



**Lewiston Urban Renewal Agency
REGULAR MEETING AGENDA
August 11, 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.

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 or 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. PUBLIC HEARINGS

A. FISCAL YEAR 2026 AMENDED BUDGET - RECIEVE TESTIMONY OF THE AMENDED FISCAL YEAR 2026 URA BUDGET: - Presentation ()

B. FISCAL YEAR 2027 BUDGET - RECIECE TESTIMONY ON THE FISCAL YEAR 2027 URA BUDGET: - Presentation ()

IV. ACTIVE AGENDA

A. APPROVAL OF THE AMENDED FISCAL YEAR 2026 BUDGET (ACTION ITEM)

B. APPROVAL OF THE FISCAL YEAR 2027 BUDGET (ACTION ITEM)

C. APPROVAL OF THE JULY 14, 2026 MEETING MINUTES (ACTION ITEM)

D. O'SULLIVAN LEGAL PLLC, INVOICE FOR LEGAL SERVICES, JULY 2026, \$292.50 (ACTION ITEM)

E. CITY OF LEWISTON REIMBURSEMENT REQUEST FOR EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION PROJECT, M.L. ALBRIGHT FOR \$80,285.68 AND MERRICK FOR \$8,192.21 FOR A TOTAL OF \$88,477.89 (ACTION ITEM)

F. APPROVAL OF THE EAST ORCARDS SEWER REVENUE ALLOCATION AREA ANNUAL BOND PAYMENT, \$148,949.56 (ACTION ITEM)

G. BRYDEN AVENUE RECONSTRUCTION STATE 1 REQUEST FROM CITY OF LEWISTON, \$200,000. (ACTION ITEM)

H. REVIEW OF FINANCIAL SUMMARIES (INFORMATION ITEM)

1. JUNE 2026

2. JULY 2026

V. STAFF - BOARD COMMUNICATIONS

A. BOARD MEMBER COMMENTS

B. STAFF COMMENTS

**1. SOLICATION OF BOARD MEMBERS TO ATTEND THE NEXT REGULARLY
SCHEDULED MEETING OF SEPTEMBER 8, 2026.**

VI. 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.

NOTICE OF PUBLIC HEARING
 PROPOSED AMENDED BUDGET FOR FISCAL YEAR ENDING 2026
 URBAN RENEWAL AGENCY, CITY OF LEWISTON, IDAHO

NOTICE IS HEREBY GIVEN, That the Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing for consideration of the proposed amended annual budget for the 2026 fiscal year that begins October 1, 2025 and ends September 30, 2026; pursuant to the provisions of Idaho Code Sections 50-1002 and 50-1003; said hearing will be held in the City Hall West Conference Room, 1134 “F” Street, Lewiston, Idaho, at 12:00 p.m. on the 11th day of August 2026.

Copies of the proposed budget are available at the City Clerk’s Office and Community Development Department during regular office hours. The following is the proposed budget of the total revenues and expenditures of the Urban Renewal Agency of the City of Lewiston for the fiscal year 2026.

	EXISTING		AMENDED		
	FY’26	FY’26	FY’26	FY’26	FY’26
	Expense	Revenue	Expense	Revenue	Taxes
	Budget	Budget	Budget	Budget	
Area #5: EOS	\$1,665,633	\$710,000	\$1,817,250	\$710,000	\$690,000
Area #6: Bryden	\$18,300	\$605,000	\$218,300	\$605,000	\$560,000
Area #7:	\$18,300	\$231,000	\$18,300	\$231,000	\$220,000
Downtown					
Total	\$1,702,233	\$1,546,000	\$748,950	\$550,789	\$550,499

If you have any questions concerning the proposed budget, and/or the public hearing process, please contact Katie Hollingshead, Urban Renewal Agency Director, 215 “D” Street, Post Office Box 617, Lewiston, Idaho 83501, 746-1318, extension 7261, khollingshead@cityoflewiston.org.

All interested persons are invited to attend the hearing to express their views regarding this proposed budget. Written testimony must be received by the City Clerk before the public hearing date stated above. Please address your written correspondence to: City of Lewiston Urban Renewal Agency, c/o City Clerk, Post Office Box 617, Lewiston, Idaho, 83501.

Dated this 2nd and 9th day of August 2026.

/s/ Katie Hollingshead
 Katie Hollingshead, Urban Renewal Agency Director

URA BUDGET FY26 ****AMENDED DRAFT****

Adopted: 8/11/26

	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Tax Receipts	690,000	560,000	220,000
Interest	20,000	45,000	11,000
City of Lewiston	-	-	-
Total Revenues	\$ 710,000	\$ 605,000	\$ 231,000
EXPENSES			
Project Costs	\$ 1,650,000	\$ 200,000	\$ -
Bond Costs	-	-	-
Interest	54,366	-	-
Principle	94,584	-	-
Professional Services ⁽¹⁾	18,000	18,000	18,000
Publications/misc	300	300	300
Total Expenses	\$ 1,817,250	\$ 218,300	\$ 18,300
Subtotal: Revenues Less Expenses	\$ (1,107,250)	\$ 386,700	\$ 212,700
FUND BALANCE BEGINNING OF YEAR	\$ 2,161,999	\$ 1,836,998	\$ 512,248
PLUS TOTAL REVENUES	710,000	605,000	231,000
LESS TOTAL EXPENSES	1,817,250	218,300	18,300
FUND BALANCE END OF YEAR	\$ 1,054,749	\$ 2,223,698	\$ 724,948
 Debt Service Reserve	 \$ 628,519		
 Projected Available Fund Balance	 \$ 426,231	 \$ 2,223,698	 \$ 724,948

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

NOTICE OF PUBLIC HEARING
PROPOSED BUDGET FOR FISCAL YEAR 2027
URBAN RENEWAL AGENCY, CITY OF LEWISTON, IDAHO

NOTICE IS HEREBY GIVEN, That the Urban Renewal Agency of the City of Lewiston, Idaho will hold a public hearing for consideration of the proposed annual budget for the fiscal year 2027 that begins October 1, 2026 and ends September 30, 2027; pursuant to the provisions of Idaho Code Sections 50-1002 and 50-1003; said hearing will be held in the City Hall West Conference Room, 1134 “F” Street, Lewiston, Idaho, at 12:00 p.m. on the 11th day of August 2026.

Copies of the proposed budget are available at the City Clerk’s Office and Community Development Department during regular office hours, or online at <https://www.cityoflewiston.org/443/Urban-Renewal-Agency>. The following is the proposed budget of the total revenues and expenditures of the Urban Renewal Agency of the City of Lewiston for the fiscal year 2026.

	FY’25 Expense Budget	FY’25 Revenue Budget	FY’25 Taxes	FY’26 Expense Budget	FY’26 Revenue Budget	FY’26 Taxes	FY’27 Expense Budget	FY’27 Revenue Budget	FY’27 Taxes
Area #5: EOS	\$290,750	\$705,000	\$690,000	\$1,817,250	\$710,000	\$690,000	\$168,250	\$720,000	\$700,000
Area #6: Bryden	\$16,800	\$580,000	\$560,000	\$218,300	\$605,000	\$560,000	\$19,300	\$605,000	\$560,000
Area #7 Downtown	\$16,800	\$227,500	\$220,000	\$18,300	\$231,000	\$220,000	\$19,300	\$311,000	\$300,000
Total	\$324,350	\$1,512,500	\$1,470,000	\$324,350	\$1,512,500	\$1,470,000	\$206,850	\$1,636,000	\$1,560,000

If you have any questions concerning the proposed budget, and/or the public hearing process, please contact Katie Hollingshead, Urban Renewal Agency Director, 215 “D” Street, Post Office Box 617, Lewiston, Idaho 83501, 746-1318, extension 7261, khollingshead@cityoflewiston.org.

All interested persons are invited to attend the hearing to express their views regarding this proposed budget. Written testimony must be received by the City Clerk before the public hearing date stated above. Please address your written correspondence to: City of Lewiston Urban Renewal Agency, c/o City Clerk, Post Office Box 617, Lewiston, Idaho, 83501.

Dated this 2nd and 9th day of August 2026.

/s/ Katie Hollingshead
Katie Hollingshead, Urban Renewal Agency Director

URA BUDGET FY27 ** DRAFT**

Adopted: 8/xx/26

	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
REVENUES			
Bond Proceeds	\$ -	\$ -	\$ -
Tax Receipts	700,000	560,000	300,000
Interest	20,000	45,000	11,000
City of Lewiston	-	-	-
Total Revenues	\$ 720,000	\$ 605,000	\$ 311,000
EXPENSES			
Project Costs			\$ -
Bond Costs	-	-	-
Interest	54,366	-	-
Principle	94,584	-	-
Professional Services ⁽¹⁾	19,000	19,000	19,000
Publications/misc	300	300	300
Total Expenses	\$ 168,250	\$ 19,300	\$ 19,300
Subtotal: Revenues Less Expenses	\$ 551,750	\$ 585,700	\$ 291,700
FUND BALANCE BEGINNING OF YEAR	\$ 1,054,749	\$ 2,223,698	\$ 724,948
PLUS TOTAL REVENUES	720,000	605,000	311,000
LESS TOTAL EXPENSES	168,250	19,300	19,300
FUND BALANCE END OF YEAR	\$ 1,606,499	\$ 2,809,398	\$ 1,016,648
Debt Service Reserve	\$ 628,519		
Projected Available Fund Balance	\$ 977,980	\$ 2,809,398	\$ 1,016,648

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

July 14, 2026

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, July 14, 2026, at Lewiston City Hall. Chair Tim Switzer called the meeting to order at 12:06 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Tim Switzer, Chairperson; A.L. “Butch” Alford; Joe Anderson, Vice Chair; Linnea Noreen; Matthew Wright;

BOARD MEMBERS EXCUSED: Kasee Forsmann; Doug Havens; Sheila Bond;

STAFF MEMBERS PRESENT: Katie Hollingshead, URA Director;

OTHERS PRESENT: Thad O’Sullivan, URA Legal Counsel (via Zoom); Shannon Grow, Community Development Director;

II. CITIZEN COMMENTS

None.

III. ACTIVE AGENDA (ACTION ITEM)

A. Approval of Minutes, June 09, 2026 – Action Item

Chair Switzer asked the board if there were any questions. There were none. Board member Alford and Vice Chair Anderson moved and seconded, respectively, to approve the June 09, 2026 minutes as amended. Motion carried 5-0.

B. Approval of Invoices – Action Item

1. O’ Sullivan Legal PLLC, Legal Services, June 2026, \$162.50

Chair Switzer asked if there were any questions. There were none. Vice Chair Anderson and Board member Noreen moved and seconded, respectively, to approve. Motion carried 5-0.

C. Review of Financial Summary – Information Item

1. June 2026

Director Hollingshead stated that the bank statement from the State Treasurer’s Pool had not been received yet so June financials would be reviewed at the August meeting.

D. Review of proposed amended Fiscal Year 2026 budget and direction to staff

Director Hollingshead reviewed the amended Fiscal Year 2026 budget with the additional expenses in project costs for the East Orchards Sewer Revenue Allocation Area and the Bryden Avenue Revenue Allocation Area. Both of these amended projects costs come from expenses that the board had approved at the December 2025 meeting and February 2026 meeting and the expenses need to be added to the budget capacity so that invoices can be paid before the end of the fiscal year.

Director Hollingshead asked the board if they wanted to make any additional amendments to the current fiscal year budget, now would be the time. Director Hollingshead stated that in previous years, this would be the time for the board to discuss and decide on whether or not they would like to make an additional bond payment on the East Orchards Sewer Bond. Board member Alford asked if Director Hollingshead had a recommendation. Director Hollingshead stated that her only comment would be that the bank balance of the East Orchards Sewer Revenue Allocation Area would not be very large after paying the remaining balance on the M.L. Albright and Merrick contracts, so if the board did want to make an additional bond payment she would recommend it be smaller so that the board was not putting themselves in a poor financial position.

Board member Noreen asked what the alternative would be. Director Hollingshead stated that the board could choose to save the increment in the East Orchards Sewer Revenue Allocation Area to pay for another sewer installation project.

Vice Chair Anderson asked if the amount of interest earned from the State Treasurer's Pool earned each year was more than the payment on the bond. Director Hollingshead stated no.

Chair Switzer stated that he liked the idea of saving and asked if the board was ahead on payments currently. Director Hollingshead stated yes, the board had previously made two additional principal payments totaling \$500,000 and those payments have reduced the term of bond by a couple of years.

Board member Noreen asked if the board could make additional payment next year. Director Hollingshead stated yes, the board could add that to the Fiscal Year 2027 budget.

Director Hollingshead asked if there were any other amendments the board would like to have made to the Fiscal Year 2026 budget. There were none.

Board member Alford and Vice Chair Anderson moved and seconded, respectively, to direct staff to schedule the public hearing for the amended Fiscal Year 2026 budget and publish it as drafted. Motion carried 5-0.

E. Review of draft Fiscal Year 2027 budget and direction to staff

Director Hollingshead reviewed the proposed Fiscal Year 2027 budget for the board, going over the estimated increment for each area and the breakdown of the professional services cost for legal services, administration, insurance, audit and RAI membership. Director Hollingshead stated that the budget does not include any project costs in any of the revenue allocation areas.

Board member Noreen asked if the current East Orchards Sewer project would be completed in Fiscal Year 2026. Director Hollingshead stated yes, that the expectation was that the project would be closed out and all remaining bills paid. Board member Noreen asked if another project was planned yet, or if that would be something the board would discuss at a later meeting. Director Hollingshead stated that the board usually reviews each revenue allocation area at the end of the calendar year and the board could make decisions about projects at that point, but for East Orchards Sewer specifically, the board would probably need to save increment for a year or two before it could pay for another construction project.

Board member Wright asked what the remaining balance of the bond on East Orchards Sewer was. Community Development Director, Shannon Grow provided that the remaining bond balance is \$954,792.17.

Board member Noreen asked if she was reading the budget correctly and there was enough money in the East Orchards Sewer account to pay the bond off in full. Director Hollingshead stated that yes, if the board wanted to essentially liquidate all of the funds in the East Orchard Sewer account, they could pay off the bond. Board member Noreen then asked if the board could then just save the tax increment and do projects later. Director Hollingshead stated yes, that could be one way the board could choose to manage the funds for East Orchards Sewer until the Revenue Allocation Area's term ends in 2038. Community Development Director Grow stated that Director Hollingshead usually presents an analysis of saving increment and doing additional construction projects versus paying additional monies toward the bond and that the board has done both in the past.

Board members Wright and Alford moved and seconded, respectively, to approve the draft Fiscal Year 2027 budget and publish it as drafted. Motion carried 5-0.

IV. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Board member Alford stated that the membership and lobbying with RAI is a smart investment on the part of the URA and they provide good guidance and participation statewide.

B. Staff Comments

Director Hollingshead stated next regular meeting is scheduled for August 11 and that the board would hold public hearings on the amended 2026 budget and the proposed 2027 budget. All Commissioners stated they were able to attend.

V. ADJOURN (ACTION ITEM)

There being no further business, Vice Chair Anderson and Board member Wright moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 12:36 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

KATIE HOLLINGSHEAD,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2026

O'Sullivan Legal PLLC

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

INVOICE

City of Lewiston URA
215 D Street
Lewiston, ID 83501

INVOICE NUMBER: 571
INVOICE DATE: AUGUST 03, 2026

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
JUL-14-26	General Legal	Prepare for and attend meeting	0.90	\$325.00	\$292.50
		Total before tax			\$292.50
		WA Sales Tax			\$0.00
		Total amount of this invoice			\$292.50

ACCOUNT INFORMATION

Prior account balance as of JUL-01-2026	\$162.50
Payment JUL-20-2026 - Check 1595	(\$162.50)
Invoice 571 AUG-03-2026	\$292.50
Current account balance	\$292.50

AMOUNT DUE: \$292.50

Contractor's Application for Payment

Owner:	City of Lewiston	Owner's Project No.:	IFB-25-007 (WW061)
Engineer:	Merrick & Company	Engineer's Project No.:	181.0270
Contractor:	ML Albright & Sons, Inc.	Contractor's Project No.:	25023
Project:	East Orchards Sewer - Phase III		
Contract:	East Orchards Sewer- Phase III		
Application No.:	8	Application Date:	6/15/2026
Application Period:	From 5/7/2026 to 6/11/2026		

1. Original Contract Price	\$	1,498,383.20
2. Net change by Change Orders	\$	107,330.30
3. Current Contract Price (Line 1 + Line 2)	\$	1,605,713.50
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,605,713.50
5. Retainage		
a. 0% X \$ 1,605,713.50 Work Completed	\$	-
b. 0% X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	-
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,605,713.50
7. Less previous payments (Line 6 from prior application)	\$	1,525,427.82
8. Amount due this application	\$	80,285.68
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	-

Contractor's Certification

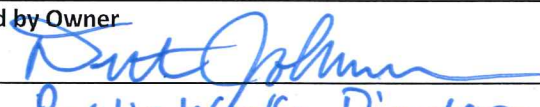
The undersigned Contractor certifies, to the best of its knowledge, the following:

(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: 2026.06.16 10:57:22 -07'00'
Date:	06/16/2026

Recommended by Engineer	Approved by Owner
By:	
Title:	Public Works Director
Date:	7/7/26


6/30/26

Progress Estimate - Unit Price Work

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

Application No.:		8	Application Period:		From	05/07/26	to	06/11/26	Application Date:					06/15/26			
A	B	C	D	E	Contract Information		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		Value of Work Completed to Date (E X G) (\$)	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										
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	1,523.00	\$	75,540.80	\$	-	\$	75,540.80	100%	\$	(48.60)
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	1,350.00	\$	5,400.00	\$	-	\$	5,400.00	100%	\$	-
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	LF	\$	385.00	\$	2,310.00	-	\$	-	\$	-	\$	-	0%	\$	4,500.00
706.4.1.B.1	Concrete Valley Gutter	6.00	LF	\$	385.00	\$	2,310.00	17.00	\$	6,545.00	\$	-	\$	6,545.00	283%	\$	(4,235.00)
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	1.00	\$	9,200.00	\$	-	\$	9,200.00	100%	\$	-
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	1.00	\$	6,500.00	\$	-	\$	6,500.00	100%	\$	-
SP 2001A	Construction Surveying	1.00	EA	\$	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	1.00	\$	1,650.00	\$	-	\$	1,650.00	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	209.00	CY	\$	91.00	\$	19,019.00	253.42	\$	23,061.22	\$	-	\$	23,061.22	121%	\$	(4,042.22)
303.4.1.C.1	Exploratory Excavation	3.00	EA	\$	1,800.00	\$	5,400.00	3.00	\$	5,400.00	\$	-	\$	5,400.00	100%	\$	-
306.4.1.C.1	Native Trench Backfill (see SP 306)	792.00	CY	\$	9.00	\$	7,128.00	1,111.00	\$	9,999.00	\$	-	\$	9,999.00	140%	\$	(2,871.00)
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,603.00	TON	\$	48.50	\$	77,745.50	766.00	\$	37,151.00	\$	-	\$	37,151.00	48%	\$	40,594.50
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	750.00	SY	\$	56.00	\$	42,000.00	520.00	\$	29,120.00	\$	-	\$	29,120.00	69%	\$	12,880.00
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	655.00	LF	\$	167.00	\$	109,385.00	669.00	\$	111,723.00	\$	-	\$	111,723.00	102%	\$	(2,338.00)
501.4.1.C.1	CCTV Inspection - Size 12"	655.00	LF	\$	4.00	\$	2,620.00	655.00	\$	2,620.00	\$	-	\$	2,620.00	100%	\$	-
502.4.1.A.1	Sanitary Sewer Manhole - Type A	2.00	EA	\$	10,700.00	\$	21,400.00	2.00	\$	21,400.00	\$	-	\$	21,400.00	100%	\$	-
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	155.00	LF	\$	108.00	\$	16,740.00	139.00	\$	15,012.00	\$	-	\$	15,012.00	90%	\$	1,728.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	5.00	EA	\$	615.00	\$	3,075.00	3.00	\$	1,845.00	\$	-	\$	1,845.00	60%	\$	1,230.00
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	\$	7,100.00	\$	7,100.00	1.00	\$	7,100.00	\$	-	\$	7,100.00	100%	\$	-
2010.4.1.A.1	Mobilization	1.00	LS	\$	61,000.00	\$	61,000.00	1.00	\$	61,000.00	\$	-	\$	61,000.00	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	\$	2,100.00	\$	2,100.00	1.00	\$	2,100.00	\$	-	\$	2,100.00	100%	\$	-

Unit Price

ELCDC C-620 Contractor's Application for Payment

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Progress Estimate - Unit Price Work

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

Contractor's Application for Payment

Application No.: 8 Application Period: From 05/07/26 to 06/11/26															Application Date: 06/15/26		
A	B	C	D	E	F	G	H	I	J	K	L						
Bid Item No.	Description	Item Quantity	Units	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) (\$)						
				Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)										
SP 2001A	Construction Surveying	1.00	LS	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -	\$ 1,000.00	100%	\$ -						
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)						
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%	\$ -						
Original Contract Totals								\$ 1,469,420.29	\$ -	\$ 1,469,420.29	98%	\$ 28,962.91					

EICDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Owner:	City of Lewiston	Owner's Project No.:	IFB-25-007 (WV061)
Engineer:	Merrick & Company	Engineer's Project No.:	181.0270
Contractor:	ML Albright & Sons, Inc.	Contractor's Project No.:	25023
Project:	East Orchards Sewer - Phase III		
Contract:	East Orchards Sewer- Phase III		

Contractor's Application for Payment

Application No.: 8		Application Period:		From	05/07/26	to	06/11/26	Application Date: 06/15/26				
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) (\$)					
						Change Orders						
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	2,544.60	48,347.40	-	48,347.40	120%	(8,219.40)	
CO4.3	Drain Rock Trench Backfill	-	TON	41.50	-	1,468.00	60,922.00	-	60,922.00	-	(60,922.00)	
CO5.1	Quantity Adjustment	1.00	LS	48,924.85	48,924.85	-	-	-	-	0%	48,924.85	
CO5.2	Additional Excavation	-	CY	15.00	-	683.00	10,245.00	-	10,245.00	-	(10,245.00)	
CO6	CDF Bulkhead	1.00	LS	1,873.67	1,873.67	1.00	1,873.67	-	1,873.67	100%	-	
CO7	Quantity Adjustment	1.00	LS	2,894.45	2,894.45	-	-	-	-	0%	2,894.45	
					Change Order Totals \$	107,330.30	\$	136,293.21	\$	136,293.21	127%	\$ (28,962.91)
Original Contract and Change Orders												
					Project Totals \$	1,605,713.50	\$	1,605,713.50	\$	1,605,713.50	100%	\$

RECEIVED

By Jill Tolman at 1:38 pm, May 05, 2026



INVOICE

City of Lewiston
P.O. Box 617
Lewiston, ID 83501

CLIENT'S PROJECT TITLE**Lew EOS Ph 3 Construction Management**

APPROVED BY: _____

DATE: _____

BILLING PERIOD	TERMS	Merrick Federal Tax ID
Thru 03/27/2026	NET 30	84-0499702
INVOICE DATE	INVOICE #	JOB NUMBER
4/19/26	INV-10278476	150055-0300

Contract Value	Percent Complete This Period	Percent Complete Project To Date	Amount This Period	Amount Project To Date
\$41,007.00	3.86%	101%	\$1,584.30	\$41,361.09
\$41,007.00			\$1,584.30	\$41,361.09

PO 22600662
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

Project Billing Summary

Contract Value	\$41,007.00
Amount Previously Billed	\$39,776.79
Invoice Amount	\$1,584.30
Remaining on Contract	(\$354.09)

TOTAL AMOUNT DUE THIS INVOICE: \$1,584.30

RECEIVED

By Jill Tolman at 1:40 pm, May 05, 2026



INVOICE

City of Lewiston
P.O. Box 617
Lewiston, ID 83501

CLIENT'S PROJECT TITLE

Lew EOS Ph 3 RPR

APPROVED BY: _____

DATE: _____

BILLING PERIOD	TERMS	Merrick Federal Tax ID
Thru 03/27/2026	NET 30	84-0499702
INVOICE DATE	INVOICE #	JOB NUMBER
4/20/26	INV-10278496	150055.0500

	Labor Classification	Hours/ Unit	Rate	Amt This Period
<u>Construction Observation</u>	Construction Observer I	4.00	\$146.00	\$584.00
	Construction Observer III	1.00	\$140.00	\$140.00
	Project Engineer I	0.50	\$125.00	\$62.50
	Construction Observation Labor Subtotal	5.50		\$786.50
	Labor Total	5.50		\$786.50

Project Billing Summary

Contract Value	\$72,627.00
Amount Previously Billed	\$65,130.00
Invoice Amount (w/o Tax)	\$786.50
Sales Tax	\$0.00
Remaining on Contract	\$6,710.50

PO 22600662
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

TOTAL AMOUNT DUE THIS INVOICE: \$786.50





Project Progress Report March 2026

City of Lewiston East Orchards Sewer Phase 3 Project No. 150055

PROGRESS OVERVIEW

1. The work included in this progress payment included:
 - a. Ongoing construction phase services:
 - a. Construction Management
 - b. Onsite construction observation

SCHEDULE

All construction work on the EOS Phase 3 project is anticipated to be completed in April 2026 with Record Document preparation to follow.

PROJECT BUDGET

A summary of the project budget is provided below.

	Budget	Previous Invoiced	Current Invoice	Remaining
PM	\$ 13,130.00	\$ 86,357.75		\$ 11,197.25
Design	\$ 84,425.00			
Bidding	\$ 5,720.00	\$ 5,720.00		\$ -
CMS	\$ 41,007.00	\$ 39,776.79		\$ 1,230.21
Post Const.	\$ 2,660.00	\$ -		\$ 2,660.00
RPR	\$ 72,627.00	\$ 65,130.00		\$ 7,497.00
Mgmt Res	\$ 15,000.00	\$ 7,772.50		\$ 7,227.50
RB Siting	\$ 11,500.00	\$ 11,500.00		\$ -
RB Boring	\$ 71,500.00	\$ 71,500.00		\$ -
Total	\$ 317,569.00	\$ 287,757.04	\$ -	\$ 29,811.96

RECEIVED

By Jill Tolman at 8:46 am, May 26, 2026



INVOICE

City of Lewiston
P.O. Box 617
Lewiston, ID 83501

CLIENT'S PROJECT TITLE**Lew EOS Ph 3 Construction Management**

BILLING PERIOD	TERMS	Merrick Federal Tax ID
Thru 04/24/2026	NET 30	84-0499702
INVOICE DATE	INVOICE #	JOB NUMBER
5/11/26	INV-10281912	150055-0300

Contract Value	Percent Complete This Period	Percent Complete Project To Date	Amount This Period	Amount Project To Date
\$41,007.00	3.50%	104%	\$1,434.74	\$42,795.83
\$41,007.00			\$1,434.74	\$42,795.83

PO 22600662
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

Project Billing Summary

Contract Value	\$41,007.00
Amount Previously Billed	\$41,361.09
Invoice Amount	\$1,434.74
Remaining on Contract	(\$1,788.83)

TOTAL AMOUNT DUE THIS INVOICE: \$1,434.74

APPROVED BY: _____

DATE: _____



RECEIVED

By Jill Tolman at 8:48 am, May 26, 2026



INVOICE

City of Lewiston
P.O. Box 617
Lewiston, ID 83501

CLIENT'S PROJECT TITLE
Lew EOS Ph 3 Post Const

BILLING PERIOD	TERMS	Merrick Federal Tax ID
Thru 04/24/2026	NET 30	84-0499702
INVOICE DATE	INVOICE #	JOB NUMBER
5/11/26	INV-10281913	150055-0400

Contract Value	Percent Complete This Period	Percent Complete Project To Date	Amount This Period	Amount Project To Date
\$2,660.00	16.54%	17%	\$440.00	\$440.00
\$2,660.00			\$440.00	\$440.00

PO 22600662
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

Project Billing Summary

Contract Value	\$2,660.00
Amount Previously Billed	\$0.00
Invoice Amount	\$440.00
Remaining on Contract	\$2,220.00

TOTAL AMOUNT DUE THIS INVOICE: \$440.00

APPROVED BY: _____

DATE: _____





Project Progress Report April 2026

City of Lewiston East Orchards Sewer Phase 3 Project No. 150055

PROGRESS OVERVIEW

1. The work included in this progress payment included:
 - a. Ongoing construction phase services:
 - a. Construction Management
 - b. Onsite construction observation
 - b. Construction contract closeout

SCHEDULE

Merrick is currently producing Record Drawings, anticipated to be completed in June 2026.

PROJECT BUDGET

A summary of the project budget is provided below.

	Budget	Previous Invoiced	Current Invoice	Remaining
PM	\$ 13,130.00	\$ 86,357.75		\$ 11,197.25
Design	\$ 84,425.00			
Bidding	\$ 5,720.00	\$ 5,720.00		\$ -
CMS	\$ 41,007.00	\$ 41,361.09	\$1,434.74	\$ (1,788.83)
Post Const.	\$ 2,660.00	\$ -	\$ 440.00	\$ 2,220.00
RPR	\$ 72,627.00	\$ 65,130.00		\$ 7,497.00
Mgmt Res	\$ 15,000.00	\$ 7,772.50		\$ 7,227.50
RB Siting	\$ 11,500.00	\$ 11,500.00		\$ -
RB Boring	\$ 71,500.00	\$ 71,500.00		\$ -
Total	\$ 317,569.00	\$ 289,341.34	\$1,874.74	\$ 26,352.92

INVOICE

City of Lewiston
P.O. Box 617
Lewiston, ID 83501

CLIENT'S PROJECT TITLE
Lew EOS Ph 3 Construction Management

BILLING PERIOD	TERMS	Merrick Federal Tax ID
Thru 05/29/2026	NET 30	84-0499702
INVOICE DATE	INVOICE #	JOB NUMBER
6/13/26	INV-10284644	150055-0300

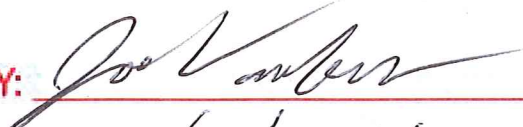
Contract Value	Percent Complete This Period	Percent Complete Project To Date	Amount This Period	Amount Project To Date
\$41,007.00	9.62%	114%	\$3,946.67	\$46,742.50
\$41,007.00			\$3,946.67	\$46,742.50

Project Billing Summary

Contract Value	\$41,007.00
Amount Previously Billed	\$42,795.83
Invoice Amount	\$3,946.67
Remaining on Contract	(\$5,735.50)

PO 22600662
Proj WW061 EOS PHASE 3
09-220-222-91180-Design

TOTAL AMOUNT DUE THIS INVOICE: **\$3,946.67**

APPROVED BY: 

DATE: 7/16/2026

(\$17,547.96 Balance in Memo)





Project Progress Report May 2026

City of Lewiston East Orchards Sewer Phase 3 Project No. 150055

PROGRESS OVERVIEW

1. The work included in this progress payment included:
 - a. Construction phase services are complete.
 - b. Construction contract closeout is ongoing with potential for future change order work still being negotiated.
 - c. Preparation of Record Drawings.

SCHEDULE

Merrick is finalizing Record Drawings, anticipated to be completed in June 2026.

PROJECT BUDGET

A summary of the project budget is provided below.

	Budget	Previous Invoiced	Current Invoice	Remaining
PM	\$ 13,130.00	\$ 97,555.00		\$ -
Design	\$ 84,425.00			
Bidding	\$ 5,720.00	\$ 5,720.00		\$ -
CMS	\$ 41,007.00	\$ 42,795.83	\$ 3,946.67	\$ (5,735.50)
Post Const.	\$ 2,660.00	\$ 440.00		\$ 2,220.00
RPR	\$ 72,627.00	\$ 65,916.50		\$ 6,710.50
Mgmt Res	\$ 15,000.00	\$ 7,772.50		\$ 7,227.50
RB Siting	\$ 11,500.00	\$ 11,500.00		\$ -
RB Boring	\$ 71,500.00	\$ 71,500.00		\$ -
Total	\$ 317,569.00	\$ 303,199.83	\$ 3,946.67	\$ 10,422.50



RE: * EXTERNAL SENDER * URA bond payment coupon [marked for secure delivery]

GR

Gina Rinehart <GRinehart@bannerbank.com>

8/3/2026 8:24:32 PM

To: khollingshead@cityoflewiston.org

Reply All

Encrypt: This message is encrypted. Recipients can't remove encryption.

9.1.25.pdf

Hi Katie,

Unfortunately, the payment notice has not been issued yet. I am attaching a copy of the coupon from last year. The total payment amount will be the same, but there will be more applied to the principal and less in interest. I'm hoping that between last year's coupon and this email that will be adequate documentation for your meeting. I am also including a screenshot confirming payment expected.

Urban
Renewal
Agency of
City of
Lewiston

PO Box 617
Lewiston ID 83501-0617

ID Password or

- Banner Messages (5)

- Pre-Pay Pen Exist
- C/B Non-reporting

Messages

Credit Line

Loan Summary	Credit Line Account	Payment	Past Due	Interest	Reporting	Bank Intern
Balance Details		Payment				
Original Loan Amount:	\$1,980,000.00	Payment Due Date:	09/01/2026			
Current Balance:	\$955,384.53	Next Scheduled Payment Date:	09/01/2026			
Credit Limit:	\$1,980,000.00	Days Past Due:	0			
Interest Accrued:	\$24,796.47	Payment Amount:	\$148,949.56			
Late Charge Due:	\$0.00	Principal & Interest Amount:	\$148,949.56			

Please let me know if this will suffice. Thank you!

Gina

www.bannerbank.com**Gina Rinehart**

Vice President/Commercial Relationship Manager

1005 Bryden Ave Y Lewiston, ID 83501

Internal Extension 52072

Office: 208-799-3570 Cell 208-413-3117

Fax: 208-799-3536

E-Mail: grinehart@bannerbank.com

From: Katie Hollingshead <khollingshead@cityoflewiston.org>

Sent: Monday, August 3, 2026 1:09 PM

To: Gina Rinehart <GRinehart@bannerbank.com>

Subject: * EXTERNAL SENDER * URA bond payment coupon

ALERT: BE CAUTIOUS before clicking any link or attachment originated from external senders.

Hi Gina,

Can you send me a bond payment coupon so I can put it on next week's URA agenda for approval?

Thanks!

Katie Hollingshead, AICP

Assistant Planner

City of Lewiston



T 208.746.1318 x 7261

F 208.746.5595

215 D Street

P.O. Box 617

Lewiston, ID 83501-1930

www.cityoflewiston.org

[City of Lewiston]

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Bill Information

Payment Due Date:	09/01/2025
Bill Due Date:	09/01/2025
Billed Date:	09/03/2025

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



June 3, 2026

Urban Renewal Agency
Attn: Katie Hollingshead, Custodian of Records
khollingshead@cityoflewiston.org

Invoice #06032026 - TR036 Bryden Avenue Reconstruction Stage I (KN 20024)

DESCRIPTION OF WORK OR SERVICE:

Contribution for ROW Preparation – Environmental Update, final ROW plans, legal descriptions.

Attachments: LHTAC 6/2/26 email, URA approval 2/10/26 meeting minutes excerpt, and Public Works' 2/2/26 formal funding request.

INTERDEPARTMENT

Revenue Account: 02-100-000-53425

TOTAL INVOICE AMOUNT

Contribution request: \$200,000

Payment is due within 30 days. Remit to:

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

If you have any questions concerning this invoice, contact:

Public Works
Attn: Alannah McCabe
208-790-8809
publicworks@cityoflewiston.org

e-copy: Aimee Gordon, Finance
Claire Blewett, Finance
Lauren Wilson, Public Works
Alannah McCabe, PE, Public Works
Luke Antonich, PE, Public Works

G:\Shared drives\Public Works CAPITAL\Major or Misc Projects\TR036 Bryden Ave Reconstruction Phase I_Key 20024\Financial\URA\Invoice #06032026 - Supp. #3 Contribution

**Fwd: KN 20224; Bryden Avenue Supplemental #3****Alannah McCabe** <amccabe@cityoflewiston.org>

Tue, Jun 2, 2026 at 2:01 PM

To: Lauren Wilson <lwilson@cityoflewiston.org>, Luke Antonich <lantonich@cityoflewiston.org>, Public Works <publicworks@cityoflewiston.org>

All- The email below is a request from LHTAC for \$200,000 for Bryden Phase 1. ITD requires these funds to be deposited via their portal before an agreement can be written with the Consultant.

The URA has agreed to provide this funding. What can I do to help request the funds from the URA and make the payment via the ITD portal?

----- Forwarded message -----

From: **Kevin Kuther** <KKuther@lhtac.org>

Date: Tue, Jun 2, 2026 at 1:47 PM

Subject: RE: KN 20224; Bryden Avenue Supplemental #3

To: Alannah Bailey <abailey@cityoflewiston.org>

CC: Kellie McKinney <KMckinney@lhtac.org>

Alannah,

Below is a what is needed from the City to execute Supplemental#3 for this project.

Project: Bryden Ave Reconstruction STG 1		Sponsor: City of Lewiston	
WA Number T202370		Consultant: DEA	
Key No.: 20024		Agreement No.: 96067	
Agreement Totals:		Programmed Amount	Expended
Original Agreement Amount:	\$ 882,781.00	PE (ITD) \$ 12,000.00	\$ 11,142.39
Supplemental#1:	\$ 26,786.00	PL (LHTAC) \$ 24,000.00	\$ 35,822.00
Additional Drainage		PC (Consultant) \$ 989,000.00	\$ 933,185.00
Supplemental#2:	\$ 23,618.00		
Traffic Analysis			
Supplemental #3	\$ 258,563.00		
Environmental Documentation, Finalize ROW			
Forsgren RW review	\$ 8,750.00		
Request to increase PL	\$ 24,000.00		
Total Amount:	\$ 1,224,498.00	\$ 1,025,000.00	
Amount requested from City of Lewiston to execute supplemental #3:		\$ 199,498.00	
		Rounded: \$ 200,000.00	

Let me know if you have any questions.

Kevin Kuther, P.E.

Design Manager

Local Highway Technical Assistance Council

D: 208.530.7451

O: 208.344.0565 ext.1007

C: 208.412.6767

www.lhtac.org

From: Alannah McCabe <amccabe@cityoflewiston.org>

Sent: Monday, June 1, 2026 4:40 PM

To: Kevin Kuther <KKuther@lhtac.org>

Cc: Kellie McKinney <KMcKinney@lhtac.org>

Subject: Re: KN 20224; Bryden Avenue Supplemental #3

Kevin,

Yes, we have funding. Can you send a letter or document stating the amount required from the City?

On Mon, Jun 1, 2026 at 3:34 PM Kevin Kuther <KKuther@lhtac.org> wrote:

Alannah,

Is the City prepared to submit the check for this additional funding?

Kevin Kuther, P.E.

Design Manager

Local Highway Technical Assistance Council

D: 208.530.7451

O: 208.344.0565 ext.1007

C: 208.412.6767

www.lhtac.org

From: Kellie McKinney <KMcKinney@lhtac.org>

Sent: Monday, June 1, 2026 1:29 PM

2. City of Lewiston reimbursement request for East Orchards Sewer Phase 3 Construction Project for \$192,586.34 for M.L. Albright.

Chair Switzer asked the board if there were any questions on the reimbursement request. Vice Chair Anderson asked what the updated contact amount was. Director Hollingshead stated that with the amendment approved in December on the M.L. Albright contract, this payment would leave \$699,397.85 remaining on that contract to be reimbursed.

Board members Alford and Anderson moved and seconded, respectively, to approve. Motion carried 5-1, with Board member Havens voting against.

D. Review of Financial Summary – Information Item

1. January 2026

Director Hollingshead passed out paper copies of the January Financial summary (attached to these minutes) as they had been distributed that morning from the finance department. Director Hollingshead stated that the tax payment from the county had been received at the very end of January and was not deposited until February 2nd and would be reflected on the February financial summary.

E. TR036Bryden Avenue Reconstruction Stage 1: Key No. 20024 Funding Request – Action Item

Director Hollingshead introduced City Engineer, Luke Antonich, and reviewed that a memo stating the nature of the request had been included in the packet along with excerpts from the Bryden Avenue Revenue Allocation #6 plan outlining the approved projects, a copy of the reimbursement agreement with Lewiston Orchards Irrigation District, and the increment estimates based on current increments received for the life of the district.

Mr. Antonich reviewed his memo with the board. Mr. Antonich stated that the \$200,000 being requested will help pay for required environmental study updates, final right of way plans and legal descriptions in preparation for right of way acquisition in 2030.

Councilor Wright asked about maintenance on Bryden prior to the full reconstruction. Mr. Antonich stated that the current plan is the most minimal maintenance will be done prior to the full road rebuild.

Board member Havens asked how much of the \$200,000 would be spent prior to 2030. Mr. Antonich stated all of it. Board member Havens asked if they were acquiring right of way. Mr. Antonich stated no, the \$200,000 would pay for the environmental study update, the right of way plans and the legal descriptions to prepare for right of way acquisition in 2030. Board member Havens asked if the URA would be responsible for purchasing right of way. Mr. Antonich stated no, right of way acquisition is a federalized process and the city would follow that federalized process. Board member Havens asked about if a list had been made prioritizing the projects in the Bryden Avenue RAA. Director Hollingshead stated that the plan for Bryden only called out fixing the road, installing new water mains and installing new sewer mains. There is not a detailed list of individual items within those three in the plan. Board member Havens stated that he thought that Elam & Burke had stated that a prioritized list should be made. Director Hollingshead stated that was a blanket statement and that it had not been made specifically about Bryden Avenue, but as a general guideline for all projects, within all

plans, for all Urban Renewal Agency's within the state of Idaho. Board member Havens stated that he just wanted that to be on the record.

Vice Chair Anderson and Board member Alford moved and seconded, respectively, to approve the \$200,000 request from the City of Lewiston for the Bryden Avenue reconstruction stage 1 project. Motion carried, 5-1, with Board member Havens voting against.

F. Review of the draft 2025 Annual Report – Action Item

Director Hollingshead stated that along with the draft annual report included in the packet, she had also included the various supporting documents used to generate the information in the annual report so that the board could see where the information comes from. Director Hollingshead then went through the report page by page reviewing the information and where the information comes from.

Director Hollingshead asked if there were any changes the board would like made. There were none. Board member Bond and Vice Chair Anderson moved and seconded, respectively, to direct staff to schedule the public hearing for the annual report and move forward with the draft report as written. Board member Havens asked if they were approving the draft report. Director Hollingshead stated no, the motion is for staff to move forward with scheduling the public hearing and that the board does not want any changes made to the draft report prior to the public hearing. Director Hollingshead asked if Board member Havens had any changes he wanted made to the draft report. Board member Havens stated no he didn't want to make any changes to the draft report at this time. Motion carried 6-0.

IV. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Board member Havens stated that he wanted to make it known to Councilor Wright that when he votes no, he votes no for the county and it's the county's position. Board member Havens stated that Elam and Burke is the URA's lobbyist and so it is not correct to say that we do not pay them to represent us. Director Hollingshead clarified that Elam and Burke is not the lobbyist for the URA, the URA is a member of the RAI (Redevelopment Association of Idaho) which employs a lobbyist, Benn Brocksome and Associates. The URA pays a membership fee and a lobbying fee to RAI.

Board member Havens asked if Director Hollingshead could provide when the lobbyist was changed to Benn Brocksome. Director Hollingshead stated she would bring that back to the next meeting. Board member Havens stated that sometime last year he had requested that North Central Health District attend a meeting and present information on nitrates in the water and they did not show up, but Nez Perce County Soil and Water did show up. At a different meeting, DEQ and the Health Department were there and they do testing regularly and said that they would come to a meeting of the URA. Board member Havens stated that he wanted the Health Department and DEQ to be invited to a meeting, and he wanted the county to be copied on the invite, to speak about nitrates in the water. Board member Bond asked if that needed to be an action item for the board to vote on. Legal Counsel O'Sullivan stated yes, that if the board is going to direct staff work that it needs to be done by the board and not by an individual board member. Director Hollingshead stated that she could add that as an action item for the board to consider at the next meeting.



February 2, 2026

Katie Hollingshead
Urban Renewal Agency
Via Email: 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 4th to 7th 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 4th to 7th 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
208-791-0302

URBAN RENEWAL AGENCY
FISCAL YEAR 2026
SUMMARY OF ACTIVITY (as of 06/30/26)

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
9/30/2025		-	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84
RECEIPTS:						
Monthly Urban Renewal Collections (Property Tax)	OCT'25-SEPT'26	-	497,776.91	416,021.52	222,172.44	1,135,970.87
Reimbursements	OCT'25-SEPT'26					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'25-SEPT'26		2,917.75	5,460.71	3,075.00	11,453.46
State Investment Interest Earned	OCT'25-SEPT'26		15,485.39	53,705.34	14,896.44	84,087.17
EXPENDITURES:						
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)
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)
1581 - Pmt to O'Sullivan Legal PLLC	JAN'26		(78.67)	(78.67)	(78.66)	(236.00)
1582 - Pmt to City of Lewiston	JAN'26		(194,164.78)			(194,164.78)
1583 - Pmt to O'Sullivan Legal PLLC	FEB'26		(65.00)	(65.00)	(65.00)	(195.00)
1584 - Pmt to City of Lewiston	FEB'26		(192,586.34)			(192,586.34)
1585 - Pmt to O'Sullivan Legal PLLC	MAR'26		(97.50)	(97.50)	(97.50)	(292.50)
1586 - Pmt to City of Lewiston	MAR'26		(5,195.85)	(5,195.85)	(5,195.85)	(15,587.55)
1587 - Pmt to City of Lewiston	MAR'26		(46,230.00)			(46,230.00)
1588 - Pmt to City of Lewiston	APR'26		(288,562.71)			(288,562.71)
1589 - Pmt to O'Sullivan Legall PLLC	APR'26		(108.33)	(108.33)	(108.34)	(325.00)
1590 - Pmt to TPC Holdings Inc	APR'26		(19.80)	(19.80)	(19.80)	(59.40)
1591 - Pmt to ICRMP	APR'26		(439.67)	(439.67)	(439.66)	(1,319.00)
1592 - Pmt to O'Sullivan Legal PLLC	JUN'26		(162.50)	(162.50)	(162.50)	(487.50)
1593 - Pmt to City of Lewiston	JUN'26		(341,469.37)			(341,469.37)
1594 - Pmt to Presnell Gage PLLC	JUN'26		(1,866.67)	(1,866.67)	(1,866.66)	(5,600.00)
						-
						-
						-
BALANCE		-	1,175,065.70	2,511,433.33	883,533.15	4,570,032.18
Restricted & Reserved Funds						
#5 Debt Service Reserve Primary - Banner ¹			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner ¹			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
AVAILABLE FUNDS		-	546,547.07	2,511,433.33	883,533.15	3,941,513.55

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	
Twin River National Bank	-	155,202.36	667,613.41	372,108.11	1,194,923.88
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	-	139,854.96	1,843,820.02	511,425.17	2,495,100.15
	-	1,175,066.05	2,511,433.43	883,533.28	4,570,032.76

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