



**Lewiston Urban Renewal Agency  
REGULAR MEETING AGENDA  
February 10, 2026 - 12:00 PM  
Lewiston City Hall – Back Conference Room – 1134 F Street  
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

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**I. CALL TO ORDER**

**II. CITIZEN COMMENTS**

An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to [sgrow@cityoflewiston.org](mailto:sgrow@cityoflewiston.org) or [dortiz@cityoflewiston.org](mailto:dortiz@cityoflewiston.org); 3) mailing written comments prior to the start of the meeting to Katie Hollingshead, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Urban Renewal Agency.

**III. ACTIVE AGENDA**

- A. ELECTION OF VICE CHAIR FOR 2026 (ACTION ITEM):**  
**THE CHAIRPERSON AND VICE-CHAIRPERSON SHALL BE ELECTED ANNUALLY BY THE AGENCY AT THE FIRST REGULAR ANNUAL MEETING OF THE AGENCY PURSUANT TO ARTICLE 5 OF THE URBAN RENEWAL AGENCY BYLAWS. THE ELECTION OF THE VICE-CHAIRPERSON WAS TABLED AT THE JANUARY 13, 2026 MEETING TO BE CONTINUED AT THE FEBRUARY 10, 2026 MEETING.**
- B. APPROVAL OF JANUARY 13, 2026 MEETING MINUTES (ACTION ITEM):**
- C. APPROVAL OF INVOICES (ACTION ITEM):**  
**1. O'SULLIVAN LEGAL PLLC, LEGAL SERVICES, JANUARY 2026, \$195.00**  
**2. CITY OF LEWISTON REIMBURSEMENT REQUEST FOR EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION PROJECT, \$192,586.34 FOR M.L. ALBRIGHT**
- D. REVIEW OF FINANCIAL SUMMARIES (INFORMATION ITEM):**  
**1. JANUARY 2026**
- E. TR036 BRYDEN AVENUE RECONSTRUCTION STAGE 1; KEY NO 20024 FUNDING REQUEST (ACTION ITEM):**  
**THE CITY IS REQUESTING THE URBAN RENEWAL AGENCY'S CONTINUED PARTICIPATION IN FUNDING THE UPCOMING WORK FOR THE BRYDEN AVENUE 4TH TO 7TH STREET IMPROVEMENT PROJECT (REVENUE ALLOCATION AREA #6) IN THE AMOUNT OF \$200,000.**
- F. REVIEW OF THE DRAFT 2025 ANNUAL REPORT (ACTION ITEM):**

**THE BOARD WILL REVIEW THE DRAFT 2025 URBAN RENEWAL AGENCY ANNUAL REPORT AND SUPPORTING DOCUMENTS AND PROVIDE DIRECTION TO STAFF PRIOR TO SCHEDULING A PUBLIC HEARING AT THE MARCH 10, 2025 MEETING.**

**IV. STAFF - BOARD COMMUNICATIONS**

- A. 1. BOARD MEMBER COMMENTS**  
**2. STAFF COMMENTS**

**V. ADJOURNMENT - Action Item**

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

BYLAWS OF  
THE URBAN RENEWAL AGENCY  
OF THE CITY OF LEWISTON, IDAHO

ARTICLE 1  
PUBLIC CORPORATION

The Urban Renewal Agency of the City of Lewiston, Idaho (Agency), is an independent public body, corporate and politic created pursuant to Title 50 Chapter 20 Idaho Code (the Act) and Resolution 99-75 of the City of Lewiston passed on October 18, 1999. These Bylaws are subject to any limitation contained herein.

ARTICLE 2  
NON LIABILITY OF COMMISSIONERS

The private property of the commissioners shall be exempt from execution or other liability from any debts of the Agency and no commissioners shall be liable or responsible for any debts or liabilities of the Agency.

ARTICLE 3  
COMMISSIONERS

Section A. General Powers. The business and affairs of the Agency shall be managed by the board of commissioners which shall exercise all of the powers of the Agency.

Section B. Compensation. Commissioners shall serve without compensation but commissioners shall be entitled to out-of-pocket costs and compensation for their services for projects carried out by the agency.

Section C. Membership. The Agency membership shall consist of representation as follows:

1. An elected official from the Lewiston City Council;
2. An elected official from the Nez Perce County Commission;
3. An elected official from the Port of Lewiston;
4. An official from Valley Vision;
5. Three at large members from the community.

The at large members of the commission shall be appointed by the Lewiston City Council, the remaining members shall be nominated by their respective bodies and appointed by the Lewiston City Council.

An elected official may designate an alternate who may participate as a voting member if qualified as an elected official identified in C 1, 2 & 3 above and so identified by the elected body as an appointed alternate.

Section D. Term of Office. Members of respective governing bodies shall hold office only during their respective terms of office. The representative of Valley Vision and the at large members shall serve terms of four years and may be reappointed.

#### ARTICLE 4 MEETINGS OF THE COMMISSIONERS

Section A. Regular Meetings. Regular meetings of the commissioners shall be scheduled on a monthly basis at the Lewiston City Hall, 1134 'F' Street, Lewiston, Idaho, for the purpose of transacting such business as may come before the board at such meetings. The annual meeting will be the first meeting held at the beginning of each year. All regular meetings shall be set and conducted in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

Section B. Special Meetings. A special meeting of the board of commissioners may be called at any time by the Chairperson or by any two commissioners by giving written notice to the Chairperson specifying the time, date, place and purpose of such meeting. Any special meeting shall be set and conducted in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter. Upon receipt of such notice the Chairperson shall cause written notice of such time, date, place and purpose of such meeting to be given to each commissioner of the Agency as hereafter provided in this Article 4.

Section C. Notice of Special Meetings. Notice of special meetings of the Agency shall be made in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

Section D. Waiver of Notice. Any commissioner may waive, in writing, any notice of a meeting required to be given by these Bylaws. The attendance of a commissioner at any meeting shall constitute waiver of notice of such meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting has not been lawfully called or convened.

Section E. Resolutions. Resolutions adopted by the Agency in connection with the exercise of any of its powers hereunder, or under the Act, shall be signed by the Chairperson and attested by the Vice-Chairperson, provided that the person who attests shall not be the same person as the person who signs.

Section F. Alternate. The designated Agency elected official members may, in their absence, appoint an alternate to represent them at the Agency meetings. Said alternate must meet the eligibility requirements described in Article 3, Section C of the member being represented and will participate as a voting member.

Section G. Quorum. A quorum for the transaction of business shall consist of a majority of four (4) members of the commission.

Section H. Participation in Meetings. URA Board members shall participate in Board meetings in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

ARTICLE 5  
OFFICERS

Section A. Number and Qualifications. The officers of the Agency shall be a Chairperson and Vice-Chairperson. Such other officers as may be determined by the Agency from time to time to perform such duties as may be designated by the Agency.

Section B. Election and Term of Office. The Chairperson and Vice-Chairperson shall be elected annually by the Agency at the first regular annual meeting of the Agency. Each officer shall hold office until his successor shall have been elected. Any vacancy in any office shall be filled by the Agency by election for the unexpired portion of the term.

Section C. Chairperson. The Chairperson:

1. Shall be the principal executive officer of the Agency and, unless otherwise determined by the members of the Agency, shall preside at all meetings of the Agency.
2. May execute any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency.
3. Shall in general perform all duties incident to the office of the Chairperson and such other duties as may be prescribed by the Agency from time to time.

Section D. Vice-Chairperson.

1. In the absence of the Chairperson or, in the event of the Chairperson's inability or refusal to act, the Vice-Chairperson shall perform the duties of the Chairperson, and when acting shall have all the powers of and be subject to all of the restrictions of the Chairperson. The Vice-Chairperson shall also perform such other duties as from time to time may be prescribed by the Agency. In the event of either the Chairperson's or Vice-Chairperson's prolonged absence or inability to perform such duties, the Agency shall elect a *Pro Tem* Officer who shall assume and perform such duties until either the return or resumption of such duties by the elected Chairperson or Vice-Chairperson occurs or until the next annual election of officers, whichever occurs first.
2. Shall attest any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be attested, except in cases in which the attestation thereof shall be expressly delegated by the Agency, or by the Bylaws of the Agency, to some other officer or agent of the Agency, or shall be required by law to be otherwise made.

ARTICLE 6  
RULES OF ORDER

Section A. Agenda. The agenda of each regular and special meeting shall be established by the Chair of the Agency in consultation with Agency staff.

Section B. Conduct of the Meeting. The Chair shall be responsible for opening the meeting, confirming the agenda, entertaining discussion on each agenda item, accepting motions and seconds to authorize any action of the Agency to be taken in the meeting and adjourning the meeting.

Section C. Motions. The action to be taken by the Agency shall be confirmed by a vote on a motion to act or not act. The Chair is the arbiter of the course of the discussion and can determine that it is time to consider the motion before the Agency. Because of the statutory requirements of the Agency, roll call votes may be required, otherwise motions are to be voted on by voice vote.

ARTICLE 7  
FINANCIAL TRANSACTIONS

Section A. Contracts. Except as otherwise provided in these Bylaws, the Agency may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Agency, and such authority may be general or confined to specific instances.

Section B. Checks, Drafts, etc. All checks, drafts or other orders for payment of monies, and all notes, bonds, or other evidences of indebtedness issued in the name of the Agency shall be signed by such officer or officers, agent or agents, employee or employees of the Agency and in such manner as shall from time to time be determined by resolution of the Agency.

Section C. Deposits. All funds of the Agency may be deposited from time to time to the credit of the Agency in such banks or other financial institutions as the Agency may select.

Section D. Fiscal Year. The fiscal year of the Agency shall begin on the first day of October of each and every year and shall end on the last day of September of the following calendar year.

ARTICLE 8  
MISCELLANEOUS

Section A. Rules and Regulations. The Agency shall have the power to make and adopt such rules and regulations not inconsistent with law, or these Bylaws, as it may deem desirable for the management of the business and affairs of the Agency.

Section B. Accounting System and Reports. The Agency shall cause to be established and maintained, in accordance with generally accepted principles of accounting, an appropriate accounting system.

ARTICLE 9  
AMENDMENTS

These Bylaws may be altered, amended or repealed by the affirmative vote of a majority of the commissioners then in office, at any regular or special meeting, provided the notice of such meeting shall have contained a copy of the proposed alteration, amendment or repeal.

The foregoing Bylaws were adopted by motion of the board of commissioners on the 14th day of March, 2006, and amended by motion of the board of commissioners on April 11, 2023.

  
\_\_\_\_\_  
JoAnn Cole-Hansen, Chair

Attest:   
\_\_\_\_\_

# January 13, 2026

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THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, January 13, 2026, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

## **I. CALL TO ORDER**

*BOARD MEMBERS PRESENT:* Sheila Bond, Chairperson; Tim Switzer, Vice Chair; Kasee Forsmann (via Zoom at 12:10); A.L. "Butch" Alford; Joe Anderson;

*BOARD MEMBERS EXCUSED:* Doug Havens

*STAFF MEMBERS PRESENT:* Katie Hollingshead, URA Director;

*OTHERS PRESENT:* Thad O'Sullivan, URA Legal Counsel (via Zoom); Luke Antonich, City Engineer; Shannon Grow, Community Development Director;

## **II. CITIZEN COMMENTS**

None.

## **III. ACTIVE AGENDA (ACTION ITEM)**

### **A. Election of Chair and Vice Chair for 2026 – Action Item**

Board member Bond nominated Tim Switzer for Chairperson. There were no other nominations. Motion carried 4-0.

Chair Switzer asked for a nomination for Vice Chairperson. Board member Alford, nominated Joe Anderson for Vice Chairperson. Board member Anderson stated that he needed to verify his term on the board before he could accept the position. Board member asked if the board could table. Board member Anderson motioned to table the vote on Vice Chairperson until the February meeting. Board member Bond provided the second. Motion carried to table the vote on Vice Chairperson until the February meeting.

### **B. Signatories for Urban Renewal Agency Bank Accounts – Action Item**

Director Hollingshead stated that for the new chair to be added to the Urban Renewal Agency bank accounts and the previous chair to be removed, the financial institutions required very specific language in the minutes stating who was to be added, and who was to be removed and which financial accounts were affected.

Board member Anderson motioned to remove Sheila Bond, 2025 Chairperson from the Banner Bank, Twin River National Bank and Idaho State Treasurers Pool Urban Renewal Agency accounts as signer and to add Tim Switzer, 2026 Chairperson to the Banner Bank, Twin River National Bank and Idaho State Treasurers Pool Urban Renewal Agency accounts as signer. Board member Bond provided the second. Motion carried 4-0.

**C. Approval of Minutes, December 09, 2025 – Action Item**

Chair Switzer asked the board if there were any questions. Board member Bond stated that she had noticed a spelling error in the minutes and that “contact” should have been “contract” and had asked Director Hollingshead to correct that. Director Hollingshead stated she had made the correction and had corrected minutes available to be signed. Board members Alford and Anderson moved and seconded, respectively, to approve. Motion carried 4-0.

**D. Approval of Invoices – Action Item**

**1. O’ Sullivan Legal PLLC, Legal Services, December 2025, \$236.00**

Chair Switzer asked if there were any questions. There were none. Board members Alford and Anderson moved and seconded, respectively, to approve. Motion carried 4-0.

**2. City of Lewiston reimbursement request for East Orchards Sewer Phase 3 Construction Project for \$194,164.78 for M.L. Albright.**

Chair Switzer asked the board if there were any questions on the reimbursement request. Board members Alford and Anderson moved and seconded, respectively, to approve. Motion carried 4-0.

**E. Review of Financial Summary – Information Item**

**1. November 2025**

Director Hollingshead reviewed the November summary pointing out that there wasn’t much change in the numbers since no reimbursement requests were made in November and tax increment had not started coming in yet.

**2. December 2025**

Director Hollingshead passed out paper copies of the December Financial summary (attached to these minutes) as they had been distributed that morning from the finance department. Director Hollingshead stated that a small amount of tax increment for the year had been received and that the board would see that amount increase with the January summary as the largest deposits of increment are usually made in January, following the County’s December due date for tax payments.

Council Liaison Kassee Forsmann joined the meeting at 12:10 via zoom and introduced herself to the board and apologized for her tardiness as she was experiencing some technical difficulties. The board introduced themselves to Councilor Forsmann and welcomed her to the board.

**IV. UNFINISHED AND NEW BUSINESS**

**A. Board Member Comments**

Board member Anderson let the board know that Port Commissioner Klemm was retiring and there is a reception for him on January 29 from 4 to 7 pm. A new Commissioner will be named at the February 4, 2026 Port meeting.

**B. Staff Comments**

Director Hollingshead stated that the next regular meeting is February 10 and asked if anyone was unable to attend. All board members stated they were available to attend.

Director Hollingshead stated that the board still has an at-large seat available and asked the board members to please share with their networks as the normal advertising and outreach have not been successful.

**V. ADJOURN (ACTION ITEM)**

There being no further business, Board members Alford and Anderson moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 12:17 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

\_\_\_\_\_  
KATIE HOLLINGSHEAD,  
RECORDING SECRETARY

\_\_\_\_\_  
URBAN RENEWAL AGENCY CHAIR

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026

**URBAN RENEWAL AGENCY**  
**FISCAL YEAR 2026**  
**SUMMARY OF ACTIVITY (as of 12/31/25)**

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
<b>10/31/2025</b>		-	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84
<b>RECEIPTS:</b>						
Monthly Urban Renewal Collections (Property Tax)	OCT'25-SEPT'26	-	41,313.46	15,721.71	5,879.24	62,914.41
Reimbursements	OCT'25-SEPT'26					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'25-SEPT'26		1,031.57	1,033.00	626.22	2,690.79
State Investment Interest Earned	OCT'25-SEPT'26		6,631.01	19,011.59	5,273.32	30,915.92
<b>EXPENDITURES:</b>						
1575 - Pmt to O'Sullivan Legal PLLC	OCT'25		(236.00)	(236.00)	(236.00)	(708.00)
1576 - Pmt to Redevelopment Association	OCT'25		(866.67)	(866.67)	(866.66)	(2,600.00)
Transfer From STP to TRNB for Check 1577 Pmt	OCT'25		500,000.00			500,000.00
1577 - Pmt to City of Lewiston	OCT'25		(523,411.66)			(523,411.66)
1578 - Pmt to City of Lewiston	NOV'25		(55,600.00)			(55,600.00)
1579 - Pmt to O'Sullivan Legal PLLC	NOV'25		(206.50)	(206.50)	(206.50)	(619.50)
1580 - Pmt to O'Sullivan Legal PLLC	DEC'25		(88.50)	(88.50)	(88.50)	(265.50)
						-
						-
						-
<b>BALANCE</b>		-	<b>2,278,908.88</b>	<b>2,080,046.05</b>	<b>663,202.02</b>	<b>5,022,156.95</b>
<b>Restricted &amp; Reserved Funds</b>						
#5 Debt Service Reserve Primary - Banner <sup>1</sup>			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner <sup>1</sup>			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
<b>AVAILABLE FUNDS</b>		-	<b>1,650,390.25</b>	<b>2,080,046.05</b>	<b>663,202.02</b>	<b>4,393,638.32</b>

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
Twin River National Bank	-	267,899.69	270,919.88	161,400.10	700,219.67
Banner Bank - Public Funds Checking Unrestricted		251,490.10		-	251,490.10
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63
State Investment Pool Fund	-	631,000.58	1,809,126.27	501,802.05	2,941,928.90
	-	1,778,909.00	2,080,046.15	663,202.15	4,522,157.30

<sup>1</sup>URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

# O'Sullivan Legal PLLC

PO Box 8027  
3120 S Grand Blvd  
Spokane, 99203  
PHONE: 5094344547

## INVOICE

INVOICE NUMBER: 493  
INVOICE DATE: FEBRUARY 02, 2026

City of Lewiston URA  
215 D Street  
Lewiston, ID 83501

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
JAN-07-26	General Legal	Legal analysis; correspond with client; review documents	0.30	\$325.00	\$97.50
JAN-13-26	General Legal	Attend meeting	0.30	\$325.00	\$97.50
		Total before tax			\$195.00
		WA Sales Tax			\$0.00
		Total amount of this invoice			\$195.00

### ACCOUNT INFORMATION

Prior account balance as of JAN-05-2026	\$236.00
Payment JAN-20-2026 - Check 1581	(\$236.00)
Invoice 493 FEB-02-2026	\$195.00
Current account balance	\$195.00

AMOUNT DUE: \$195.00



Invoice # 1292602

TO: Lewiston Urban Renewal Agency

FOR: East Orchards Sewer Ph III

Description	Amount
ML Albright & Company Pay Application 5 FY26 Expense  Revenue Acct: 09-220-000-43100	\$192,586.34
<b>TOTAL:</b>	<b>\$192,586.34</b>

Make all checks payable to City of Lewiston

Remit to:  
City of Lewiston  
Attn: Finance  
PO Box 617  
Lewiston, ID 83501

Payment is due within 30 days.  
If you have any questions concerning this invoice, contact Public Works, 208-746-1316,  
publicworks@cityoflewiston.org

Ecopy: Claire Blewett, Finance

22600760

**Contractor's Application for Payment**

<b>Owner:</b> City of Lewiston	<b>Owner's Project No.:</b> IFB-25-007 (WW061)
<b>Engineer:</b> Merrick & Company	<b>Engineer's Project No.:</b> 181.0270
<b>Contractor:</b> ML Albright & Sons, Inc.	<b>Contractor's Project No.:</b> 25023
<b>Project:</b> East Orchards Sewer - Phase III	
<b>Contract:</b> East Orchards Sewer- Phase III	
<b>Application No.:</b> 5	<b>Application Date:</b> 1/19/2025
<b>Application Period:</b> From 12/9/2025 to 1/19/2025	


1. Original Contract Price	\$	1,498,383.20
2. Net change by Change Orders	\$	102,562.18
3. Current Contract Price (Line 1 + Line 2)	\$	1,600,945.38
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,228,619.71 ✓
5. Retainage		
a. 5% X \$ 1,228,619.71 Work Completed	\$	61,430.99 ✓
b. 5% X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	61,430.99
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,167,188.72 ✓
7. Less previous payments (Line 6 from prior application)	\$	974,602.38
8. Amount due this application	\$	192,586.34 ✓
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	372,325.67

**Contractor's Certification**

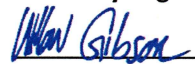

The undersigned Contractor certifies, to the best of its knowledge, the following:

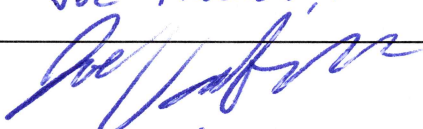
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** Marvin Albright M.L. Albright & Sons, Inc.

**Signature:**  Digitally signed by Marvin Albright  
DN: cn=Marvin Albright, o=M.L. Albright & Sons, Inc., ou,  
email=marva@mlalbright.com, c=US  
Date: 2026.01.21 14:55:27 -0800

**Date:** 01/21/2026

<b>Recommended by Engineer</b>	<b>Approved by Owner</b>
<b>By:</b> 	<b>By:</b> 
<b>Title:</b> Project Engineer	<b>Title:</b> Public Works Director
<b>Date:</b> 1/21/2026	<b>Date:</b> 1/23/26

Joe Kaufman, PE  
  
 1/23/2026

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

Owner: City of Lewiston  
 Engineer: Merrick & Company  
 Contractor: ML Albright & Sons, Inc.  
 Project: East Orchards Sewer - Phase III  
 Contract: East Orchards Sewer- Phase III

Owner's Project No.: IFB-25-007 (WW061)  
 Engineer's Project No.: 181.0270  
 Contractor's Project No.: 25023

Application No.: 5 Application Period: From 12/09/25 to 01/19/25 Application Date: 01/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	100%	\$ -
205.4.1.B.1	Dewatering	1.00	LS	\$ 6,750.00	\$ 6,750.00	-	\$ -	\$ -	\$ -	0%	\$ 6,750.00
302.4.1.A.1	Rock Excavation	519.00	CY	\$ 98.00	\$ 50,862.00	402.86	\$ 39,480.28	\$ -	\$ 39,480.28	78%	\$ 11,381.72
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	10.00	\$ 13,500.00	\$ -	\$ 13,500.00	167%	\$ (5,400.00)
306.4.1.C.1	Native Trench Backfill (See SP 306)	1,320.00	CY	\$ 9.00	\$ 11,880.00	1,433.60	\$ 12,902.40	\$ -	\$ 12,902.40	109%	\$ (1,022.40)
306.4.1.D.1	Import Trench Backfill (see SP 306)	2,809.00	TON	\$ 48.50	\$ 136,236.50	2,902.74	\$ 140,782.89	\$ -	\$ 140,782.89	103%	\$ (4,546.39)
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,522.00	SY	\$ 49.60	\$ 75,491.20	734.00	\$ 36,406.40	\$ -	\$ 36,406.40	48%	\$ 39,084.80
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	1,350.00	LF	\$ 126.00	\$ 170,100.00	1,350.00	\$ 170,100.00	\$ -	\$ 170,100.00	100%	\$ -
501.4.1.C.1	CCTV Inspection - Size 12"	1,350.00	LF	\$ 4.00	\$ 5,400.00	1,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	74%	\$ 1,400.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 7,700.00	\$ 30,800.00	4.00	\$ 30,800.00	\$ -	\$ 30,800.00	100%	\$ -
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	490.00	LF	\$ 105.00	\$ 51,450.00	514.00	\$ 53,970.00	\$ -	\$ 53,970.00	105%	\$ (2,520.00)
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	16.00	EA	\$ 615.00	\$ 9,840.00	15.00	\$ 9,225.00	\$ -	\$ 9,225.00	94%	\$ 615.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	0%	\$ 4,500.00
706.4.1.B.1	Concrete Valley Gutter	6.00	LF	\$ 385.00	\$ 2,310.00	-	\$ -	\$ -	\$ -	0%	\$ 2,310.00
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 7,200.00	\$ 7,200.00	1.00	\$ 7,200.00	\$ -	\$ 7,200.00	100%	\$ -
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,200.00	\$ 9,200.00	0.95	\$ 8,740.00	\$ -	\$ 8,740.00	95%	\$ 460.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 76,000.00	\$ 76,000.00	1.00	\$ 76,000.00	\$ -	\$ 76,000.00	100%	\$ -
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 250.00	\$ 250.00	1.00	\$ 250.00	\$ -	\$ 250.00	100%	\$ -
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 6,500.00	\$ 6,500.00	0.50	\$ 3,250.00	\$ -	\$ 3,250.00	50%	\$ 3,250.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	1.00	\$ 1,400.00	\$ -	\$ 1,400.00	100%	\$ -
SP 501A	Connect to Existing Manhole With Reliner Bowl	1.00	EA	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ 2,500.00	100%	\$ -
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,650.00	\$ 1,650.00	-	\$ -	\$ -	\$ -	0%	\$ 1,650.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	0%	\$ 4,500.00
302.4.1.A.1	Rock Excavation	209.00	CY	\$ 91.00	\$ 19,019.00	-	\$ -	\$ -	\$ -	0%	\$ 19,019.00
303.4.1.C.1	Exploratory Excavation	3.00	EA	\$ 1,800.00	\$ 5,400.00	-	\$ -	\$ -	\$ -	0%	\$ 5,400.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	792.00	CY	\$ 9.00	\$ 7,128.00	-	\$ -	\$ -	\$ -	0%	\$ 7,128.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,603.00	TON	\$ 48.50	\$ 77,745.50	-	\$ -	\$ -	\$ -	0%	\$ 77,745.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	750.00	SY	\$ 56.00	\$ 42,000.00	-	\$ -	\$ -	\$ -	0%	\$ 42,000.00
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	655.00	LF	\$ 167.00	\$ 109,385.00	-	\$ -	\$ -	\$ -	0%	\$ 109,385.00
501.4.1.C.1	CCTV Inspection - Size 12"	655.00	LF	\$ 4.00	\$ 2,620.00	-	\$ -	\$ -	\$ -	0%	\$ 2,620.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	2.00	EA	\$ 10,700.00	\$ 21,400.00	-	\$ -	\$ -	\$ -	0%	\$ 21,400.00
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	155.00	LF	\$ 108.00	\$ 16,740.00	-	\$ -	\$ -	\$ -	0%	\$ 16,740.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	5.00	EA	\$ 615.00	\$ 3,075.00	-	\$ -	\$ -	\$ -	0%	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50	-	\$ -	\$ -	\$ -	0%	\$ 0.50
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	-	\$ -	\$ -	\$ -	0%	\$ 4,800.00
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 7,100.00	\$ 7,100.00	0.25	\$ 1,775.00	\$ -	\$ 1,775.00	25%	\$ 5,325.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 61,000.00	\$ 61,000.00	0.60	\$ 36,600.00	\$ -	\$ 36,600.00	60%	\$ 24,400.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	-	\$ -	\$ -	\$ -	0%	\$ 200.00

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

Owner: City of Lewiston  
 Engineer: Merrick & Company  
 Contractor: ML Albright & Sons, Inc.  
 Project: East Orchards Sewer - Phase III  
 Contract: East Orchards Sewer- Phase III

Owner's Project No.: IFB-25-007 (WW061)  
 Engineer's Project No.: 181.0270  
 Contractor's Project No.: 25023

Application No.: 5 Application Period: From 12/09/25 to 01/19/25 Application Date: 01/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 2,100.00	\$ 2,100.00		\$ -	\$ -	\$ -	0%	\$ 2,100.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,000.00	\$ 1,000.00		\$ -	\$ -	\$ -	0%	\$ 1,000.00
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ 1,500.00	100%	\$ -
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	0%	\$ 4,500.00
302.4.1.A.1	Rock Excavation	152.00	CY	\$ 100.00	\$ 15,200.00	244.39	\$ 24,439.00	\$ -	\$ 24,439.00	161%	\$ (9,239.00)
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	4.00	\$ 5,400.00	\$ -	\$ 5,400.00	67%	\$ 2,700.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,886.00	TON	\$ 50.00	\$ 94,300.00	2,463.16	\$ 123,158.00	\$ -	\$ 123,158.00	131%	\$ (28,858.00)
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,529.00	SY	\$ 47.00	\$ 71,863.00	1,528.30	\$ 71,830.10	\$ -	\$ 71,830.10	100%	\$ 32.90
501.4.1.B.1	Gravity Sewer Pipe 8" - SDR-35 PVC D-3034	1,268.00	LF	\$ 69.00	\$ 87,492.00	1,268.00	\$ 87,492.00	\$ -	\$ 87,492.00	100%	\$ -
501.4.1.C.1	CCTV Inspection - Size 8"	1,268.00	LF	\$ 4.00	\$ 5,072.00	939.40	\$ 3,757.60	\$ -	\$ 3,757.60	74%	\$ 1,314.40
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 6,200.00	\$ 24,800.00	4.00	\$ 24,800.00	\$ -	\$ 24,800.00	100%	\$ -
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	390.00	LF	\$ 75.00	\$ 29,250.00	368.00	\$ 27,600.00	\$ -	\$ 27,600.00	94%	\$ 1,650.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	11.00	EA	\$ 293.00	\$ 3,223.00	12.00	\$ 3,516.00	\$ -	\$ 3,516.00	109%	\$ (293.00)
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50	-	\$ -	\$ -	\$ -	0%	\$ 0.50
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	1.00	\$ 4,800.00	\$ -	\$ 4,800.00	100%	\$ -
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,000.00	\$ 9,000.00	1.00	\$ 9,000.00	\$ -	\$ 9,000.00	100%	\$ -
2010.4.1.A.1	Mobilization	1.00	LS	\$ 48,500.00	\$ 48,500.00	1.00	\$ 48,500.00	\$ -	\$ 48,500.00	100%	\$ -
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	1.00	\$ 200.00	\$ -	\$ 200.00	100%	\$ -
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 4,200.00	\$ 4,200.00	1.00	\$ 4,200.00	\$ -	\$ 4,200.00	100%	\$ -
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	1.00	\$ 1,400.00	\$ -	\$ 1,400.00	100%	\$ -
SW1.1	Grelle Avenue Stormwater Crossing	1.00	LS	\$ 15,050.00	\$ 15,050.00	1.00	\$ 15,050.00	\$ -	\$ 15,050.00	100%	\$ -
SW1.2	Grelle Avenue Stormwater Crossing Import	300.00	TON	\$ 46.00	\$ 13,800.00	300.00	\$ 13,800.00	\$ -	\$ 13,800.00	100%	\$ -
<b>Original Contract Totals</b>					<b>\$ 1,498,383.20</b>		<b>\$ 1,121,824.67</b>	<b>\$ -</b>	<b>\$ 1,121,824.67</b>	<b>75%</b>	<b>\$ 376,558.53</b>

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

<b>Owner:</b>	City of Lewiston	<b>Owner's Project No.:</b>	IFB-25-007 (WW061)
<b>Engineer:</b>	Merrick & Company	<b>Engineer's Project No.:</b>	181.0270
<b>Contractor:</b>	ML Albright & Sons, Inc.	<b>Contractor's Project No.:</b>	25023
<b>Project:</b>	East Orchards Sewer - Phase III		
<b>Contract:</b>	East Orchards Sewer- Phase III		

Application No.: 5 Application Period: From 12/09/25 to 01/19/25 Application Date: 01/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
<b>Change Orders</b>											
CO1	Additional Days Utility Conflict	1.00	LS	-	-			-	-		-
CO2	Sewer Service Sleeves	5.00	EA	465.27	2,326.35	8.00	3,722.16		3,722.16	160%	(1,395.81)
CO3	Storm Drain Revisions	1.00	LS	11,182.98	11,182.98	1.00	11,182.98		11,182.98	100%	-
CO4.1	Increase In Native Backfill Unit Price	2,112.00	CY	19.00	40,128.00	1,433.60	27,238.40		27,238.40	68%	12,889.60
CO4.3	Drain Rock Trench Backfill	-	TON	41.50	-	1,311.00	54,406.50		54,406.50		(54,406.50)
COS.1	Quantity Adjustment	1.00	LS	48,924.85	48,924.85	-	-		-	-	-
COS.2	Additional Excavation	-	CY	15.00	-	683.00	10,245.00		10,245.00		
<b>Change Order Totals</b>					<b>\$ 102,562.18</b>		<b>\$ 106,795.04</b>	<b>\$ -</b>	<b>\$ 106,795.04</b>	<b>104%</b>	<b>\$ (42,912.71)</b>
<b>Original Contract and Change Orders</b>											
<b>Project Totals</b>					<b>\$ 1,600,945.38</b>		<b>\$ 1,228,619.71</b>	<b>\$ -</b>	<b>\$ 1,228,619.71</b>	<b>77%</b>	<b>\$ 333,645.82</b>

**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

<b>Owner:</b>	City of Lewiston	<b>Owner's Project No.:</b>	IFB-25-007 (WW061)
<b>Engineer:</b>	Merrick & Company	<b>Engineer's Project No.:</b>	181.0270
<b>Contractor:</b>	ML Albright & Sons, Inc.	<b>Contractor's Project No.:</b>	25023
<b>Project:</b>	East Orchards Sewer - Phase III		
<b>Contract:</b>	East Orchards Sewer- Phase III		

Application No.: 5 Application Period: From 12/09/25 to 01/19/25 Application Date: 01/19/25

A	B	C	D		E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
Original Contract									
			-			-		-	
						-		-	
						-		-	
						-		-	
<b>Original Contract Totals</b>		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	





February 2, 2026

Katie Hollingshead  
Urban Renewal Agency  
Via Email: [khollingshead@cityoflewiston.org](mailto:khollingshead@cityoflewiston.org)  
Lewiston, ID 83501

**RE: TR036 Bryden Avenue Reconstruction Stage 1; Key No 20024 Funding Request**

The City is requesting the Urban Renewal Agency's (URA) continued participation in funding upcoming work for the Bryden Avenue 4<sup>th</sup> to 7<sup>th</sup> Street improvement project. This project is scheduled to receive federal Surface Transportation Block Grant (STBG) funding in 2030 for right-of-way (ROW) acquisition.

### **Project Overview**

The proposed project is set to resolve key issues identified by URA's Urban Renewal Plan for Revenue Allocation Area #6, Bryden Avenue. The key issues addressed will be:

- unsafe traffic conditions resulting from defective or inadequate street layout.
- the current corridor being inadequate to handle the existing and projected volumes of traffic.
- inadequate and obsolete water lines (LOID has pledged to upgrade the water lines with, or ahead of, this project).
- deterioration and/or stagnation of development due to inadequate infrastructure.

To date, the project has achieved the following milestones:

- Completion of Final Design
- Preparation of Preliminary ROW Plans
- Completion of Environmental Documentation

An analysis of a three-lane section with roundabouts has been completed by David Evans and Associates, Inc. A summary of the report could be written as: a three-lane section with roundabouts does not work because it will not provide the required level of service along this corridor. The proposed plan expands the corridor to five lanes and includes curb, gutter, and sidewalk as well as resolving stormwater deficiencies. If you are interested in more details, please reach out to me. My contact information is included with my signature.

### **Upcoming Work and Funding Need**

Several updates and additional documentation are required to prepare the project for ROW purchase in 2030. The remaining STBG allocations for this project are limited and form the basis of the City's funding

request to the URA.

Work to be Completed:

- Additional Environmental Documentation
- Final ROW Plans
- Legal Descriptions

Estimated Cost for Upcoming Work: **\$250,000**  
Estimated Remaining STBG Funding Available: **\$50,000**  
Estimated URA Contribution Requested: **\$200,000**

### Project Cost Summary

Total Project Cost to Date: **\$995,158**  
Estimated Cost to be Ready for ROW Purchase: **\$250,000**

Project Phase	Description	Funding Source	Status	Estimate/Actual Cost
Preliminary Design & Environmental	Completed design, preliminary ROW, and environmental work	City/URA/STBG	Completed	995,158.00
Corridor Analysis	3-lane section with roundabouts	City/STBG	Completed	23,618.00
ROW Preparation (2030)	Environmental update, final ROW plans, legal descriptions	URA/STBG	Pending	250,000.00 (STBG \$50,000 + URA \$200,000)

### Summary and Request

The City respectfully requests the URA's consideration and approval of a **\$200,000 contribution** to support the necessary pre-acquisition activities on the Bryden Avenue 4<sup>th</sup> to 7<sup>th</sup> Street Improvement Project. This partnership will ensure the project remains on schedule for ROW purchases in 2030 under the preliminary STBG funding allocation model. The City will continue to seek STBG funding for this work and, if additional funding becomes available, the URA contribution will be reduced accordingly.

We appreciate the URA's continued collaboration and support in advancing critical infrastructure improvements within our community.

Sincerely,



Luke Antonich, PE  
City Engineer  
[lantonich@cityoflewiston.org](mailto:lantonich@cityoflewiston.org)  
208-791-0302

## **COOPERATION BETWEEN THE CITY AND AGENCY**

The Agency recommends that the City aid and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and prevent the recurrence or spread in the area of conditions causing deterioration.

In addition to the above, by adoption of this plan, the City commits to take the following actions:

- (a) Accept ownership and on-going maintenance of improvements made by the URA in the public domain (excepting improvements retained by a public utility for the Community's benefit, a special district or those dedicated to another taxing entity).
- (b) Apply zoning, land development standards and business licensing strategies to further the objectives of this plan.
- (c) Negotiate agreements with the Agency for administration, support services, funding sources, personnel, office space and the like.
- (d) Negotiate the transfer and or purchase of private land or easements necessary to implement the project.
- (e) Undertake and complete any other proceedings necessary to carry out projects.

## **DESCRIPTION OF PROJECTS**

### ***BRYDEN AVENUE***

The Bryden Avenue revenue allocation area is within the City of Lewiston and determined to be eligible for urban renewal. It is part of the area that the Urban Renewal Agency (URA) is authorized to work. In order to "activate" the Revenue Allocation Area (RAA), a plan has to be developed and adopted by the City Council. The base year of the plan will be the year in which the plan is adopted, 2018.

Tax increment revenues for Bryden Avenue are projected at \$2.7 to \$4.4 million, depending on assumed appreciation rates. Two scenarios are put forward, one holding appreciation at 1% per year. A second scenario steps up appreciation to 2% at year six, and 3% at year 11-20.

See Appendix C.

The Bryden Corridor is the subject of attention for a variety of reasons, including waterlines that have reached the end of their useful life and are now obsolete, fire

hazards, declining property values, stagnating development, dangerous traffic conditions, faulty lot layout and development relative to the right of way.

**TRAFFIC CONDITIONS IN THIS AREA ARE UNSAFE, DUE TO DEFECTIVE OR INADEQUATE STREET LAYOUT.**

Lewiston's Long Range Transportation Plan (LRTP) updated in 2013 identified significant, existing congestion on Bryden Avenue (LRTP Chapter 2 pg. 3) that is expected to become progressively worse by year 2040 (LRTP Chapter 5 pg. 15). As a result, improvement of the Corridor is one of the highest ranked projects in the LRTP (Chapter 8 pg. 7). Improvement of the Corridor from 4<sup>th</sup> to Thain is recommended at an estimated cost of \$13.9 million (Chapter 7 pg. 17). Costs include roadway surface, curb, gutter and sidewalk, roadway induced storm water and right of way acquisitions. Costs do not include sub-surface utilities.

In the four years leading up to the Plan adoption, the intersections of Bryden and 7<sup>th</sup> and Bryden and 10<sup>th</sup> had 23 and 25 crashes respectively. The Plan recommended a specific and detailed plan for the Corridor to be developed as part of the Long Range Transportation Plan implementation (Chapter 8 pg. 7). The Plan notes that an average of 56.8 collisions occur per year along the 1.75 mile Corridor, making it a High Accident Corridor (Exhibit 2, Bryden Avenue Corridor Study page iv). Bryden and Seventh Avenue was evaluated recently as part of the Airport Area Circulation Study. From 2011 to 2015, that one intersection had 52 crashes and a crash frequency rate of 1.96 (Exhibit 3, Airport Area Circulation Plan pg. 13). It appears that congestion and crash frequencies are increasing. Existing Level of Service is "D" for both the AM and PM Peak Hours. "High traffic volumes, high volumes overall, potential signal timing deficiencies and deficient lighting are prevailing themes as the cause of collisions. The provision of additional roadway widening, improved signal timing and improved lighting are mitigations for these causes. ". Lewiston Police Department call data indicates the annual average accident rate in the Corridor is 56.5 in 2016 and 2017. Congestion and accidents along the corridor drive calls for service for Fire and Police personnel. According to the Fire Chief, the corridor "creates an issue for emergency responses due to lack of adequate access and travel routes". Sidewalks do not exist along much of the corridor. Based on its Arterial Road classification, Bryden Avenue should have an 80' right of way, whereas the existing right of way averages 60'.

Bryden Avenue's collision history marks it as a High Accident Corridor. It is unsafe for motorists, emergency services personnel, bicycles and pedestrians.

**BRYDEN AVENUE IS INADEQUATE TO HANDLE THE EXISTING AND PROJECTED VOLUMES OF TRAFFIC.**

As addressed above, the corridor presents current and projected traffic volume concerns. Increasing the width of the Bryden Avenue right of way from 60' to 80' improves safety by:

1. Providing room for designated turn pockets or turn lanes reducing conflicts between cars in que and flow through traffic;
2. Providing room for islands to control or limit specific turning movements;
3. Providing for stormwater collection and conveyance away from private property;
4. Providing room for utility placement, maintenance and repair outside of the travel lane;
5. Providing a designated shoulder (recovery area); and
6. Providing for sidewalks.

**WATER LINES IN BRYDEN AVENUE ARE INADEQUATE AND OBSOLETE, CREATING UNSAFE AND UNSANITARY CONDITIONS.**

The water lines in Bryden Avenue are deteriorated and inadequate. The Lewiston Orchards Irrigation District (LOID) provides water service along the Bryden Avenue Corridor for domestic uses, irrigation and fire flows. LOID reports that the piping system is a mix of sizes and materials. Four blocks are served by lines 4" or smaller (blocks 500, 700, 800 and 900). The 600 block is extremely limited with no main over 6". The 400 block has a 6" main. The 1000 block is 8" on the west half and a mix of smaller sizes on the east. The LOID indicates that a 12" line for domestic uses and a second 12" line for irrigation purposes are needed to service this main east west corridor in the Orchards.

Only three sizable development projects have occurred along Bryden Avenue in the last decade (Tullamore, Southgate Plaza and Kinsale). Each project was hampered by the lack of water service in Bryden and incurred significant costs to extend lines into the property. Water mains had to be tapped in Airway and Linden Avenues. Fire hydrants had to be installed inside Southgate proper to meet fire hydrant spacing requirements. Inadequate water is a constraint to development and redevelopment. When lines are not sufficient to support a hydrant and/or the system is not looped and interconnected, fire flows suffer and service is less reliable. The Lewiston Fire Chief has expressed concern for firefighter and citizen safety resulting from a lack of water for fire suppression.

The water system is deteriorated, and the lack of adequate water creates unsafe conditions, including the potential loss of life and property by fire. Therefore, obsolete water volume and water infrastructure due to obsolesce make the Bryden Corridor a deteriorated and blighted site within the City of Lewiston.

**BRYDEN IS A DETERIORATED CORRIDOR WHERE THE CITY HAS ATTEMPTED TO INCENTIVIZE DEVELOPMENT WITH VERY LIMITED SUCCESS.**

The Corridor was rezoned to allow commercial development in 2005. Since that time, 5 houses have converted to commercial uses and one new commercial structure was built. The only bright spot is the existing shopping center that has undergone substantial renovation. But even with that project, the city contributed \$33,600 in waived building permit fees to secure construction of 24 apartment units.

Two other residential projects (Tullamore and Kinsale apartments) received \$3,752,910 and \$1,504,470 in public monies. A single-family unit was renovated with \$12,975 in Community Development Block Grant funds. These public investments did not provide the desired catalyst for private investment.

Property values along Bryden attest to the market conditions created by the traffic congestion and other limited infrastructure. Of five areas studied, Bryden Avenue had the lowest average sales price per square foot from 2010 to 2017. It was \$66 per sq. ft. whereas four other areas studied were \$66.45 (9th Ave.) \$78.59, \$83.23 and \$104.07. Recent sales along Ninth Avenue have averaged \$116.14 per square foot. Bryden properties had by far the longest average days on the market at 240, whereas the other study areas had 78, 94, 132 and 146 days.

**FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY OR USEFULNESS CREATE BLIGHT CONDITIONS ALONG THE BRYDEN CORRIDOR.**

Improving Bryden will be difficult not only from a cost perspective, but also because of the 172 individual parcels along the corridor. Right of way for roadway widening will be required on 151 parcels; potentially a multi-year effort. (Bryden Avenue Corridor Study, 80' wide ROW Alternative). Faulty lot lay out and development have hampered accessibility and created traffic issues, resulting in blighted conditions.

**DIVERSITY OF OWNERSHIP SUBSTANTIALLY ARRESTS THE SOUND GROWTH OF LEWISTON IN REGARDS TO THE NEED TO WIDEN BRYDEN AVENUE.**

Final project design, bidding and construction to implement the improvements needed, cannot proceed without all right of way issues addressed. Right of way will need to be acquired or the design modified, along the length of the corridor. The number of individual property owners involved, approximately 150, will make right of way acquisition a lengthy process. Private individual development will not address this large-scale problem affecting multiple properties. Therefore, diversity of ownership arrests the sound growth of Lewiston.

It is proposed that needed right of way and/or acquisition of easements commence once funds are available. It would be ideal to approach owners when properties come onto the market for sale. If the right of way acquisition takes the entire front yard, the URA should

consider whether the entire property needs to be acquired. Circumstance would dictate whether the land should be cleared and/or offered for sale to facilitate land assembly. Fewer, larger projects along the corridor would result in fewer driveways/access points, enhanced traffic control and improved safety. Right of way acquisition will need to follow federal rules regarding appraisals, environmental review and the like.

**BRYDEN AVENUE FINDING OF DETERIORATED CONDITIONS.**

The infrastructure along the Bryden Corridor is obsolete and inadequate for existing and/or future development. This appears to have directly caused stagnating or declining property values and impaired economic development. Conditions along the corridor that pose a danger to life and property include traffic congestion, dangerous intersections, driveway incursions, lack of sidewalks and bicycle lanes, and water volumes inadequate for effective fire suppression. The deterioration on the Bryden Corridor has resulted in economic underdevelopment and impairment of growth in the area as well as a menace to the public health, safety and welfare of the Corridor. The combination of these factors and effects lead to a conclusion of blighted conditions along the Bryden Corridor.

It is clear that water infrastructure is obsolete, inadequate and poses a number of hazards. Factors relevant to these conditions are:

1. The presence of a substantial number of deteriorated or deteriorating structures.
2. Unsanitary or unsafe conditions.
3. Deterioration of site or other improvements.
4. The existence of conditions which endanger life or property by fire or other causes.

The factors identified in above, as well as predominance of defective or inadequate street layout, indicate that the Bryden Corridor has economic stagnation due to these statutory factors.

<b>PROJECT SUMMARY ESTIMATED COSTS<sup>(1)</sup></b>			
<b>Bryden Avenue Widening <sup>(2)</sup></b>	\$1,042,500		\$12,857,500
<b>Water System <sup>(3)</sup></b>	1,687,000		1,687,000 LOID
<b>Sanitary Sewer System<sup>(4)</sup></b>	1,179,500		1,179,500

<sup>(1)</sup> A formal cost sharing agreement has not yet been approved.

<sup>(2)</sup> In 2012 dollars

<sup>(3)</sup> Projected 2027 costs

<sup>(4)</sup> In 2018 dollars

## **REIMBURSEMENT AGREEMENT**

Between the Lewiston Orchards Irrigation District and the Urban Renewal Agency of the City of  
Lewiston

WHEREAS the Urban Renewal Agency of the City of Lewiston, Idaho ("Agency") is an independent public body corporate and politic, organized and existing pursuant to Idaho Code Section 50, Titles 20 and 29;

WHEREAS the City of Lewiston, Idaho, following notice and public hearing, adopted Ordinance 4732 on December 3, 2018, approving the Urban Renewal Plan (the "Plan") for Revenue Allocation Area # 6 Bryden Avenue ("RAA 6");

WHEREAS pursuant to Idaho law, Agency is authorized and empowered to enter into such contracts as may be necessary to carry out projects consistent with the Plan;

WHEREAS Lewiston Orchards Irrigation District ("LOID") was formed in 1920 pursuant to Idaho Code Title 43 and confirmed by decree in the District Court in and for the County of Nez Perce on May 25, 1920;

WHEREAS LOID is the exclusive provider of domestic and irrigation water to the public within its district, which district includes RAA 6;

WHEREAS LOID intends to enter into a public works contract with a public works contractor to replace and construct aging water infrastructure and improvements along Bryden Avenue;

WHEREAS, the Plan specifically found that water lines on Bryden Avenue are inadequate and obsolete, and that these conditions constitute a constraint upon development and redevelopment and further that such conditions constitute blight;

WHEREAS the Plan objectives include improving infrastructure and to fund projects that solve community problems caused by lack of infrastructure, including the elimination of public safety hazards in the project area such as water flows, which are currently inadequate for fire suppression within RAA 6;

WHEREAS AGENCY has determined that such water infrastructure improvements are essential to health, safety and reduction of blight in RAA 6. Specifically, domestic and irrigation water infrastructure are currently aged beyond capacity, and replacing water infrastructure ensures adequate water pressure for fire suppression to local businesses, thus reducing fire hazards and further promotes economic development along the commercial corridor of RAA 6;

WHEREAS, AGENCY has determined that replacement of both domestic and irrigation water lines is beneficial to the objectives of the Plan, and are an appropriate and allowable cost,

because it is in the public interest to provide clean drinking water and improved irrigation lines within this RAA support fire suppression and fire hydrants along Bryden Avenue;

THEREFORE, AGENCY and LOID agree as follows:

1. LOID agrees to replace domestic and irrigation water lines for public use (the "PROJECT"), in compliance with all applicable City of Lewiston standards, regulations and permits, within the Lewiston Orchards Irrigation District, and within the RAA 6 boundaries on Bryden Avenue as depicted in **Exhibit A**, attached hereto.
2. The PROJECT shall consist of replacing domestic and irrigation water mains in Bryden Avenue with 12" pipe and reconnecting the services and fire hydrants to the new main all within public right of way or within a public utility easement and within RAA#6 and as more fully described and shown on **Exhibit A**.
3. AGENCY agrees to reimburse LOID for approved actual construction costs, which approval shall be in the Agency's absolute discretion, for domestic and irrigation water PROJECT as follows:
  - A. Allowable Costs may include:
    - Design
    - Engineering
    - Bid Assistance
    - Materials
    - Construction
    - Testing and Inspection
    - Patch back
  - B. Up to 50% PERCENT of water infrastructure construction costs. Payments to LOID pursuant to this AGREEMENT are owing only to the extent AGENCY, in its absolute discretion, approves construction costs and payment to LOID as set forth in this Agreement, and further, only to the extent increment is accrued and available in RAA 6 accounts. **To the extent LOID is not fully reimbursed by December 31, 2038, then Agency is not obligated to make any additional payments.** Notwithstanding the above, the Agency reserves the right, in its sole discretion, to pay off the AGENCY-approved reimbursements at any time. Payments to LOID pursuant to this AGREEMENT shall not exceed 50% of the total increment accrued, less reasonable administrative expenses, to RAA 6 between 2022 and 2038.
  - C. Prior to commencing work, LOID will provide to AGENCY: cost estimates for the PROJECT, design and engineering plans for the PROJECT, and letter for City public works indicating design and engineering is in compliance with City standards, regulations and permits. AGENCY approval of the PROJECT is in the AGENCY's absolute discretion.
  - D. LOID shall oversee the project, and shall provide to AGENCY updates at mutually agreeable intervals, but no less frequently than once per quarter during all work being performed on PROJECT.

- E. AGENCY shall not be a party to any contract with a design or engineering professional, or with any contractor performing work on PROJECT, and AGENCY'S obligation shall be limited to reimbursing LOID for AGENCY - approved invoices issued by LOID'S design and engineering professionals and public work contractors.
- F. Prior to payment by AGENCY, LOID shall submit to AGENCY certain cost documentation for AGENCY approval. Such cost documentation shall include:
  - a. schedule of values including line items for the Allowable Costs approved by Agency for reimbursement so they are identifiable separate from other line items.
  - b. invoices marked as paid from LOID's general contractor, subcontractor(s) and material suppliers for each type of Allowable Costs. Invoices shall specify quantities and unit costs of installed materials, and a percentage estimate of how much installed material was used for the PROJECT in comparison to the amount used for the remainder of the project that is not eligible for reimbursement.
  - c. additional documentation or clarification as may be requested by Agency.
  - d. LOID attests that all requested reimbursement expenses are for Allowable Costs within the public right-of-way and/or public easement.
  - e. City attests work is in compliance with City standards, regulations and permits.
  - f. as an alternative to hiring a public works contractor(s) LOID personnel may perform all or some of the project construction and installation work for cost. All invoicing standards still apply.

(collectively, the "Cost Documentation").

1. If Agency disputes any portion of the Cost Documentation relating to Agency-approved actual allowable costs, Agency shall approve payment for the undisputed portion of the invoice. AGENCY and LOID shall use best efforts to resolve any disputed invoice or partial invoice and resolve such disputed amounts as soon as practicable. The parties shall utilize the Dispute Resolution provision herein regarding any amounts still in dispute 60 days following 100% completion of the work in question, prior to resorting to demand or litigation.
2. The PROJECT shall be designed and constructed in compliance with City of Lewiston infrastructure, roadway and stormwater standards and specifications. LOID shall obtain all necessary approvals, licenses and permits from the City of Lewiston or other agencies or political subdivisions with jurisdiction, and provide copies of such approvals, licenses and permits to AGENCY within a reasonable time upon issuance, but not less than ninety (90) days after issuance.
3. To the extent permitted by law, and subject to the Idaho Tort Claims Act, LOID shall defend, indemnify and hold AGENCY and their respective officers,

commissioners, agents and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable architect, engineer and attorney fees (collectively referred to in this section as "claim") which may be imposed upon or incurred by or asserted against AGENCY or its respective officers, agents and employees relating to the construction or design of the PROJECT or this Agreement. In the event an action, proceeding or claim is brought against AGENCY or their respective officers, commissioners, agents, employees by reason of such claim, LOID, upon written notice from AGENCY, shall at LOID'S sole expense, resist, defend and be solely responsible for damages arising from such action, proceeding or claim.

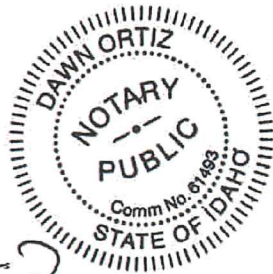
4. This AGREEMENT is the entire agreement between the parties and supersedes all other agreements and understandings, written or oral, between the parties with respect to this subject matter hereof. This agreement may be amended or modified only by subsequent written agreement, executed by both parties hereto.
5. All parties hereto are or have been afforded the opportunity to be represented by legal counsel in negotiations and in the preparation of this AGREEMENT. This agreement shall be deemed to be drafted by both parties and shall not be construed against either party.
6. The Parties agree that nothing in this AGREEMENT is intended to create a joint venture, partnership or rights in any third party beneficiaries. Under no circumstances shall this AGREEMENT be construed to create a contract between AGENCY and any designer, engineer or public works contractor, its sole obligation being to pay AGENCY- approved invoices for work performed for LOID, consistent with and to advance the Bryden Avenue Plan, as provided herein.
7. CHOICE OF LAW AND DISPUTE RESOLUTION. This AGREEMENT shall be construed and enforced under the laws of the State of Idaho. Any dispute arising from or related to this AGREEMENT shall be resolved by first participating in mediation in good faith for at least 4 hours with a mediator to be chosen by the parties.
8. ANTIDISCRIMINATION. LOID, for itself and its agents, employees contractors, subcontractors, successors and assigns, agrees that in the design, engineering and construction of the PROJECT, LOID shall not discriminate against any contractor, bidder, employee or applicant for employment on the basis of age, race or ethnicity, disability, color, creed, religion, gender, gender identity or expression, marital status, ancestry, national origin, familial status or sexual orientation, and shall further indemnify AGENCY with respect to all such claims as set forth in Provision 2, herein.
9. SUBORDINATION OF REIMBURSEMENT OBLIGATIONS. The parties agree this Agreement does not provide LOID with a security interest in any Agency revenues for RAA 6 or any other urban renewal plan area, including but not

limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code). Notwithstanding anything to the contrary in this Agreement, the obligation of Agency to make the payments as specified in this Agreement shall be subordinate to all Agency obligations that have committed or in the future commit available Agency revenues, including but not limited to revenue from any Revenue Allocation Area, and may be subject to consent and approval by Agency lenders.

10. EFFECTIVE DATE. The Effective Date of this Agreement shall be the date when this Agreement has been signed by the parties (last date signed). This Agreement shall commence on the Effective Date and shall continue until all obligations of each party are complete, or December 31, 2038, whichever is earlier. LOID must complete the PROJECT within one year or one construction season upon notice by city and completion shall mean that LOID has received certification from the City that the PROJECT meets the requirements set forth in Section 2. If completion is not reach by that date, the Agency may, in its sole discretion, deem LOID to be in default and may terminate this Agreement without penalty.

11. ANTI-BOYCOTT AGAINST ISRAEL CERTIFICATION. In accordance with Idaho Code Section 67-2346, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

DATED this 8<sup>th</sup> day of November 2022.



ATTEST:

Dawn Ortiz

LOID

Barney Metz  
Barney Metz (or Board Chair)

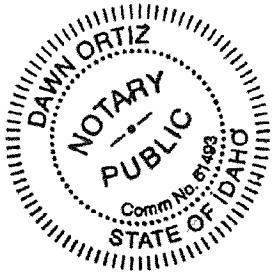
Urban Renewal Agency of the City of Lewiston

A.L. Alford Jr.  
A.L. Alford Jr. Acting Chair Person

STATE OF IDAHO            )  
  ) ss.

County of Nez Perce )

On this 8<sup>th</sup> day of November 2022, before me, a Notary Public, personally appeared A.L Alford Jr, known or identified to me as the Acting Chairman of Urban Renewal Agency, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.



Notary Public for the State of Idaho

Dawn Ortiz

Commission Expires 4/22/2025

Exhibit A – Project description and map

Phase I – Insert David Evans & Associates work product here, under contract to the City of Lewiston 2022.

Phase II – Construction documents to be inserted when complete

Phase III – Construction documents to be inserted when complete



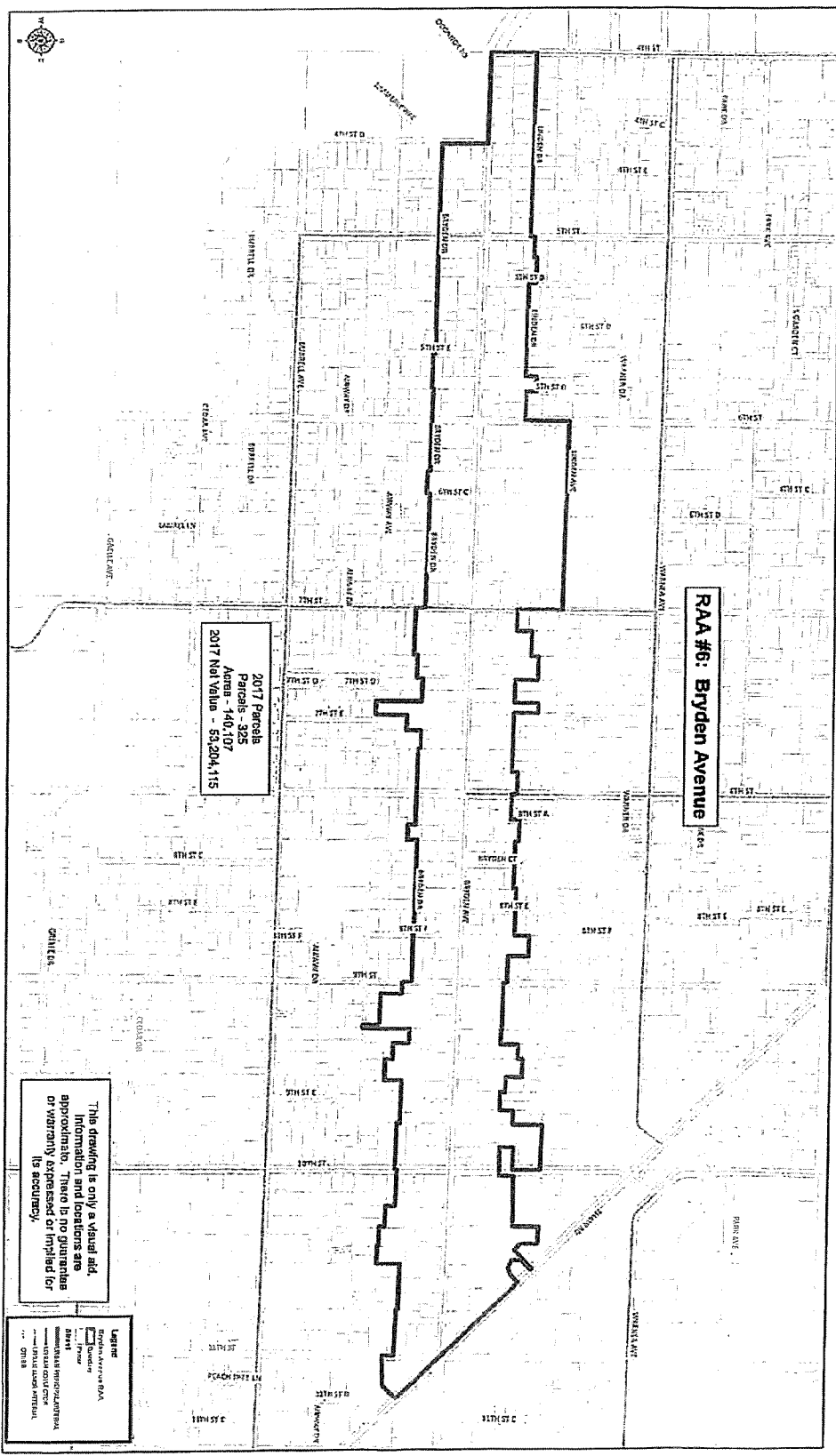
**City of Lewisiston**  
**COMMUNITY DEVELOPMENT**

**EXHIBIT 3: MAP**



Re  
RAA 6  
pg. 8

Between Lewiston Orchards Irrigation District and UKA



2017 Parcels  
Parcel - 325  
Area - 140,107  
2017 Net Value - 55,204,115

This drawing is only a visual aid.  
Information and locations are  
approximate. There is no guarantee  
or warranty expressed or implied for  
its accuracy.

**Legend**

	Right-of-Way
	Boundary
	Other

BRYDEN RAA

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Increment (est in 2026 on)			\$ 58,796.07	\$ 130,965.36	\$ 287,980.35	\$ 475,369.83	\$ 544,772.38	\$ 546,949.35	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00
Interest income			\$ 241.35	\$ 546.13	\$ 6,363.65	\$ 46,842.09	\$ 61,098.95	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Expenses			\$ -	\$ 8,091.51	\$ 82,550.86	\$ 19,163.56	\$ 11,396.04	\$ 10,678.61	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00
Funds Available			\$ 58,796.07	\$ 182,038.58	\$ 388,014.20	\$ 850,584.12	\$ 1,430,802.55	\$ 2,028,172.24	\$ 2,576,372.24	\$ 3,124,572.24	\$ 3,672,772.24	\$ 4,220,972.24

2030	2031	2032	2033	2034	2035	2036	2037	2038
\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00	\$ 545,000.00
\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00
\$ 4,769,172.24	\$ 5,317,372.24	\$ 5,865,572.24	\$ 6,413,772.24	\$ 6,961,972.24	\$ 7,510,172.24	\$ 8,058,372.24	\$ 8,606,572.24	\$ 9,154,772.24

# City of Lewiston Urban Renewal Agency 2025 Annual Report



Draft 2/10/26

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## 2025 ANNUAL REPORT OF THE CITY OF LEWISTON URBAN RENEWAL AGENCY

The City Council formed an Urban Renewal Agency (URA) in 2005 to promote economic development, create jobs, and improve the tax base. This is done in part by strategically targeting public investments to create these benefits, promote development of underdeveloped properties, and eliminate blighted conditions.

The Agency is comprised of a seven-member board. Three of the four taxing entities in the county have a seat (Lewiston, Nez Perce County, and Port of Lewiston). Three community members at large and a representative of Valley Vision are also on the board.

Idaho law gives cities and counties the authority to establish Urban Renewal Agencies, which are mechanisms for the rehabilitation, clearance and redevelopment of deteriorated or deteriorating areas in municipalities (Statute 50-2005). Open land can, under certain circumstances, constitute a deteriorated or deteriorating area. Urban renewal projects within the urban renewal area can include things such as construction or repair of streets, off-street parking facilities, public facilities, parks, playgrounds, infrastructure, buildings and other public improvements in the public realm that, in the opinion of the Agency, improve the quality of the area and ultimately incentivize investment and business growth. Revenues for these activities generally come from the annual increment or bonds that are paid back using increased property tax revenues resulting from the improvements made.

Agency Objectives are:

1. Improve infrastructure to leverage, encourage, and support additional land development and/or job growth.
2. Fund projects with community support such as additional public parking downtown or tourism.
3. Fund projects that solve community problems caused by a lack of infrastructure.
4. Enhance the tax base.

## SOURCE OF AGENCY REVENUES

Agency revenues come from tax levies of the four taxing entities multiplied by the improved assessed valuation of properties within the district called the 'increment'. The City of Lewiston contributes most of the increment – 58% and has the largest share of their assessed valuation within URA boundaries – 6.59%. By Statute, no more than 10% of a community's assessed value may be contained in Revenue Allocation Areas.

See Exhibits 1 and 2.

### EXHIBIT 1

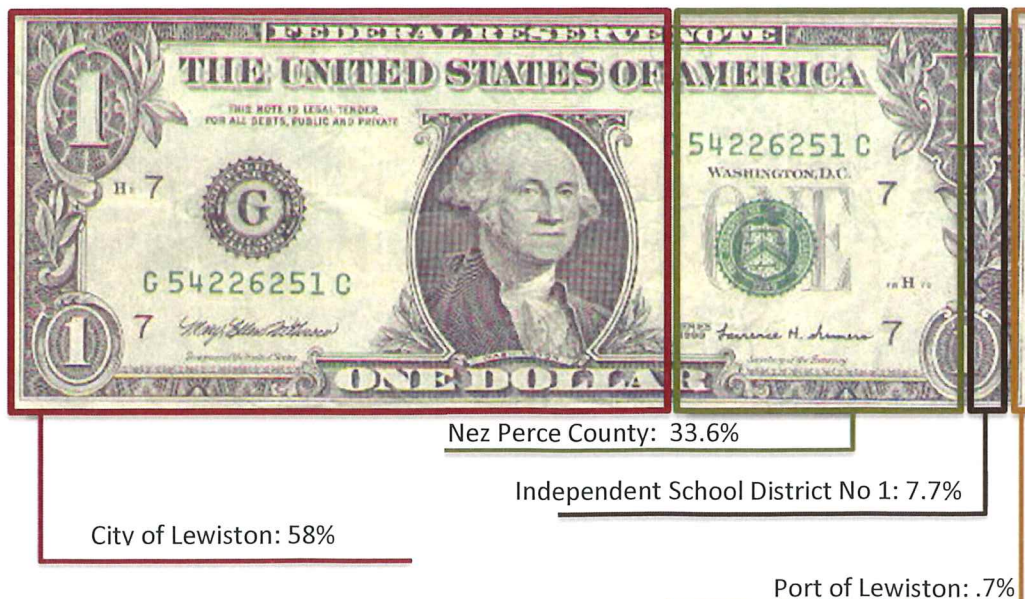
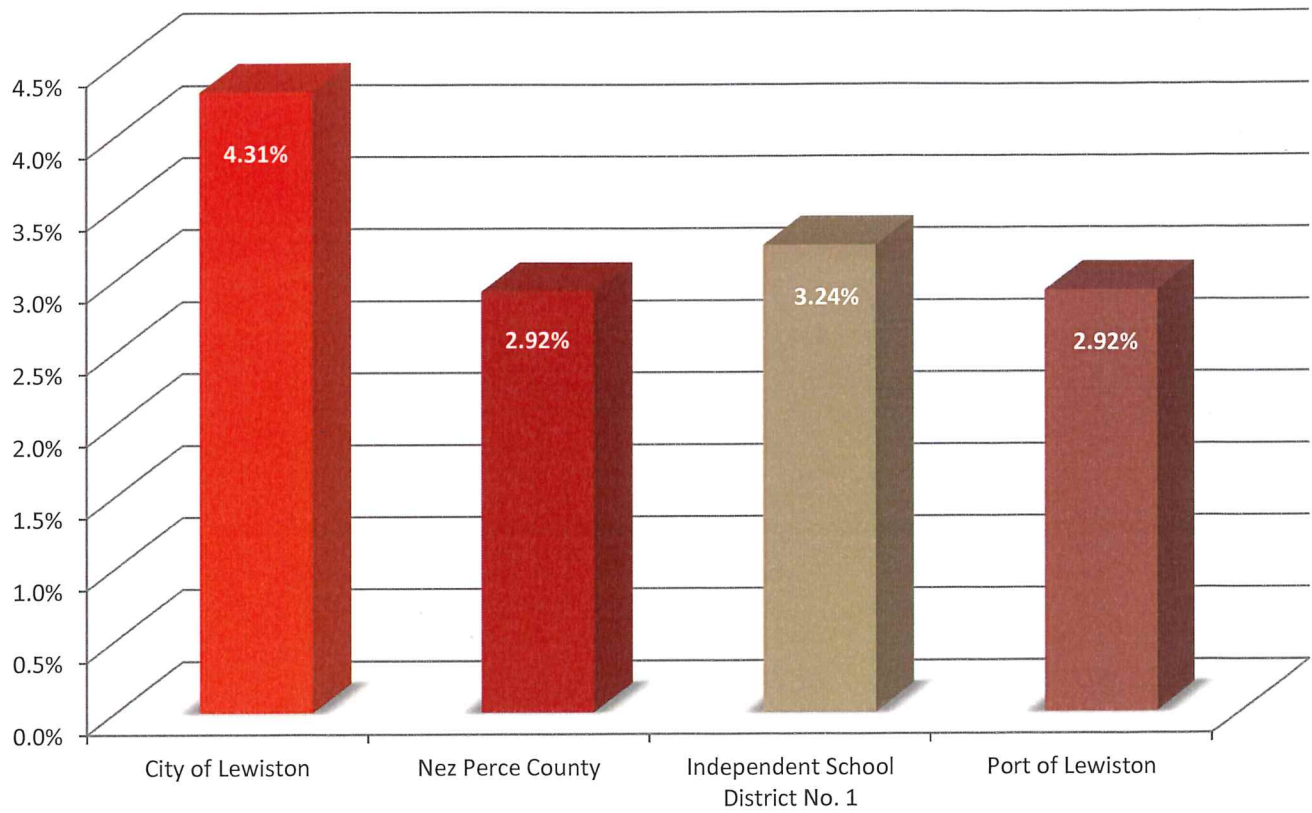


EXHIBIT 2

# PERCENTAGE OF TAXING DISTRICTS' ASSESSED VALUES SUBJECT TO URA<sup>(1)</sup>



(1) Taxable values from 2025 September Value Worksheet, divided by base values of renewal districts when formed. Base values are in each Urban Renewal Plan for RAA #5, RAA #6, RAA #7 Appendix C

## **WORK FOCUS FY2026**

### **East Orchards Sewer #5, Base Year 2017**

Completion of the East Orchards Sewer Phase III Project is expected in the 2<sup>nd</sup> quarter of the 2026 fiscal year.

### **Bryden Avenue #6, Base Year 2018**

The URA is accruing increment while waiting for the other involved entities (the City, Lewiston Orchards Irrigation District and Lewiston Orchards Sewer District) to receive Federal funding for the acquisition of right-of-way. The URA will continue to communicate with these partners on the availability of funds and the eligible projects the URA may participate in. The completion of the roadway design is anticipated in 2026 and will inform right-of-way purchase needs.

### **Downtown/Normal Hill #7, Base Year 2021**

The City of Lewiston pursued a general obligation bond in November 2025 to fund a large infrastructure project within the Downtown corridor, which was not successful. The City is pursuing alternative funding sources and the URA will continue to communicate with the City on eligible projects that the URA may participate in.

## **WORK COMPLETED IN FY2025**

### **Main East Main #4, Base Year 2017**

The board voted in March 2024 to close the Main East Main #4 RAA. A final tax receipt of \$470.03 was received from Nez Perce County in October 2024 and final distributions of \$4,456.40 were made in November of 2024 to fully close out this Revenue Allocation Area.

### **East Orchards Sewer #5, Base Year 2017**

Request for bids for segments 7; 17, 18, 19 was advertised in February 2025 and reviewed in March 2025. Joe Kaufman, Engineering Project Supervisor with the City of Lewiston presented to the URA board, the recommendations at the April 2025 meeting. The URA board recommended to Lewiston City Council to award the East Orchards Sewer Phase III Project Base Bid and Alternatives 1 & 2 to the lowest responsive bidder, ML Albright & Sons, Inc for a total of \$1,498,383.20. The work generally consists of the Base Bid constructing approximately 1,350 feet of new sanitary sewer main in 20<sup>th</sup> Street from Grelle Ave to Powers Ave. Add Alternative 1 work constructs approximately 655 feet of new sanitary sewer main in 20<sup>th</sup> Street from Powers Ave to Birch Ave. Add Alternative 2 constructs 1,268 feet of new sanitary sewer main in Grelle Ave from 21<sup>st</sup> Street to 22<sup>nd</sup> Street. This work also includes the work associated with sewer main construction such as stubbing sewer services to existing septic systems, surface restoration, manholes, by-pass pumping, traffic control, and a stormwater crossing repair.

Work began in June 2025 and will continue into the 2026 fiscal year.

### **Bryden Avenue #6, Base Year 2018**

The City entered into a final design contract for Bryden Avenue from 4<sup>th</sup> St to 7<sup>th</sup> St December, 2021. The URA will continue to provide local match throughout construction. Evaluation of underground utilities will commence during reconstruction of Bryden Avenue. The URA plans to split the costs for water and sewer improvements with LOID and LOSD.

On November 8, 2022 the URA approved a reimbursement agreement with the Lewiston Orchards Irrigation District (LOID) for up to 50% of costs associated with water line improvements and signed the associated document.

Design continued to progress and the City held a public hearing on January 17, 2023 to gather input on the design.

In 2024, a Community Impact Assessment Technical Report was prepared and submitted for review, leading to approval for proceeding with an environmental document under a Categorical Exclusion (CE) determination. The City, State, and Consultant are beginning negotiations to finalize the environmental document, complete the right-of-way package, and assess the feasibility of a three-lane roadway with roundabouts.

**Downtown/Normal Hill #7, Base Year 2021**

There was no work completed on the Downtown RAA this year. This newly formed district will need to accrue increment for a few years prior to contracting for any major projects.

**PAST INVESTMENTS**

See Table 1 for a summary of past investments. (page 6)

**FINANCIAL STATEMENT**

The Agency ended the fiscal year with \$5,008,840.49 in revenues, \$628,518 of which guarantees an outstanding bond. A summary of financial activity for FY2025, is attached as Table 5. The FY2026 Budget is attached as Table 6. The last independent audit for the Lewiston Urban Renewal Agency was March 11, 2025.

**LIABILITIES**

East Orchard Sewer required a bond of \$1,980,000. Interest-only payments have been made in years past; principal payments started in 2021. The outstanding principal balance is \$955,384.53. The below graph demonstrates the interest and principal payments.

East Orchards Sewer Bond Payments				
Date	Interest	Principal	Balance	
			\$ 1,980,000.00	
September-18	\$ 1,621.16	\$ -	\$ 1,980,000.00	
September-19	\$ 42,289.97	\$ -	\$ 1,980,000.00	
September-20	\$ 57,169.20	\$ -	\$ 1,980,000.00	
September-21	\$ 57,013.00	\$ 91,936.56	\$ 1,888,063.44	
September-22	\$ 54,365.74	\$ 394,583.82	\$ 1,493,479.62	Additional \$300k principal payment
September-23	\$ 43,003.91	\$ 305,945.65	\$ 1,187,533.97	Additional \$200k principal payment
September-24	\$ 34,100.70	\$ 114,848.86	\$ 1,072,685.11	
September-25	\$ 31,648.98	\$ 117,300.58	\$ 955,384.53	

**ASSETS**

The Agency has no physical assets.

Table 1.

URA INVESTMENTS FY 2006 – FY 2025			
AREA	PROJECT	PUBLIC INVESTMENT	
<b>#5 – East Orchards Sewer</b>			
<i>Construction Phase I</i>	Construction of 9068' sewer main pipe, 2020' sewer service pipe, 66 sewer taps, 3 ½ blocks of additional sewer main pipe designed		\$1,620,194
		Bond Issuance	\$71,922
		Bond Interest <sup>(1)</sup>	\$253,841
<i>Construction Phase II</i>	Engineering and Construction of 640' of sewer main pipe, 13 sewer taps DEQ Grant Secured by Lewiston		\$184,677
			\$250,000
<i>Design Work</i>	Design of segments of Burrell Avenue & 20th Street (Grelle Ave to Birch Ave), preliminary design on 2100 block of Grelle, 20th Street		\$53,588
<i>Design Work</i>	Final design on 2100 block of Grelle Ave, Rock boring study of all remaining segments		\$101,975
<i>Construction Phase III</i>	Construction of 3273' of sewer main pipe		\$1,498,383
		Total	\$4,034,580
<b>#6 – Bryden Avenue</b>			
	Local match for final design and construction documents on Bryden Ave 4 <sup>th</sup> St to 7 <sup>th</sup> St		\$68,629
	Federal share secured by Lewiston		\$949,765
		Total	\$1,018,394
<b>#1 – North Lewiston</b>			
<i>Completed in 2016</i>	Rebuild of 18 <sup>th</sup> St. N.	Engineering/Construction	\$331,700
		City	\$300,000
<i>Completed in 2009</i>	6,630 ft. of water lines w/ service Connections & hydrants	Construction	\$1,460,669
		Bond Issuance	\$64,200
		Bank Trustee	\$12,000
		Bond Interest/Penalty	\$383,646
	Port		\$150,000
	ITD		\$68,100
<b>Closed 2016</b>		Total	\$2,770,315
<b>#2 – Nez Perce Terrace</b>			
<i>Completed 2018</i>	Extension of Nez Perce Dr. from Juniper to Gun Club Rd		\$2,000,000
	Private Funds		\$2,000,000 <sup>+</sup>
<i>Completed in 2009</i>	1600 ft. of road & utility extension into Port property	Construction	\$746,171
		Construction Port	\$100,000
		Professional Fees	\$9,227
		Interest	\$58,610
<b>Closed 2017</b>		Total	\$4,914,008

<b>#3 – Downtown</b>				
Completed in 2016		DIRRP	Share of Downtown Infrastructure Improvements	\$700,000
Completed in 2016	FEMA II		Other Partners Cash match	\$1,064,000
			Flood control grant secured by Lewiston	\$350,000
Completed in 2013		Rebuild 1 <sup>st</sup> & 5 <sup>th</sup> Streets	Construction	\$2,300,00
			Design, Inspection, Testing	\$3,008,500
			Bond Issuance	\$519,638
			Bank Trustee	\$40,920
			Flood control grant secured by Lewiston	\$10,500
		Rebuild 1 <sup>st</sup> & 5 <sup>th</sup> Streets Cont.		\$2,300,00
Completed in 2007-2010		Parking studies	Bond Interest	\$465,905
Closed 2020			Professional fees	\$66,066
			Total	\$8,525,529
<b>#4 – Main East Main</b>				
				.
			New water and storm water south of and through the US 12/21 <sup>st</sup> intersection	\$703,332
		City Share		\$496,417
			ITD	\$7,580,000
			Total	\$8,779,749
<b>Closed 2024</b>				

Notes: <sup>(1)</sup> Charges accrue each year

Total URA Investment FY2006 – FY2025: \$14,434,293

Total URA and Other Party Investment FY2006-FY2025: \$30,042,575

Table 2

## URA Expenditures per Revenue Allocation Area

### Other Funds Leveraged

Revenue Allocation Area	URA Funds	Other Funds	Leverage Rate (URA:Other)
#5	\$3,784,580	\$250,000	15.1 : 1
#6	\$68,629	\$866,731	1 : 12.6
#1 (Closed)	\$2,252,215	\$518,100	4.3 : 1
#2 (Closed)	\$2,814,008	\$2,100,000	1.3 : 1
#3 (Closed)	\$5,161,529	\$3,364,000	1.5 : 1
#4 (Closed)	\$703,332	\$8,076,417	1 : 11.5
<b>Total</b>	<b>\$14,784,293</b>	<b>\$15,175,248</b>	<b>1 : 1.0</b>

(1) Does not include city engineering costs.

(2) Does not include Port costs.

## SUMMARY STATEMENT

### CALENDAR YEAR 2025

<b>ASSETS:</b>		
	Bank Balances 12/31/2025	\$5,022,157
	<b>TOTAL ASSETS</b>	<b>\$5,022,157</b>
<b>LIABILITIES</b>		
	Area #5 (Bond Balance)	\$957,439
	Area #5 (Balance to City)	\$552,788
	<b>TOTAL LIABILITIES</b>	<b>\$1,510,227</b>
<b>PROJECT COSTS:</b>		
	Area #5 – Phase III Construction	\$1,012,700.39
	Bond Payment	148,953
	<b>TOTAL PROJECT COSTS</b>	<b>\$250,924</b>
<b>OPERATING EXPENSES:</b>		
	Attorneys, Staff, etc	\$53,146
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$53,146</b>

**Table 4  
URA BUDGET VS. ACTUAL FY 25  
Fiscal Year Ended 9/30/25**

	BUDGET AREA 4 MEM	Actual AREA 4	BUDGET AREA 5 EOS	Actual AREA 5	BUDGET AREA 6 BRYDEN	Actual AREA 6	BUDGET AREA 7 DOWNTOWN	Actual AREA 7	BUDGET TOTAL	ACTUAL TOTAL
<b>REVENUES</b>										
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Receipts	\$ -	\$ 470.03	\$ 690,000.00	\$ 716,327.60	\$ 560,000.00	\$ 556,690.07	\$ 220,000.00	\$ 313,200.80	\$ 1,470,000.00	\$ 1,586,688.50
Interest	\$ -	\$ -	\$ 15,000.00	\$ 41,299.49	\$ 20,000.00	\$ 74,615.25	\$ 7,500.00	\$ 19,570.80	\$ 35,000.00	\$ 135,485.54
City of Lewiston	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	\$ -	\$ 470.03	\$ 705,000.00	\$ 757,627.09	\$ 580,000.00	\$ 631,305.32	\$ 227,500.00	\$ 332,771.60	\$ 1,505,000.00	\$ 1,722,174.04
<b>EXPENSES</b>										
Project Costs	\$ -	\$ -	\$ 125,000.00	\$ 101,974.75	\$ -	\$ -	\$ -	\$ -	\$ 125,000.00	\$ 101,974.75
Bond Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 54,366.00	\$ 31,056.62	\$ -	\$ -	\$ -	\$ -	\$ 54,366.00	\$ 31,056.62
Principal	\$ -	\$ -	\$ 94,584.00	\$ 117,892.94	\$ -	\$ -	\$ -	\$ -	\$ 94,584.00	\$ 117,892.94
Professional Services <sup>(1)</sup>	\$ -	\$ 33.12	\$ 16,500.00	\$ 16,126.37	\$ 16,500.00	\$ 16,126.38	\$ 16,500.00	\$ 16,126.38	\$ 49,500.00	\$ 48,379.13
Publications/misc	\$ -	\$ -	\$ 300.00	\$ 89.74	\$ 300.00	\$ 89.74	\$ 300.00	\$ 89.74	\$ 900.00	\$ 269.22
Nez Perce County <sup>(2)</sup>	\$ -	\$ 1,661.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indpe. School Dist #1 <sup>(2)</sup>	\$ -	\$ 392.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City <sup>(2)</sup>	\$ -	\$ 2,805.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Port <sup>(2)</sup>	\$ -	\$ 33.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses</b>	\$ -	\$ 4,926.43	\$ 290,750.00	\$ 267,140.42	\$ 16,800.00	\$ 16,216.12	\$ 16,800.00	\$ 16,216.12	\$ 324,350.00	\$ 299,572.66
<b>Subtotal: Rev Less Exp</b>	\$ -	\$ (4,456.40)	\$ 414,250.00	\$ 490,486.67	\$ 563,200.00	\$ 615,089.20	\$ 210,700.00	\$ 316,555.48	\$ 1,180,650.00	\$ 1,422,601.38
<b>FUND BALANCE 10/1/2024</b>	\$ 4,456.40	\$ 4,456.40	\$ 1,704,731.00	\$ 1,322,476.10	\$ 1,234,326.00	\$ 850,584.12	\$ 84,831.00	\$ 86,535.74	\$ 3,028,344.40	\$ 2,264,052.36
<b>PLUS TOTAL REVENUES</b>	\$ -	\$ 470.03	\$ 705,000.00	\$ 757,627.09	\$ 580,000.00	\$ 631,305.32	\$ 227,500.00	\$ 332,771.60	\$ 1,512,500.00	\$ 1,722,174.04
<b>LESS TOTAL EXPENSES</b>	\$ -	\$ 4,926.43	\$ 290,750.00	\$ 267,140.42	\$ 16,800.00	\$ 16,216.12	\$ 16,800.00	\$ 16,216.12	\$ 324,350.00	\$ 304,499.09
<b>FUND BALANCE 9/30/2025</b>	\$ 4,456.40	\$ (0.00)	\$ 2,118,981.00	\$ 1,812,962.77	\$ 1,797,526.00	\$ 1,465,673.32	\$ 295,531.00	\$ 403,091.22	\$ 4,216,494.40	\$ 3,681,727.31
<b>Debt Service Reserve</b>	\$ -	\$ -	\$ 628,519.00	\$ 628,518.63	\$ -	\$ -	\$ -	\$ -	\$ 628,519.00	\$ 628,518.63
<b>Available Fund Balance</b>	\$ 4,456.40	\$ (0.00)	\$ 1,490,462.00	\$ 1,184,444.14	\$ 1,797,526.00	\$ 1,465,673.32	\$ 295,531.00	\$ 403,091.22	\$ 3,587,975.40	\$ 3,053,208.68

(1) Audit, Insurance, Legal, RAI Dues, Director Services, Bond Trustee

(2) Amounts estimated by taking levy rates as a percentage of the total increment applied to funds remaining after expenses. Actual amounts will be derived from taxes received.

**URBAN RENEWAL AGENCY**

**FISCAL YEAR 2025**

**SUMMARY OF ACTIVITY (as of 9/30/25)**

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
<b>9/30/2024</b>		<b>4,456.40</b>	<b>1,819,569.90</b>	<b>1,430,802.55</b>	<b>336,479.69</b>	<b>3,591,308.54</b>
<b>RECEIPTS:</b>						
Monthly Urban Renewal Collections (Property Tax)	OCT'24-SEPT'25	470.03	716,327.60	556,690.07	313,200.80	1,586,688.50
Reimbursements	OCT'24-SEPT'25					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'24-SEPT'25		1,923.17	1,629.34	921.25	4,473.76
State Investment Interest Earned	OCT'24-SEPT'25		39,376.32	72,985.91	18,649.55	131,011.78
<b>EXPENDITURES:</b>						
1550 - Pmt to O'Sullivan Legal PLLC	OCT'24	(33.12)	(33.12)	(33.13)	(33.13)	(132.50)
1041BB - Pmt to City of Lewiston	OCT'24		(101,974.75)			(101,974.75)
1551 - Pmt to City of Lewiston	NOV'24	(2,805.82)				(2,805.82)
1552 - Pmt to Nez Perce County	NOV'24	(1,661.28)				(1,661.28)
1553 - Pmt to Lewiston School District	NOV'24	(392.44)				(392.44)
1554 - Pmt to Port of Lewiston	NOV'24	(33.77)				(33.77)
1555 - Pmt to O'Sullivan Legal PLLC	NOV'24		(79.50)	(79.50)	(79.50)	(238.50)
1556 - Pmt to O'Sullivan Legal PLLC	JAN'25		(97.17)	(97.17)	(97.16)	(291.50)
1557 - Pmt to Redevelopment Association	FEB'25		(1,533.34)	(1,533.33)	(1,533.33)	(4,600.00)
1558 - Pmt to O'Sullivan Legal PLLC	FEB'25		(236.00)	(236.00)	(236.00)	(708.00)
1559 - Pmt to O'Sullivan Legal PLLC	MAR'25		(216.34)	(216.33)	(216.33)	(649.00)
1560 - Pmt to ICRMP	MAR'25		(435.34)	(435.33)	(435.33)	(1,306.00)
1561 - Pmt to City of Lewiston	MAR'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1562 - Pmt to O'Sullivan Legal PLLC	APR'25		(167.17)	(167.17)	(167.16)	(501.50)
1563 - Pmt to O'Sullivan Legal PLLC	MAY'25		(295.00)	(295.00)	(295.00)	(885.00)
1564 - Pmt to Presnell Gage PLLC	MAY'25		(1,783.34)	(1,783.33)	(1,783.33)	(5,350.00)
1565 - Pmt to Elam & Burke	MAY'25		(8.34)	(8.33)	(8.33)	(25.00)
1566 - Pmt to Lewiston Tribune	MAY'25		(8.91)	(8.91)	(8.90)	(26.72)
Banner Bank Paper Statement Fee	MAY'25		(3.00)			(3.00)
Banner Bank Paper Statement Fee Credit	JUN'25		3.00			3.00
1567 - Pmt to O'Sullivan Legal PLLC	JUL'25		(108.17)	(108.16)	(108.17)	(324.50)
1568 - Pmt to Elam & Burke	JUL'25		(332.50)	(332.50)	(332.50)	(997.50)
1569 - Pmt to O'Sullivan Legal PLLC	JUL'25		(49.17)	(49.17)	(49.16)	(147.50)
1570 - Pmt to Lewiston Tribune	AUG'25		(80.84)	(80.83)	(80.83)	(242.50)
1571 - Pmt to O'Sullivan Legal PLLC	AUG'25		(78.67)	(78.67)	(78.66)	(236.00)
1572 - Pmt City of Lewiston	SEP'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1573 - Pmt O'Sullivan Legal PLLC	SEP'25		(329.42)	(329.42)	(329.41)	(988.25)
1574 - Pmt ICRMP	SEP'25		(439.67)	(439.67)	(439.66)	(1,319.00)
1042BB - Pmt to Banner Bank for Bond Payment	SEP'25		(148,949.56)			(148,949.56)
Pmt to Banner Bank from City of Lewiston	SEP'25		500.00			500.00
						-
						-
						-
						-
						-
						-
<b>BALANCE</b>		<b>(0.00)</b>	<b>2,310,342.17</b>	<b>2,045,677.42</b>	<b>652,820.90</b>	<b>5,008,840.49</b>
<b>Restricted &amp; Reserved Funds</b>						
#5 Debt Service Reserve Primary - Banner <sup>1</sup>			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner <sup>1</sup>			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
<b>AVAILABLE FUNDS</b>		<b>(0.00)</b>	<b>1,681,823.54</b>	<b>2,045,677.42</b>	<b>652,820.90</b>	<b>4,380,321.86</b>

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total	
Twin River National Bank	(0.00)	305,963.99	255,562.84	156,292.30	717,819.13	
Banner Bank - Public Funds Checking Unrestricted		251,490.10		-	251,490.10	
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63	
State Investment Pool Fund		-	1,124,369.57	1,790,114.68	496,528.73	3,411,012.98
	<b>(0.00)</b>	<b>2,310,342.29</b>	<b>2,045,677.52</b>	<b>652,821.03</b>	<b>5,008,840.84</b>	

<sup>1</sup>URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

Table 6

**URA BUDGET FY25**

Adopted: 8/13/24

	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
<b>REVENUES</b>			
Bond Proceeds	\$ -	\$ -	\$ -
Tax Receipts	690,000	560,000	220,000
Interest	15,000	20,000	7,500
City of Lewiston	-	-	-
<b>Total Revenues</b>	<b>\$ 705,000</b>	<b>\$ 580,000</b>	<b>\$ 227,500</b>
<b>EXPENSES</b>			
Project Costs	\$ 125,000		\$ -
Bond Costs	-	-	-
Interest	54,366	-	-
Principle	94,584	-	-
Professional Services <sup>(1)</sup>	16,500	16,500	16,500
Publications/misc	300	300	300
<b>Total Expenses</b>	<b>\$ 290,750</b>	<b>\$ 16,800</b>	<b>\$ 16,800</b>
<b>Subtotal: Revenues Less Expenses</b>	<b>\$ 414,250</b>	<b>\$ 563,200</b>	<b>\$ 210,700</b>
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>\$ 1,704,731</b>	<b>\$ 1,234,326</b>	<b>\$ 226,000</b>
<b>PLUS TOTAL REVENUES</b>	<b>705,000</b>	<b>580,000</b>	<b>227,500</b>
<b>LESS TOTAL EXPENSES</b>	<b>290,750</b>	<b>16,800</b>	<b>16,800</b>
<b>FUND BALANCE END OF YEAR</b>	<b>\$ 2,118,981</b>	<b>\$ 1,797,526</b>	<b>\$ 436,700</b>
<b>Debt Service Reserve</b>	<b>\$ 628,519</b>		
<b>Projected Available Fund Balance</b>	<b>\$ 1,490,462</b>	<b>\$ 1,797,526</b>	<b>\$ 436,700</b>

(1) Audit, Insurance, Legal, RAI Dues, Admin Services





MAP OF DOWNTOWN/NORMAL HILL TAX REVENUE ALLOCATION AREA #7



## Tax Bill Format in URA Revenue Allocation Area

If you own property in a Revenue Allocation Area (RAA), a portion of your property taxes goes to fund local improvements – like roads, sewer systems, and public spaces. Your total property tax bill stays the same, the difference is in how your tax dollars are distributed, some go to the Urban Renewal Agency (URA) instead of traditional taxing districts (city, county, schools, etc). The total tax amount stays the same, but part of it funds local URA projects instead of going to other taxing districts. This temporary tax shift helps pay for improvements that can increase property values.

This is an example of a Tax Bill in a Revenue Allocation Area. When located in a Revenue Allocation Area, the amount of the increment looks like a tax to the property owner (Description “L” below). This can look like an additional tax on a property tax bill.

### PROPERTY TAX CALCULATION

CURRENT MARKET VALUE 467,100.00

DESCRIPTION	RATE	AMOUNT <sup>(1)</sup>	AMOUNT	DIFFERENCE
A = STATE	.000000000	\$0.00	\$0.00	\$0.00
B = COUNTY	.003769752	\$1,760.85	\$1,086.80	\$674.05
C = LEWISTON	.006689847	\$3,124.82	\$1,928.64	\$1,196.18
D = SCH DIST 1				
E = SD 1 M&O				
F = SD 1 SUPP-A	.000884000	\$412.91	\$254.86	\$158.05
G = SD 1 SUPP-B	.004200000	\$1,961.82	\$1,961.82	\$0.00
H = SD 1 BOND	.001093792	\$510.91	\$510.90	\$0.01
I = GENERAL ROAD	.000040995	\$19.14	\$11.82	\$7.32
J = FED/ST BRIDGE	.000059687	\$27.87	\$17.22	\$10.65
K = PORT DISTRICT	.000080346	\$37.52	\$23.16	\$14.36
L = E ORCHARDS SEWR			\$2,060.62 <sup>(4)</sup>	\$2,060.62
* TOTAL LEVY	.016818419			
* TOTAL TAX ASSESSMENT		\$7,855.84 <sup>(3)</sup>	\$7,855.84 <sup>(3)</sup>	

- (1) To calculate taxes due, multiply market value by levy rate. Tax due is truncated after two decimal points.
- (2) This calculation (A-K) does not use the current market value. It uses the market value from the tax year a Revenue Allocation Area went into effect. In this example, this property is in the East Orchards Sewer RAA, with a base tax year of 2017 and a 2017 market value of \$288,284.
- (3) Total tax assessment remains the same in both columns as a control figure; current market value times total levy rate. Total tax due does not change whether a property is in a Revenue Allocation Area or not. The total tax due less the individual tax amount in column (2) results in a remainder (in this example, \$2,060.62) that is distributed to the URA for projects in the Revenue Allocation Area. Column 3 shows the difference between Column 1 and Column 2, which, added together, equals this amount.

# Supporting Documentation

## URA BUDGET FY25

Adopted: 8/13/24

	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
<b>REVENUES</b>			
Bond Proceeds	\$ -	\$ -	\$ -
Tax Receipts	690,000	560,000	220,000
Interest	15,000	20,000	7,500
City of Lewiston	-	-	-
<b>Total Revenues</b>	<b>\$ 705,000</b>	<b>\$ 580,000</b>	<b>\$ 227,500</b>
<b>EXPENSES</b>			
Project Costs	\$ 125,000		\$ -
Bond Costs	-	-	-
Interest	54,366	-	-
Principle	94,584	-	-
Professional Services <sup>(1)</sup>	16,500	16,500	16,500
Publications/misc	300	300	300
<b>Total Expenses</b>	<b>\$ 290,750</b>	<b>\$ 16,800</b>	<b>\$ 16,800</b>
<b>Subtotal: Revenues Less Expenses</b>	<b>\$ 414,250</b>	<b>\$ 563,200</b>	<b>\$ 210,700</b>
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>\$ 1,704,731</b>	<b>\$ 1,234,326</b>	<b>\$ 226,000</b>
<b>PLUS TOTAL REVENUES</b>	<b>705,000</b>	<b>580,000</b>	<b>227,500</b>
<b>LESS TOTAL EXPENSES</b>	<b>290,750</b>	<b>16,800</b>	<b>16,800</b>
<b>FUND BALANCE END OF YEAR</b>	<b>\$ 2,118,981</b>	<b>\$ 1,797,526</b>	<b>\$ 436,700</b>
<b>Debt Service Reserve</b>	<b>\$ 628,519</b>		
<b>Projected Available Fund Balance</b>	<b>\$ 1,490,462</b>	<b>\$ 1,797,526</b>	<b>\$ 436,700</b>

<sup>(1)</sup> Audit, Insurance, Legal, RAI Dues, Admin Services

# URA BUDGET FY26

Adopted: 8/05/25

	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
<b>REVENUES</b>			
Bond Proceeds	\$ -	\$ -	\$ -
Tax Receipts	690,000	560,000	220,000
Interest	20,000	45,000	11,000
City of Lewiston	-	-	-
<b>Total Revenues</b>	<b>\$ 710,000</b>	<b>\$ 605,000</b>	<b>\$ 231,000</b>
<b>EXPENSES</b>			
Project Costs	\$ 1,498,383		\$ -
Bond Costs	-	-	-
Interest	54,366	-	-
Principle	94,584	-	-
Professional Services <sup>(1)</sup>	18,000	18,000	18,000
Publications/misc	300	300	300
<b>Total Expenses</b>	<b>\$ 1,665,633</b>	<b>\$ 18,300</b>	<b>\$ 18,300</b>
<b>Subtotal: Revenues Less Expenses</b>	<b>\$ (955,633)</b>	<b>\$ 586,700</b>	<b>\$ 212,700</b>
<b>FUND BALANCE BEGINNING OF YEAR</b>	<b>\$ 2,161,999</b>	<b>\$ 1,836,998</b>	<b>\$ 512,248</b>
<b>PLUS TOTAL REVENUES</b>	<b>710,000</b>	<b>605,000</b>	<b>231,000</b>
<b>LESS TOTAL EXPENSES</b>	<b>1,665,633</b>	<b>18,300</b>	<b>18,300</b>
<b>FUND BALANCE END OF YEAR</b>	<b>\$ 1,206,366</b>	<b>\$ 2,423,698</b>	<b>\$ 724,948</b>
<b>Debt Service Reserve</b>	<b>\$ 628,519</b>		
<b>Projected Available Fund Balance</b>	<b>\$ 577,847</b>	<b>\$ 2,423,698</b>	<b>\$ 724,948</b>

(1) Audit, Insurance, Legal, RAI Dues, Admin Services



# Memo

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**Prepared For:** Katie Hollingshead, Assistant Planner

**Prepared By:** Joe Kaufman, PE, Engineering Project Supervisor : Wastewater-Stormwater

**Date:** March 25, 2025

**Subject:** East Orchards Sewer, Phase III: IFB-25-007  
Recommendation to Award Contract

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We have reviewed the seven (7) bid packages received for the above referenced project on March 18, 2025 and have deemed seven (7) of the bids to be responsive. KG & T Septic, Knife River, Debo Construction, ML Albright & Sons, La Riviere, Western Construction, and DW Excavating submitted the bids as shown in the attached itemized Bid Tabulation.

I recommend the Urban Renewal Agency and the City award the East Orchards Sewer: Phase III Project Base Bid and Alternates 1, & 2 to the lowest responsive bidder, ML Albright & Sons, Inc for a total of \$1,498,383.20. The contractor and listed subcontractors have current public works licenses in the State of Idaho. The total is \$293,216.80 (16.4%) under the engineer's estimate of \$1,791,600.00.

The work generally consists of The Base Bid constructing approximately 1,350 ft of new sanitary sewer main in 20<sup>th</sup> Street from Grelle Ave to Powers Ave. Add Alternative 1 work constructs approximately 655 ft of new sanitary sewer main in 20<sup>th</sup> Street from Powers Ave to Birch Ave. Add Alternative 2 work constructs 1,268 ft of new sanitary sewer main in Grelle Ave from 21<sup>st</sup> Street to 22<sup>nd</sup> Street. The attached Plan Title Sheet includes a map of Base Bid and Bid Alternates. This work also includes the work associated with sewer main construction such as stubbing sewer services to existing septic systems, surface restoration, manholes, by-pass pumping, traffic control, and a stormwater crossing repair.

Expenditures for construction will be paid for by the URA. The URA will reimburse the Wastewater Enterprise fund directly as project expenses are incurred.

Please complete the contract between ML Albright & Sons, Inc. and the City of Lewiston. It is anticipated that the City Council will approve this contract at their next meeting following URA approval of their recommendation to award.

EC: Public Works Director; Utility System Manager; City Engineer; File

G:\Shared drives\Public Works CAPITAL\Wastewater\Wastewater Collections\WW061 East Orchards Sewer Expansion Phase 2\Bid Docs\WW061\_Recomendation to Award Memo\_URA.docx

**URBAN RENEWAL AGENCY**  
**FISCAL YEAR 2025**  
**SUMMARY OF ACTIVITY (as of 9/30/25)**

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
<b>9/30/2024</b>		<b>4,456.40</b>	<b>1,819,569.90</b>	<b>1,430,802.55</b>	<b>336,479.69</b>	<b>3,591,308.54</b>
<b>RECEIPTS:</b>						
Monthly Urban Renewal Collections (Property Tax)	OCT'24-SEPT'25	470.03	716,327.60	556,690.07	313,200.80	1,586,688.50
Reimbursements	OCT'24-SEPT'25					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'24-SEPT'25		1,923.17	1,629.34	921.25	4,473.76
State Investment Interest Earned	OCT'24-SEPT'25		39,376.32	72,985.91	18,649.55	131,011.78
<b>EXPENDITURES:</b>						
1550 - Pmt to O'Sullivan Legal PLLC	OCT'24	(33.12)	(33.12)	(33.13)	(33.13)	(132.50)
1041BB - Pmt to City of Lewiston	OCT'24		(101,974.75)			(101,974.75)
1551 - Pmt to City of Lewiston	NOV'24	(2,805.82)				(2,805.82)
1552 - Pmt to Nez Perce County	NOV'24	(1,661.28)				(1,661.28)
1553 - Pmt to Lewiston School District	NOV'24	(392.44)				(392.44)
1554 - Pmt to Port of Lewiston	NOV'24	(33.77)				(33.77)
1555 - Pmt to O'Sullivan Legal PLLC	NOV'24		(79.50)	(79.50)	(79.50)	(238.50)
1556 - Pmt to O'Sullivan Legal PLLC	JAN'25		(97.17)	(97.17)	(97.16)	(291.50)
1557 - Pmt to Redevelopment Association	FEB'25		(1,533.34)	(1,533.33)	(1,533.33)	(4,600.00)
1558 - Pmt to O'Sullivan Legal PLLC	FEB'25		(236.00)	(236.00)	(236.00)	(708.00)
1559 - Pmt to O'Sullivan Legal PLLC	MAR'25		(216.34)	(216.33)	(216.33)	(649.00)
1560 - Pmt to ICRMP	MAR'25		(435.34)	(435.33)	(435.33)	(1,306.00)
1561 - Pmt to City of Lewiston	MAR'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1562 - Pmt to O'Sullivan Legal PLLC	APR'25		(167.17)	(167.17)	(167.16)	(501.50)
1563 - Pmt to O'Sullivan Legal PLLC	MAY'25		(295.00)	(295.00)	(295.00)	(885.00)
1564 - Pmt to Presnell Gage PLLC	MAY'25		(1,783.34)	(1,783.33)	(1,783.33)	(5,350.00)
1565 - Pmt to Elam & Burke	MAY'25		(8.34)	(8.33)	(8.33)	(25.00)
1566 - Pmt to Lewiston Tribune	MAY'25		(8.91)	(8.91)	(8.90)	(26.72)
Banner Bank Paper Statement Fee	MAY'25		(3.00)			(3.00)
Banner Bank Paper Statement Fee Credit	JUN'25		3.00			3.00
1567 - Pmt to O'Sullivan Legal PLLC	JUL'25		(108.17)	(108.16)	(108.17)	(324.50)
1568 - Pmt to Elam & Burke	JUL'25		(332.50)	(332.50)	(332.50)	(997.50)
1569 - Pmt to O'Sullivan Legal PLLC	JUL'25		(49.17)	(49.17)	(49.16)	(147.50)
1570 - Pmt to Lewiston Tribune	AUG'25		(80.84)	(80.83)	(80.83)	(242.50)
1571 - Pmt to O'Sullivan Legal PLLC	AUG'25		(78.67)	(78.67)	(78.66)	(236.00)
1572 - Pmt City of Lewiston	SEP'25		(5,059.25)	(5,059.25)	(5,059.25)	(15,177.75)
1573 - Pmt O'Sullivan Legal PLLC	SEP'25		(329.42)	(329.42)	(329.41)	(988.25)
1574 - Pmt ICRMP	SEP'25		(439.67)	(439.67)	(439.66)	(1,319.00)
1042BB - Pmt to Banner Bank for Bond Payment	SEP'25		(148,949.56)			(148,949.56)
Pmt to Banner Bank from City of Lewiston	SEP'25		500.00			500.00
						-
						-
						-
						-
						-
						-
<b>BALANCE</b>		<b>(0.00)</b>	<b>2,310,342.17</b>	<b>2,045,677.42</b>	<b>652,820.90</b>	<b>5,008,840.49</b>
<b>Restricted &amp; Reserved Funds</b>						
#5 Debt Service Reserve Primary - Banner <sup>1</sup>			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner <sup>1</sup>			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
<b>AVAILABLE FUNDS</b>		<b>(0.00)</b>	<b>1,681,823.54</b>	<b>2,045,677.42</b>	<b>652,820.90</b>	<b>4,380,321.86</b>

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	
Twin River National Bank	(0.00)	305,963.99	255,562.84	156,292.30	717,819.13
Banner Bank - Public Funds Checking Unrestricted		251,490.10		-	251,490.10
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63
State Investment Pool Fund		-	1,124,369.57	1,790,114.68	496,528.73
	(0.00)	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84

<sup>1</sup>URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

**URBAN RENEWAL AGENCY**  
**FISCAL YEAR 2026**  
**SUMMARY OF ACTIVITY (as of 12/31/25)**

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
<b>10/31/2025</b>		-	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84
<b>RECEIPTS:</b>						
Monthly Urban Renewal Collections (Property Tax)	OCT'25-SEPT'26	-	41,313.46	15,721.71	5,879.24	62,914.41
Reimbursements	OCT'25-SEPT'26					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'25-SEPT'26		1,031.57	1,033.00	626.22	2,690.79
State Investment Interest Earned	OCT'25-SEPT'26		6,631.01	19,011.59	5,273.32	30,915.92
<b>EXPENDITURES:</b>						
1575 - Pmt to O'Sullivan Legal PLLC	OCT'25		(236.00)	(236.00)	(236.00)	(708.00)
1576 - Pmt to Redevelopment Association	OCT'25		(866.67)	(866.67)	(866.66)	(2,600.00)
Transfer From STP to TRNB for Check 1577 Pmt	OCT'25		500,000.00			500,000.00
1577 - Pmt to City of Lewiston	OCT'25		(523,411.66)			(523,411.66)
1578 - Pmt to City of Lewiston	NOV'25		(55,600.00)			(55,600.00)
1579 - Pmt to O'Sullivan Legal PLLC	NOV'25		(206.50)	(206.50)	(206.50)	(619.50)
1580 - Pmt to O'Sullivan Legal PLLC	DEC'25		(88.50)	(88.50)	(88.50)	(265.50)
						-
						-
						-
<b>BALANCE</b>		-	<b>2,278,908.88</b>	<b>2,080,046.05</b>	<b>663,202.02</b>	<b>5,022,156.95</b>
<b>Restricted &amp; Reserved Funds</b>						
#5 Debt Service Reserve Primary - Banner <sup>1</sup>			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner <sup>1</sup>			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
<b>AVAILABLE FUNDS</b>		-	<b>1,650,390.25</b>	<b>2,080,046.05</b>	<b>663,202.02</b>	<b>4,393,638.32</b>

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
Twin River National Bank	-	267,899.69	270,919.88	161,400.10	700,219.67
Banner Bank - Public Funds Checking Unrestricted		251,490.10		-	251,490.10
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63
State Investment Pool Fund	-	631,000.58	1,809,126.27	501,802.05	2,941,928.90
	-	1,778,909.00	2,080,046.15	663,202.15	4,522,157.30

<sup>1</sup>URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

# 2025 September Values

9/18/2025

County Name	District Type	District Name	Net Real & Personal Value	Estimated Sub-Property Roll Value	Operating Property Value	Levy Rate Calculation Value
Nez Perce	County	Nez Perce County	\$ 6,041,409,433	\$ 2,000,000	\$ 98,585,140	\$ 6,141,994,573
Nez Perce	City	City of Culelesac	\$ 14,332,979	\$ -	\$ 432,448	\$ 14,765,427
Nez Perce	City	City of Lapwai	\$ 5,154,398	\$ -	\$ 1,148,707	\$ 6,303,105
Nez Perce	City	City of Lewiston	\$ 4,115,118,440	\$ 2,000,000	\$ 46,302,303	\$ 4,163,420,743
Nez Perce	City	City of Peck	\$ 9,845,294	\$ -	\$ 547	\$ 9,845,841
Nez Perce	School	Orofino School #171	\$ 46,753,847	\$ -	\$ 5,392	\$ 46,759,239
Nez Perce	School	Genesee School #282	\$ 53,749,050	\$ -	\$ 2,965,547	\$ 56,714,597
Nez Perce	School	Kendrick School #283	\$ 60,760,054	\$ -	\$ 1,374,573	\$ 62,134,627
Nez Perce	School	Highland School #305	\$ 41,471,672	\$ -	\$ 534,498	\$ 42,006,170
Nez Perce	School	Lewiston School #340	\$ 5,462,746,923	\$ 2,000,000	\$ 75,375,180	\$ 5,540,122,103
Nez Perce	School	Lapwai School #341	\$ 278,821,995	\$ -	\$ 15,183,179	\$ 294,005,174
Nez Perce	School	Culelesac School #342	\$ 97,105,892	\$ -	\$ 3,146,770	\$ 100,252,662
Nez Perce	Auditorium	Reubens Comm. Ctr.	\$ 30,295,160	\$ -	\$ 330,179	\$ 30,625,339
Nez Perce	Cemetery	Genesee Cemetery	\$ 62,243,421	\$ -	\$ 3,682,446	\$ 65,925,867
Nez Perce	Cemetery	Gifford Cemetery	\$ 89,160,061	\$ -	\$ 595,320	\$ 89,755,381
Nez Perce	Cemetery	Melrose Cemetery	\$ 14,798,569	\$ -	\$ 3,185	\$ 14,801,754
Nez Perce	Cemetery	Nez-Tah Cemetery	\$ 22,439,825	\$ -	\$ 1,091,732	\$ 23,531,557
Nez Perce	Cemetery	N. Clearwater Cemetery	\$ 42,958,241	\$ -	\$ 1,921,275	\$ 44,879,516
Nez Perce	Cemetery	Potlatch Cemetery	\$ 32,942,085	\$ -	\$ 574,996	\$ 33,517,081
Nez Perce	Cemetery	Reubens Cemetery	\$ 13,044,263	\$ -	\$ 416,236	\$ 13,460,499
Nez Perce	Cemetery	Southwick Cemetery	\$ 10,998,059	\$ -	\$ 122,202	\$ 11,120,261
Nez Perce	Cemetery	Genesee Fire	\$ 45,892,343	\$ -	\$ 2,559,800	\$ 48,452,143
Nez Perce	Fire	Big Canyon Fire	\$ 41,807,395	\$ -	\$ 71,331	\$ 41,878,726
Nez Perce	Fire	Sunnyside Fire	\$ 9,547,950	\$ -	\$ 642,690	\$ 10,190,640
Nez Perce	Fire	Nez Perce County Fire	\$ 197,622,223	\$ -	\$ -	\$ 197,622,223
Nez Perce	Fire	Wheatland Fire	\$ 96,505,856	\$ -	\$ -	\$ 96,505,856
Nez Perce	Fire	Arrow Junction Fire	\$ 28,398,263	\$ -	\$ -	\$ 28,398,263
Nez Perce	Roads & Highways	South Latah Hwy	\$ 14,924,879	\$ -	\$ 1,483,753	\$ 16,408,632
Nez Perce	Roads & Highways	Nez Perce County Road & Bridge	\$ 6,026,484,554	\$ 2,000,000	\$ 97,101,387	\$ 6,125,585,941
Nez Perce	Library	Prairie-River Library	\$ 1,926,290,993	\$ -	\$ 52,282,837	\$ 1,978,573,830
Nez Perce	Port	Port Of Lewiston	\$ 6,041,409,433	\$ 2,000,000	\$ 98,585,140	\$ 6,141,994,573
Nez Perce	Recreation	J. K. Recreation	\$ 60,760,054	\$ -	\$ 1,374,573	\$ 62,134,627
Nez Perce	Sewer Incl Rec Sewer	Central Orchards Swr	\$ 814,186,925	\$ -	\$ 6,789,032	\$ 820,975,957
Nez Perce	Sewer Incl Rec Sewer	Lewiston Orchards Swr	\$ 1,014,637,860	\$ -	\$ 8,596,273	\$ 1,023,234,133
Nez Perce	Water	Waha Glen Water	\$ 13,791,621	\$ -	\$ 5,411	\$ 13,797,032

**Bill Information**

Payment Due Date:	<b>09/01/2025</b>
Bill Due Date:	<b>09/01/2025</b>
Billed Date:	<b>09/03/2025</b>

<b>Description</b>	<b>Remaining</b>	<b>Billed</b>
Principal	<b>\$117,892.94</b>	<b>\$117,892.94</b>
Interest	<b>\$31,056.62</b>	<b>\$31,056.62</b>
Escrow	<b>\$0.00</b>	<b>\$0.00</b>
Late charge	<b>\$0.00</b>	<b>\$0.00</b>
Other Charges	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$148,949.56</b>	<b>\$148,949.56</b>

DATE: 10/20/25

Banner Bank

PAGE: 1

PREPARED FOR: INK8540 DPA City of Lewiston RATE: 02.840000% PAYMENT: 148,949.56 TERM: 84

DATE	NUMBER	INTEREST	PRINCIPAL	C/L	A/H	UN EMP	PAYMENT	TOTAL	BALANCE
9/01/26	1	26,982.18	121,967.38	.00	.00	.00	148,949.56	148,949.56	833,417.15
9/01/27	2	23,997.78	124,951.78	.00	.00	.00	148,949.56	148,949.56	708,465.37
9/01/28	3	20,455.76	128,493.80	.00	.00	.00	148,949.56	148,949.56	579,971.57
9/01/29	4	16,699.96	132,249.60	.00	.00	.00	148,949.56	148,949.56	447,721.97
9/01/30	5	12,891.91	136,057.65	.00	.00	.00	148,949.56	148,949.56	311,664.32
9/01/31	6	8,974.20	139,975.36	.00	.00	.00	148,949.56	148,949.56	171,688.96
9/01/32	7	4,957.23	143,992.33	.00	.00	.00	148,949.56	148,949.56	27,696.63
9/01/33	8	797.51	27,696.63	.00	.00	.00	148,949.56	148,949.56	.00
CALENDAR YEAR 2033		115,756.53	955,384.53	.00	.00	.00	1,071,141.06	1,071,141.06	
GRAND TOTAL		115,756.53	955,384.53	.00	.00	.00	1,071,141.06	1,071,141.06	