SPIRIT LAKE
URBAN RENEWAL AGENCY
(SLURA)



ANNUAL REPORT

For the Calendar Year Ending

December 31, 2025

COMMISSION MEMBERS:

Melissa Hallas	Chairperson
Becky DeMers	Vice-Chair
Mike Erikson	Treasurer
Marc Kroetch	Commissioner
Paul Sturm	Commissioner

STAFF MEMBER:

Vicki Coombs	Admin Assistant for SLURA / City of Spirit Lake

2025 Accomplishments:

SL Historic Preservation Commission, 4/24	
Northwest Vernacular Inc., Preservation Plan, Closed 7/2025	$ 18,943.43
KMiller/Timberlake High School Pickleball Court Project, 6/2025 Closed 7/2025	$ 7,500.00
SL Public Works, 10/24	
Cemetery Cremation Memorial Project, Closed 4/2025	$ 35,502.00
Cemetery Cremation Memorial Foundation Project, Closed 12/2025	$ 1,700.00
SL Public Works, 10/24 City Water System Improvement for **Water / Fire Control-Mainline 14th Street**, Closed 11/10/2025	$ 531,900.00
TOTAL PROJECT DOLLARS	**$595,545.43**

2025 Open Commitments:

SL Public Works, 11/23 **$ 268,008.24**

(This was a change of Commitment from $1,300,000.00 to $650,000.00 for **Well #6** in 11/2023.. Well #7 & #8 will not be started until after 12/2025 and City/SLURA District realized that Wells #7 & #8 property was not in SLURA District and could not be annexed in at this time).

Amount Paid to Date as of 11/2025	$381,991.76
Balance to be Paid	$268,008.24

SL Public Works, 8/25 **$ 1,963.15**

Teapot Landscape Project

Original Amount, $8,000.00; $6,036.85 has been paid

SL Public Works, 8/25 **$ 5,300.00**

Goose Poop Project for Fireside Park

New **UR District StartUp Dollars #2** (emphasis Water & Sewer) **$ 110,000.00**

TOTAL OPEN COMMITMENTS **$385,271.39**

SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA)
FY 2025–2026 APPROVED BUDGET
(Approved 08.12.2024)

Beg. Fund Balance 10.01.2023 (est.)	$1,050,595.31		
Income:			
Est. Tax Increments (based on 22-23)	$	0.00	
Est. Bank Interest (based on 22-23)	$	1,500.00	
Miscellaneous	$	0.00	
TOTAL INCOME	**$**	**1,500.00**	
			$1,052,095.31
Expenditures:			
Advertising	$	500.00	
Audit	$	7,450.00	
City Contract Services	$	6,971.13	
VC @ $18.50Hr/20 Hrs PP +ERE			
VC @ $18.50Hr/10 Hrs PP +ERE			
Contract Services	$	0.00	
Legal			
Bredeson Law Group	$	1,800.00	
Elam & Burke	$	0.00	
Liability Insurance (ICRMP)	$	2,423.00	
Office Supplies	$	200.00	
Travel & Mtgs	$	0.00	
Misc.- Admin #1	$	0.00	
Misc.-Admin #2	$	24,161.44	
Total Working Ops Expenditures	**$**	**43,505.57**	
Capitol Improvements/Committed Funds:			
Water Improv - Well #6	$	329,652.19	
Water Improv – Mainline 14th St	$	477,187.27	
Cement Foundation Cemetery Project	$	146.12	
Tea Pot Area Rock & Landscape Project	$	4,726.34	
Goose Poop Project @ Fireside Park	$	5,300.00	
New UR District StartUp $ #2 (Emphasis W&S)	$	110.000.00	
Total Capitol Improvement Expenditures	**$**	**927.011.49**	
TOTAL EXPENDITURES			**$ 970,517.49**
Reserve			**$ 81,577.82**

SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA)

BALANCE SHEET

For Twelve Months of the FISCAL Year 2025
10/01/2024 – 09/30/2025 (Accural Method)
(Unaudited)

Assets

Cash (Checking &Savings)	$1,113.315.08	
Other Assets (A/R & Interest Earned)	$ 468,209.22	
Total Assets		$1,581,524.30

Liabilities

Other Liabilities (A/P)	$ 532,095.11	
Total Liabilities		$ 532,095.11

Income		
Property Taxes	$ 458,061.37	
Interest Income	$ 10,148.55	
Total Income		$ 468,209.92

Expenditures		
Expenditures	$ 532,095.11	
Total Expenditures		$ 532,095.11

Excess Revenue Over Expenditures	$ 56,261.56

Beg Fund Balance as of 10.01.2024	$1,581,524.30
Ending Fund Balance as of 09.30.2025	$1,050,595.31

SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA)

BALANCE SHEET

For Twelve Months of the CALENDAR Year 2025
01/01/2025 – 12/31/2025 (Accural Method)
(Unaudited)

Assets

Cash (Checking &Savings)	$1,058,053,52	
Other Assets (A/R & Interest Earned)	$ 461,511.25	
Total Assets		$1,519,564.77

Liabilities

Other Liabilities (A/P)	$1,014,654.46	
Total Liabilities		$1,014,654.46

Income		
Property Taxes	$452,251.55	
Interest Income	$ 9,259.70	
Total Income		$ 461,511.25
Expenditures		
Expenditures	$1,014,654.46	
Total Expenditures		$1,014,654.26
Excess Revenue Over Expenditures		$ 240,560.95

Beg Fund Balance as of 01.01.2025	$1,058,053.52
Ending Fund Balance as of 12.31.2025	$ 503,172.43

OVERALL ACCOMPLISHMENTS:

2024

SL Historic Preservation Commission, 3/24, $ 6,450.00
Spirit Lake Historical Preservation Commission –
Completion of Architectural Plans for Woolen Brown Building, Closed 3/2024

SL Parks & Recreation, 6/24, $ 15,000.00
New Tables & Trash Bins, Closed 9/2024

SL Public Works, 6/24, $ 22,087.50
Paving of Alleyway, Rhode Island & Massachusetts/4th & 5th Avenues.
Closed 9/2024

SL Public Works, 8/24, $ 1,200.00
Spirit Lake Public Works – Striping at back of City Hall,
Volunteer Park & Fireside Park, Closed 11/2024

SL Public Works, 8/24, $ 8,450.00
Striping at Maine Street Boat Launch, Closed 11/2024

SL Public Works, 8/24, $ 18,435.60
Community Center, Top Seal Coat & City Hall Front Parking Lot.
Closed 11/2024

SL Public Works, 8/24, $ 17,588.85
Repairs on Shed & Restroom Roof at Big Park, Closed 10/2024

Spirit Lake Public Works, 9/24
City Hall Rood & Dormer Project, Closed 10/2024 $ 35,050,00

SL Parks & Recreation, 9/24, $ 24,000.00
New Bleachers for Volunteer Park, Closed 12/2024

SL Public Works, 10/24
Paint for Big Park Restrooms & Shed, Closed 12/2024 $ 512.28

SL Public Works, 10/24
Additional Funds Needed, City Hall
Roof & Dormer Project, Closed 12/24/2024 $ 6,520.00

2023

New Commitment – SL Historic Preservation Committee
Woolen Brown Bldg – Demo Project
(Lathe & Plaster Work) $ 11,000.00

2022

New Water Tank – 2nd Installment $149,999.54
$500,000.00 Project Completed

2021

SL Public Works – Street Paving, 10th Avenue $ 31,500.00
SL Public Works - Water Tank #3 $350,000.46

2020

SL Public Workshop, Well #5 $ 78,264.00
SL Public Works – Street Paving, Maine Street $111,648.00

2019

SL Public Works – Street Paving $223,804.00
SL Public Works – New Well #5 $323,862.00
SL Fire Department – Brush Truck $ 38,500.00
SL Public Works – Cemetery Paving & Shed $ 26,056.00

2018

Police Department, Awning & Door	$ 14,753.00
SL Parks & Recreation	
Small Park Mural	$ 1,500.00
Police Department, Phone System	$ 10,354.00
SL Public Works, Lift Stations Auto Dialers, Generator & Fence	$ 8,120.00
SL Historic Preservation Committee	
Woolen Brown Bldg, Paul Matthews Architect	$ 4,000.00

2017

Fire Department, Water Tender #2	$ 35,000.00
SL Historic Preservation Committee	
Woolen Brown Bldg., Door & Sash	$ 6,219.00
SL Parks & Recreation	
Volunteer Park Improvements	$ 42,882.00

2016

SL Public Works, Crossing Lights	$ 10,000.00
SL Parks & Recreation	
Fireside Park Improvements	$ 38,824.00
Volunteer Park Improvements	$ 70,261.00

2015

Fire Department, Water Tender #1	$ 95,328.00
SL Parks & Recreation	
Fireside Park Improvements	$ 80,450.00

2014

SL Parks & Recreation	
Fireside Park Improvements	$ 59,158.00

2013

SL Parks & Recreation	
Volunteer Park Improvements	$ 47,925.00
Fireside Park Purchase	$500,412.00
Maine Street Revitalization	$ 7,312.00

2012

SL Parks & Recreation	
Big City Park Lights	$ 4,899.00
Volunteer Park Improvements	$ 8,700.00
Maine Street Revitalization	$229,660.00

2011

SL Public Works	
Spirit Shores, Chip Seal & Path	$153,863.00
Maine Street Engineering	$ 16,806.00
SL Parks & Recreation	
Volunteer Park Purchase Assistance	$ 38,000.00

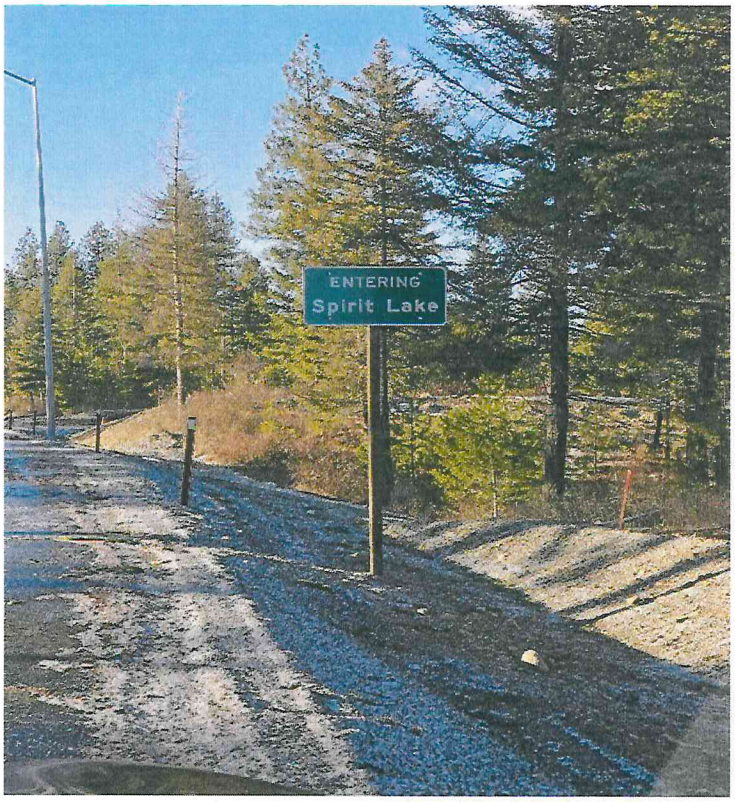
2010

SL Public Works	
Blackwell Pathways	$ 56,115.00

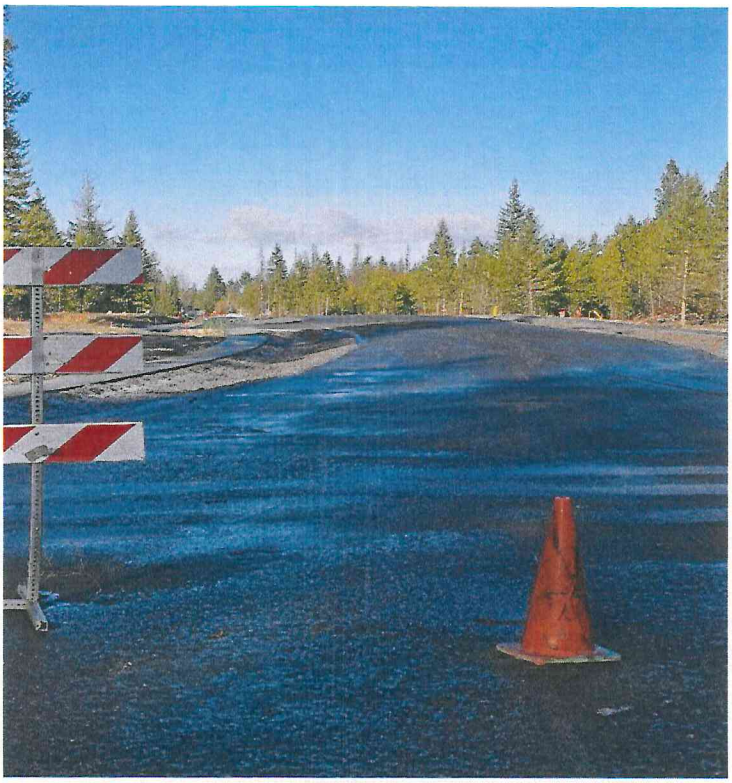
2008

SL Fire Department, Generator	$ 19,222.00
SL Public Works, Cemetery Improvements	$ 13,500.00

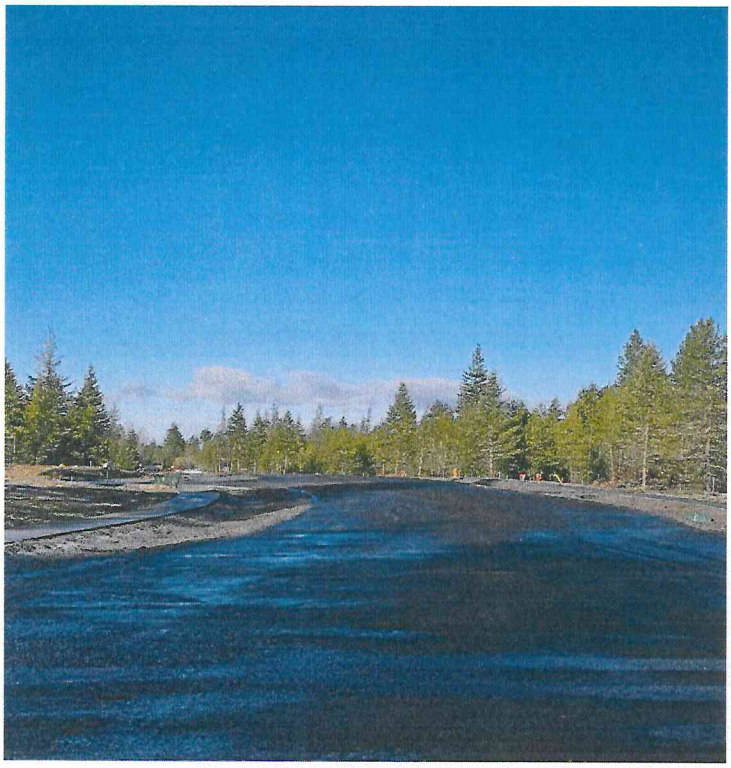
$3,073,191.23



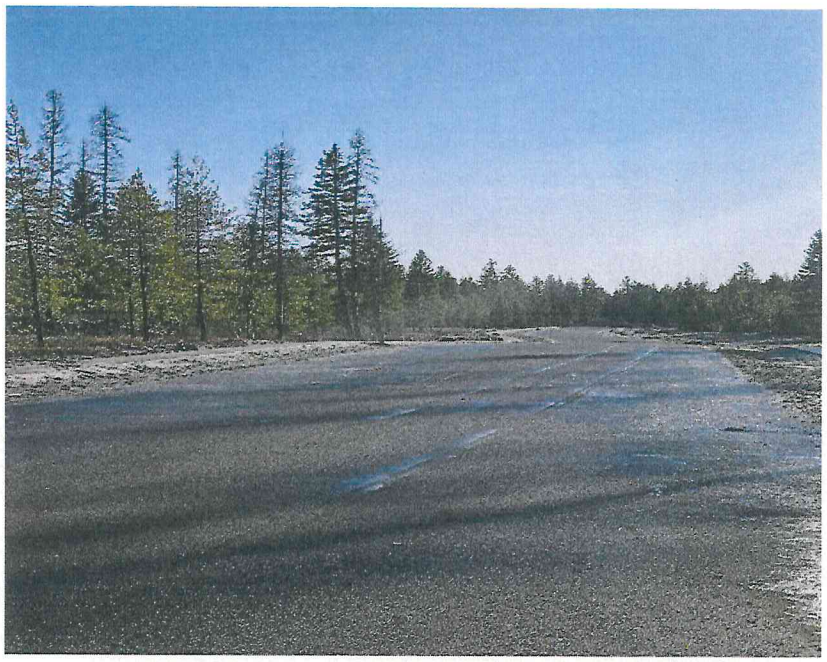
Hwy 54 West – Just Before 14th Street Turn Off



14th Street Looking North – Fire Control / Water Line Project



14th Street Looking South – Fire Control / Water Line Project



14th Street Looking South – Fire Control / Water Line Project

Rhode Island & Hwy 41 – Water Line Project







Your Spirit Lake City Hall (2025)

SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA)

CITY COUNCIL PRESENTATION

SUMMER, 2025

What Is an Urban Renewal District?

An **Urban Renewal District** is a special area in a town or city where leaders want to improve buildings, roads, parks, or help bring in new businesses. It's like saying, "Let's invest in this part of our community to make it better."

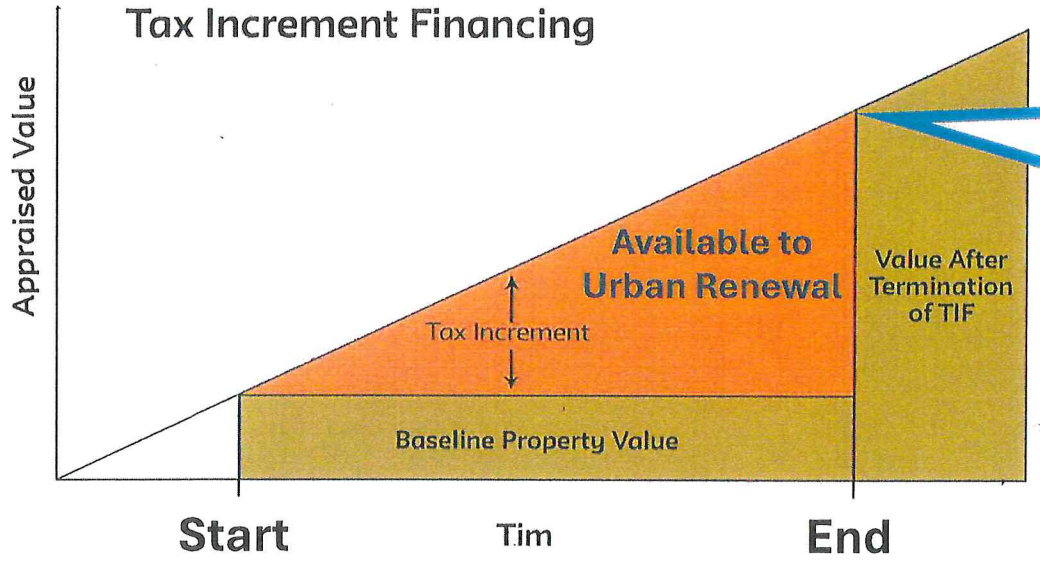
"to encourage private development in urban renewal areas and competitively disadvantaged border community areas, to prevent or arrest the decay of urban areas due to the inability of existing financing methods to promote needed public improvements, to encourage taxing districts to cooperate in the allocation 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."

[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.]
[https://legislature.idaho.gov/statutesrules/idstat/title50/t50ch29/sect50-2902/]

💰 How Is It Funded?

- Tax Increment Funding "TIF"
- When the district is formed, the **property taxes** from that area are frozen at their current level ("base" or baseline property value)
- As improvements are made (paved streets, new buildings, businesses, etc.), **property values increase**
- The **increased property tax dollars** ("increment") from those rising values **goes back into the district** to pay for more improvements
- The original taxing bodies (like schools or cities) still get the **base amount**—they don't lose anything

Urban Renewal Funding



Source: Planning Tank. *Tax Increment Financing (TIF) | Public Financing | Types of TIF.* https://planningtank.com/finance/tax-increment-financing-tif-types-tif (accessed 20:

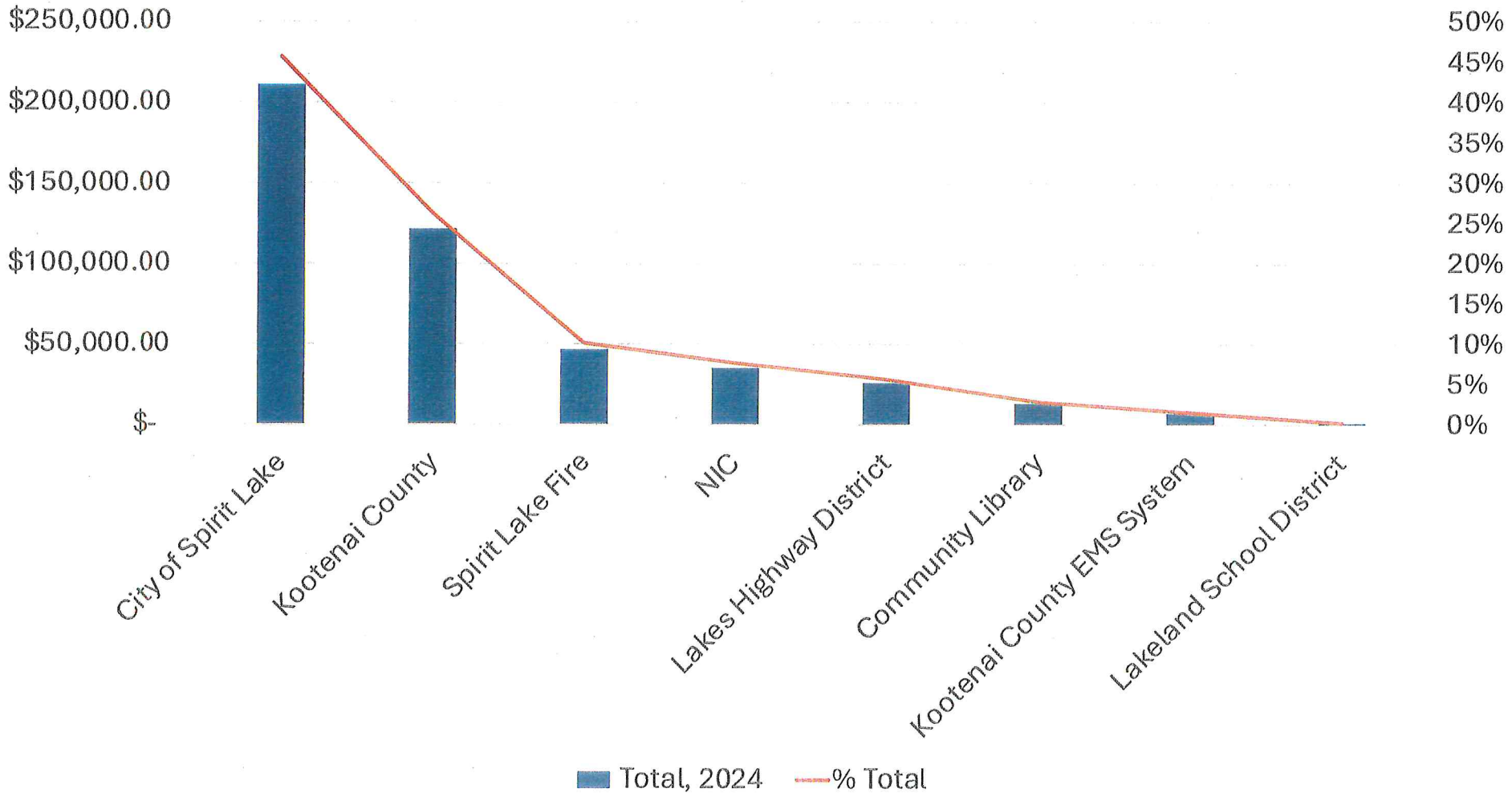
Approx. **$200,000*/year** increase starting in Fiscal Year 2026 for the City

*work with county to determine the amount

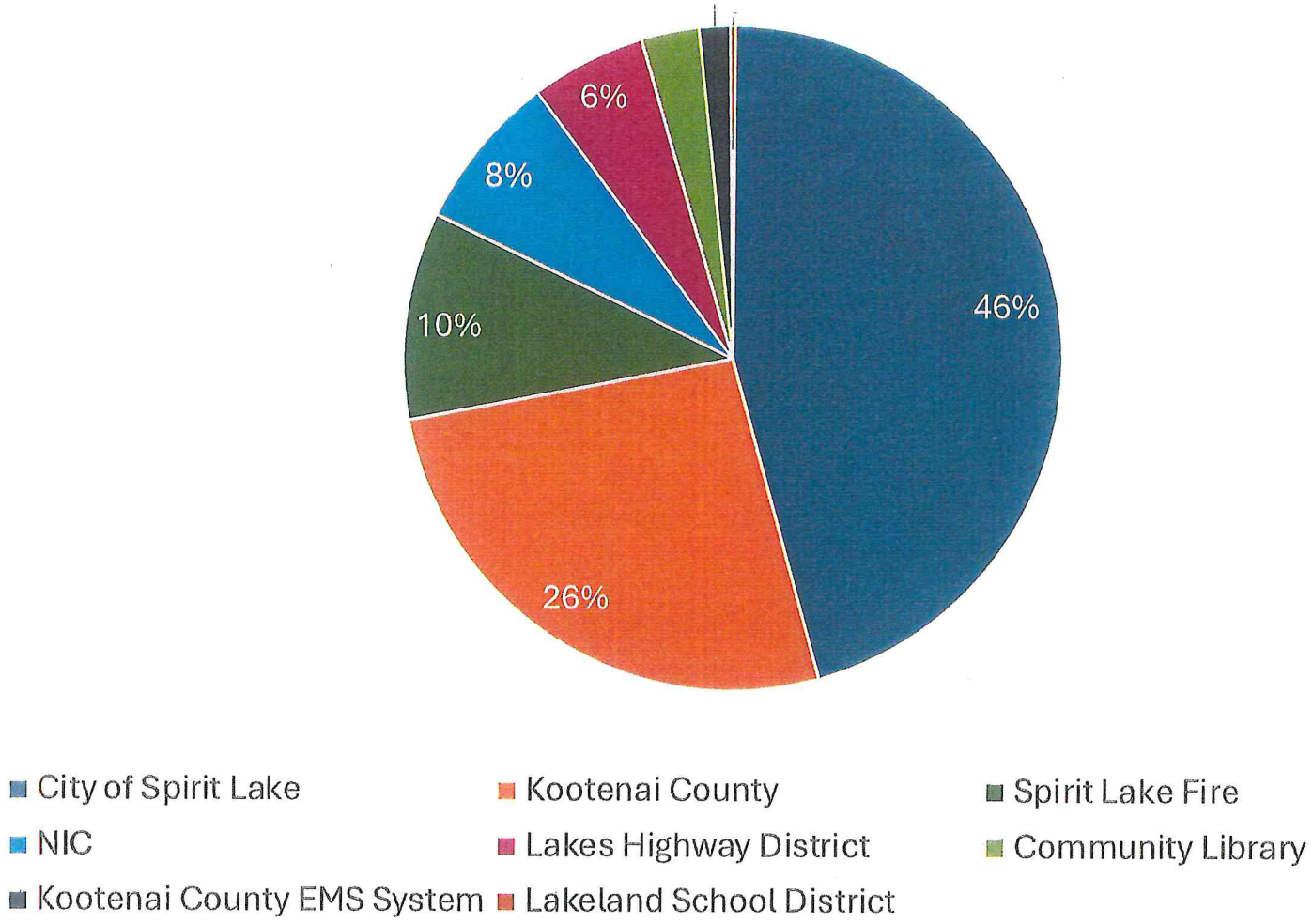
2025 for Spirit Lake Urban Renewal District

THE NEW SCHOOL Schwartz Center for Economic Policy Analysis

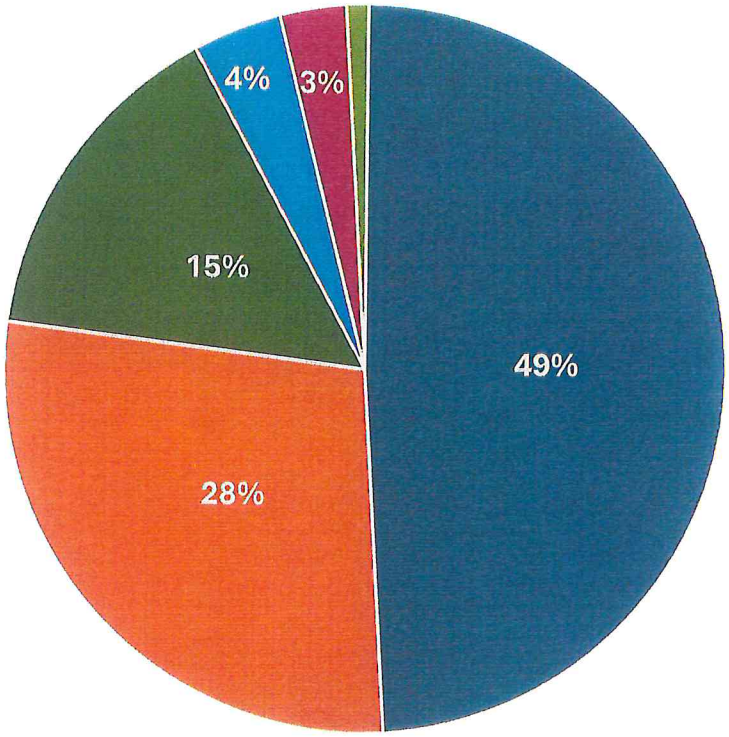
SLURA Funding Sources, 2024



SLURA Funding Sources, 2024

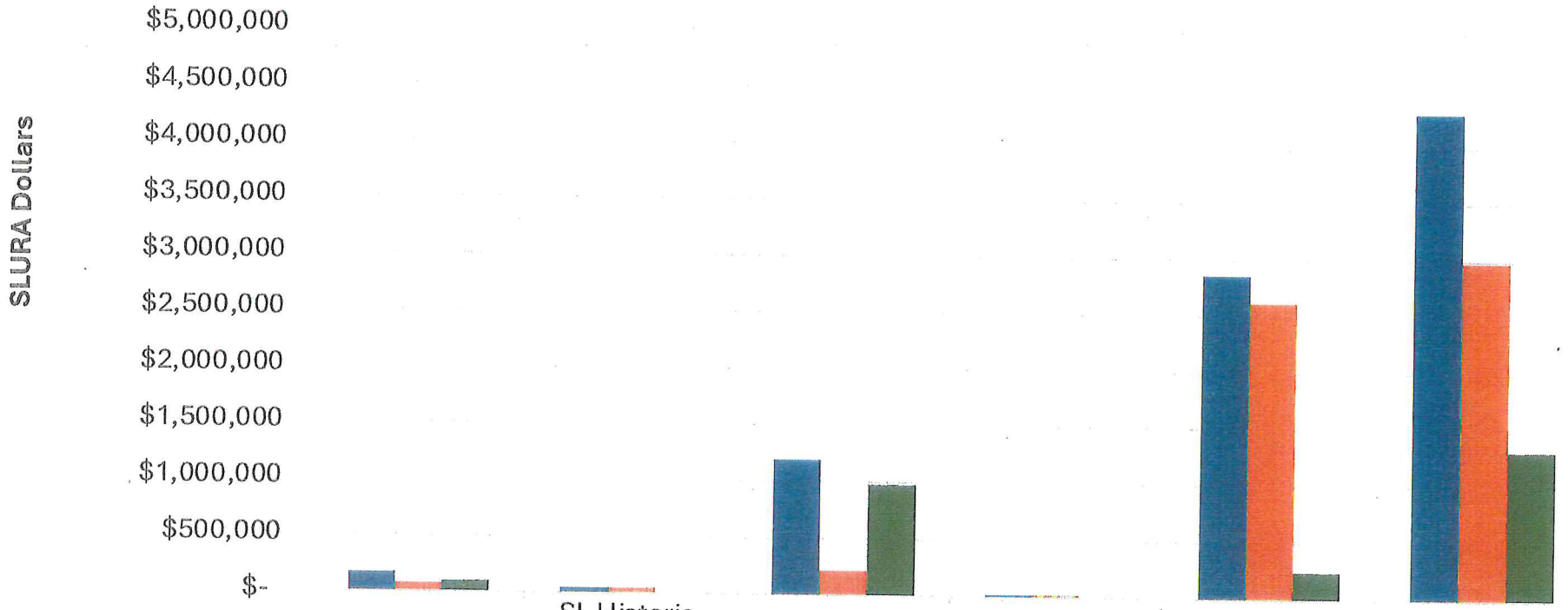


SLURA Spending 2005 – 2025



- SL Public Works (Water)
- SL Parks & Rec
- SL Public Works (Streets)
- SL Fire Dept
- SL Public Works
- SL Historic Preservation Committee
- SL Police Dept

SLURA Spending 2005 – 2025



		SL Fire Dept	SL Historic Preservation Committee	SL Parks & Rec	SL Police Dept	SL Public Works	Total Project Dollars
Sum of GRAND	TOTAL	$168,828	$46,612	$1,194,584	$25,107	$2,862,683	$4,297,814
Sum of Total	2016 - 2025	$73,500	$46,612	$218,068	$25,107	$2,622,399	$2,985,686
Sum of Total	2005-2010	$95,328	$-	$976,516	$-	$240,284	$1,312,128

Projects 2005 - 2025

SL Public Works
Cemetery Improvements
Cemetery Cremation Memorial
City Hall Roof & Dormer
Community Center & City Hall Top Seal Coat
Street Crossing Lights
Lift Stations Auto Dialers,Generator & Fence
Paving of Alleyway, RI & Mass / 4th & 5th
Striping of City Hall, Vol. & Fireside Park
Striping at Maine St Boat Launch
Blackwell Pathway
Paving
Spirit Shores
Maine St Eng.
Well #5
Well #6
Water Tank #3
Mainline 14th St/Fire Control

SL Parks & Rec
Tables & Trash Bins
Vol Park Purchase
Vol Park Immprovements
Big City Park Lights
Big Park Shed Paint
Big Park Restroom Roof Replacement
Vol Park Improvements
Maine St Revitalation
Fireside Park Purchase
Fireside Park Improvement
Small Park Mural
Volunteer Park Bleachers
THS Pickleball Court Supplies

SL Fire Dept and Police, SL Historical Preservation COmmission
Generator
Brush Truck
Water Tender #1
Water Tender #2
Awning & Door
Phone System
Woolen Brown Building
Historical Preservation Plan

Spirit Lake URD Closure

Re: Intent to Terminate the City of Spirit Lake Urban Renewal Plan, as Amended

Greetings:

This letter serves as advance notice to you of the intent of the Urban Renewal Agency of Spirit Lake, Idaho ("Agency") to terminate the Spirit Lake revenue allocation area ("RAA") established in 2005 by the Spirit Lake Urban Renewal Plan, as amended (the "Spirit Lake Plan").

For the past 20 years the Agency has reinvested revenue from the RAA exclusively in public improvements and other public facilities within the boundaries of the RAA. As described in greater detail below, **the Agency will receive its final payment of revenue allocation proceeds from the June 20, 2025, tax payments**; the RAA will not receive revenue allocation funds in calendar year 2026, generated from the 2025 assessed values.

What is next?

- The Spirit Lake Urban Renewal District is closing
- The Spirit Lake Urban Renewal Agency will remain open
- We have several projects to complete and funds to distribute
- We have developed a closing budget that includes funds to develop a new district
- Any funds that remain in the district will be returned to the county and distributed accordingly

- Do we want to create and apply for a NEW DISTRICT???

Do we want to create and apply for a NEW DISTRICT???

- Spirit Lake City will still get the new higher taxes (~200k / yr)
- Kootenai County will need to determine the **new BASE**
- Hire a consultant to help form a new district
  - Included in the SLURA closing budget (*no cost to the city*)
- Pick a particular project or projects like septic system
  - Can have more than one district or project
- Takes a few years before the agency earns TIF money
- SLURA can also obtain loans and grants

WE WOULD LIKE TO THANK YOU FOR YOUR SUPPORT OF THE SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA) THROUGH THE YEARS OF THIS DISTRICT'S TWENTY YEAR SPAN

AND

HOPE THAT YOU WILL CONSIDER CONTINUING YOUR SUPPORT FOR THE SPIRIT LAKE URBAN RENEWAL AGENCY (SLURA) IN CREATING A NEW DISTRICT WITH THE EMPHASIS ON WATER AND SEWER TO HELP THE CITY OF SPIRIT LAKE AND IT'S RESIDENTS PROSPER.

THANK YOU.