PRIEST RIVER URBAN RENEWAL AGENCY
2025 ANNUAL REPORT

- An annual report is required under Idaho Code 50-20 Urban Renewal Law, Chapter 2006 (c).

- The Priest River Urban Renewal District was created in 2007 with a term of ten (10) years. The termination date of the Urban Renewal Plan was extended in 2016 for an additional ten (10) years.

- Original total costs via the Urban Renewal Increment:
  - Streets $ 2,400,000.00
  - Workforce Housing $ 500,000.00
  - Infrastructure $16,406,000.00
  - Public Facilities $ 1,860,000.00

  TOTAL $21,166,000.00

- Increment received in calendar year 2025: $49,690.96

- Operating funds expended in calendar year 2025: $81,588.03

- Increment Comparison to Prior Calendar Years:
  - 2023 - $46,928.00
  - 2024 - $49,893.41
  - 2025 - $49,690.96

- Projects funded in 2025:
  - Two Rivers Park Access Road Project – The Agency expended a total of $14,300.00 towards developing an access road at Two Rivers Park in 2025. The project was completed in 2025.
  - Two Rivers Park Tree Thinning Project – The Agency expended a total of $11,820.00 towards the tree thinning project at Two Rivers Park. Inland Forest Management, Inc. was paid $5,625.00 for professional services related to the design, sale, and administration of the timber harvest and Premier Industries was paid $6,195.00 for the removal of scrap timber.

FISCAL YEAR 2025 FINANCIAL NOTES

(detailed fiscal year financial statements are attached)

- *Fiscal Year* Comparison of Revenues:
  The only source of Agency income is tax increment revenue generated within the urban renewal project areas.

	2024	2024
▪ Tax Increment Revenue	$49,899.03	$49,511.76

- *Fiscal Year* Comparison of Operating Expenditures:
  The Agency has minimal operating expenses as it has no paid staff members, instead utilizing outside secretarial and legal services.

	2024	2025
▪ Professional Fees	$20,318.76	$49,554.38
▪ Secretarial Services	$ 1,200.00	$ 1,200.00
▪ Legal Services	$ 1,600.00	$ 1,600.00
▪ Liability Insurance	$ 2,172.00	$ 2,612.00
▪ Legal Notices & Publications	$ 215.57	$ 197.78
▪ Dues & Subscriptions	$ 200.00	$ 200.00
▪ Incidental Expense	$ 0.00	$ 360.00
▪ Supplies	$ 690.91	$26,120.00
▪ TOTAL	$26,397.24	$81,844.16

- *Fiscal Year* Comparison of Assets:
  The Agency's assets are comprised solely of cash accounts. The major portions of property taxes are received twice per year (January and July) with smaller amounts of delinquent taxes received during the year.

	2024	2025
▪ Cash (Unrestricted)	$ 97,489.93	$68,633.98
▪ Cash (Reserved for Other Taxing Agencies)	$ 5,300.88	$ 6,043.56
▪ Prepaid Invoices	$ 2,612.00	$ 0.00
▪ TOTAL	$105,402.81	$74,677.54

- *Fiscal Year* Comparison of Liabilities and Equity:
  The Agency's liabilities consist only of accounts payable.

	2024	2025
▪ Liabilities	$ 1,767.87	$ 3,375.00
▪ Equity	$103,634.94	$71,302.54
▪ TOTAL	$105,402.81	$74,677.54

2025 AGENCY HIGHLIGHTS

- The Priest River City Council reappointed Doug Wagner to the Urban Renewal Board, until December 17, 2027, in January 2025.
- The Agency accepted a proposal from RH Excavating for additional road work at Two Rivers Park, not to exceed $5,000.00, in January 2025.
- The Priest River City Council appointed Angie Schmeltzer to the Urban Renewal Board, until December 17, 2027, in February 2025.
- The Agency agreed to reimburse the City of Priest River for payment to Inland Forest Management, Inc. for the Timber Sale Agreement at Two Rivers Park, not to exceed $5,625.00 in February 2025.
- The Agency entered into a Professional Services Agreement with Alta Science & Engineering for Two Rivers Park shoreline renderings and public meeting participation, not to exceed $9,775.00, in March 2025.
- The Agency accepted a proposal from RH Excavating for additional road work and gate expenses at Two Rivers Park, not to exceed $2,100.00, in April 2025.
- The Agency approved a $10,000.00 contribution to the Kaniksu Land Trust and Kalispel Natural Resource Department towards the shoreline and wetland restoration plan project at Two Rivers Park in June 2025.
- The Agency accepted a proposal from Premier Industries for log removal and disposal at Two Rivers Park, not to exceed $3,890.00, in June 2025.
- The Agency issued payment to the City of Priest River for payment of the Inland Forest Management, Inc. Timber Sale Agreement at Two Rivers Park, in the amount of $5,625.00 in June 2025.
- The Agency passed Resolution 2025-05, authorizing the payment of monthly invoices for Jim Martin, not to exceed $3,375.00, outside of Agency meetings in June 2025.
- The Agency approved the Bonner County Ambulance District's request to withdraw from the Priest River Urban Renewal plan and revenue allocation area in June 2025.
- The Agency approved the West Pend Oreille Fire District's request to withdraw from the Priest River Urban Renewal plan and revenue allocation area in June 2025.
- The Agency approved Amendment #1 to the Professional Services Agreement with Jim Martin for Two Rivers Park Project Management Services allowing additional hours per month, in July 2025.
- The Agency approved payment to Premier Industries for log removal and disposal at Two Rivers Park in the amount $6,195.00, which exceeded the previously approved amount of $3,890.00, in July 2025.

- The Agency approved payment to Jim Martin for reimbursement of a Two Rivers Park lunch meeting, in the amount of $360.00, in July 2025.
- The Agency approved Resolution 2025-09, which amended the tax increment reserves for other taxing districts in July 2025.
- The Agency adopted amended by-laws, changing the regular date and time of meetings to the first Monday of each month at 9:00 am, in July 2025.
- The Agency adopted a tentative fiscal year 2026 budget in the amount of $104,538.00 on August 4, 2025, and set a public hearing for September 2, 2025.
- The Agency held a public hearing for the fiscal year 2025 budget on September 2, 2025. Budget Resolution 2025-11 was adopted, with expenditures totaling $104,538.00.
- The contract with Elsaesser Anderson Chtd. for legal services was renewed in September 2025.
- The Professional Services Agreement (as amended) with Jim Martin for Two Rivers Park Project Management Services was renewed in October 2025.
- The West Bonner Library District requested in writing to receive distribution of reserved funds in the amount of $2,198.11. The funds were disbursed in November 2025.
- The Agency approved a Professional Services Agreement with Martin Consulting Services, LLC for Two Rivers Park project Management services in December 2025. This replaced the Professional Services Agreement with Jim Martin.

CITY OF PRIEST RIVER
Trial Balance with Revenues and Expenditures
For the Accounting Period: 9 / 25

80 URBAN RENEWAL AGENCY

		Opening Balance	Change	Closing Balance
Assets				
80.10101	Cash-Operating URA	68,474.82	159.16	68,633.98
80.10370	URA - WPOFD Reserve	3,845.45		3,845.45
80.10380	URA - WBCLD Reserve	1,455.43	742.68	2,198.11
	Total Assets	73,775.70	901.84	74,677.54
Liabilities and Fund Equity				
80.20200	Accounts payable		3,375.00	3,375.00
80.23900	Net Income	(29,859.24)	(2,473.16)	(32,332.40)
80.24900	Undesignated Funds	70,145.60		70,145.60
80.24910	Opening Bal Equity	33,489.34		33,489.34
	Total Liabilities and Fund Equity	73,775.70	901.84	74,677.54
Revenue				
80.31110	BONNER COUNTY URA REVENUE	48,609.92	901.84	49,511.76
	Total Revenue	48,609.92	901.84	49,511.76
Expenditures				
80.48100.320	PROFESSIONAL FEES	46,179.38	3,375.00	49,554.38
80.48100.325	SECRETARIAL SERVICES	1,200.00		1,200.00

80 URBAN RENEWAL AGENCY

		Opening Balance	Change	Closing Balance
80.48100.360	LEGAL SERVICES	1,600.00		1,600.00
80.48100.510	LIABILITY INSURANCE	2,612.00		2,612.00
80.48100.520	LEGAL NOTICES & PUBLICATIONS	197.78		197.78
80.48100.521	DUES & SUBSCRIPTIONS	200.00		200.00
80.48100.640	INCIDENTAL EXPENSE	360.00		360.00
80.48100.710	CAPITAL OUTLAY >$5000	26,120.00		26,120.00
	Total URBAN RENEWAL AGENCY	78,469.16	3,375.00	81,844.16
	Total Expenditures	78,469.16	3,375.00	81,844.16