS
Zwygart John & Associates CPAs, PLLC
16130 North Merchant Way, Suite 120 ◆ Nampa, Idaho 83687
Phone: 208-459-4649 ◆ FAX: 208-229-0404

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Board of Commissioners
Garden City, Idaho Urban Renewal Agency
Garden City, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standard* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the fund information of Garden City, Idaho Urban Renewal Agency (the Agency), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 19, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Garden City, Idaho Urban Renewal Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Garden City, Idaho Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Garden City, Idaho Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Garden City, Idaho Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Zwygart John & Associates, CPAs PLLC

Nampa, Idaho
January 19, 2024

GARDEN CITY URBAN RENEWAL AGENCY				
FY2024 RIVER FRONT EAST BUDGET				
Fiscal Year is October 1, 2023 through September 30, 2024				
Dates Covered	**10/1/21- 9/30/22**	**10/1/22- 9/30/23**	**10/1/22- 9/30/23**	**10/1/23 - 9/30/24**
	Actual	**FY23 Budget**	**Projected FY23**	**Proposed FY24**
REVENUE				
CASH CARRYOVER	639,281	693,487	837,268	2,030,096.00
TAX INCREMENT REVENUE	1,200,000	1,300,000	1,400,000	1,500,000.00
INTEREST INCOME	500	5,000	50,000	50,000.00
TOTAL REVENUE	**1,839,781**	**1,998,487**	**2,287,268**	**3,580,096**
EXPENDITURES:				
OPERATING				
ADMIN. SERVICES	29,500	32,000	40,000	**40,000.00**
ACCTG SERVICES	4,000	5,000	5,000	**5,000.00**
AUDIT EXPENSE	3,100	3,500	3,500	3,700.00
ECONOMIC DEVELOPMENT	5,000	7,500	0	10,000.00
INTEREST EXPENSE	8,346	11,000	0	-
LEGAL	16,000	15,000	2,500	15,000.00
LIABILITY INSURANCE	1,673	1,900	1,673	2,300.00
MISC. BUSINESS EXPENSE	4,600	6,000	5,000	6,000.00
OFFICE SUPPLIES	500	500	500	500.00
PROFESSIONAL SERVICES	0	-	0	-
RENT	1,560	4,800	4,800	4,800.00
SECRETARIAL	1,000	1,000	1,200	1,000.00
TRAINING/MEETINGS	800	800	0	800.00
TOTAL OPERATING EXPENSE	**76,079**	**89,000**	**64,173**	**89,100**
COMMUNITY ACTIVITIES				
MISC. COMMUNITY	6,600	10,000	-	10,000.00
TOTAL COMMUNITY ACTIVITIES	**6,600**	**10,000**	**0**	10,000.00
PUBLIC FACILITY IMPROVEMENTS				
GREENBELT/PARK IMPROVEMENTS	18,520	56,250	164,976	269,250.00
PUBLIC FACILITIES	991,557	946,000	24,719	1,582,961.00
STREETSCAPE/LANDSCAPE	0	600,000	3,304	647,477.25
TOTAL PUBLIC FACILITIES	**1,010,077**	**1,502,250**	**192,999**	**2,499,708**
TOTAL OPERATING/PROJECT EXPENSES	**1,092,756**	**1,601,250**	**257,172**	**2,598,808**
OTHER EXPENSE				
Debt Reduction	55,098	56,000	-	-
TOTAL DEBT REDUCTION	**55,098**	**56,000**	**0**	-
TOTAL EXPENSES	**1,147,854**	**1,657,250**	**257,172**	**2,598,808**
NET EFFECT ON RETAINED EARNINGS	691,927	341,237	2,030,096	981,288