

June 15, 2026

Ms. Lisa Horowitz
City Administrator, City of Hailey
115 South Main Street
Hailey, Idaho 83333

RE: Letter of Intent to Annex – Blaine Crossing

Dear Lisa,

On behalf of Wood River Community Ventures, we respectfully submit this letter expressing our intent to annex approximately 108.8 acres of property located contiguous to the southern boundary of Hailey. The property lies within the Hailey Area of City Impact and is well-positioned to be incorporated into the City in a manner that supports orderly growth, efficient delivery of municipal services, and long-term community objectives.

Project Overview:

The proposed annexation is intended to facilitate a mixed-use community, which includes workforce housing, market-rate housing, light industrial opportunities, service-oriented commercial, and a potential hospitality site within a recreation-oriented development that aligns with the goals and policies of the Hailey Comprehensive Plan.

Key elements we anticipate for the project include:

- A variety of housing types including multifamily apartments, both low-income and market-rate, townhomes, and small lot single-family homes.
- Areas for light industrial space.
- Approximately 25,000 square feet of service-oriented commercial space.
- A site proposed for hospitality use, adjacent to the contemplated BCRD fields.
- A proposed open space/recreational site for recreation fields and programming in conjunction with BCRD.
- An extended BCRD trail system with added Toe of the Hill Trail.
- A shared park-and-ride lot for Mountain Rides users.
- Limited impact on municipal water resources as the project has ample water rights to offset the impacts to the municipal water system.
- A phased development approach in multiple phases over the next 10-15 years.

Community Benefits:

As part of the annexation request, we anticipate working collaboratively with the City to define a public benefits framework that may include:

- Provision of certain workforce and/or deed-restricted housing which will contribute to the housing needs of Hailey and the entire Wood River Valley.
- Dedication of open space sites.
- Trail and multimodal connectivity improvements.
- Perpetuation of community character through regionally responsive design.

- Implementation of sustainable water-wise landscapes.
- Infrastructure upgrades necessitated by the project.
- Increase the City's tax base to enhance the long-term economic vitality of the City.

Utilities, Water Rights, and Services:

We recognize that annexation will require coordination regarding public services and infrastructure, including:

- Extension and connection to the municipal water and wastewater systems, including the potential application of re-use water for irrigation purposes.
- Thoughtful design and construction of roadways, sidewalks, paths and trails.
- Compliance with applicable City standards and Idaho regulations

As you know, water rights are a critical component of development in the Wood River Valley, and we are committed to working collaboratively with the City to ensure that a portion of our existing water rights will meet the proposed consumptive use of the project. Additionally, we are committed to working with the City of Hailey on any surplus water rights we can offer to the City for potential purchase.

Annexation Process & Coordination:

We view this letter as an initial step in the annexation process and respectfully request:

- Placement on a City Council agenda (July 13th) to present this request.
- Direction from staff regarding application requirements and timing.
- Coordination of the negotiation and execution of a mutually agreed upon Annexation Agreement.

We look forward to engaging with City staff, elected officials, and the community throughout this process to ensure a transparent and collaborative effort.

We believe the proposed annexation represents a thoughtful opportunity to expand the City of Hailey in a manner consistent with its vision for growth, infrastructure planning, and community character.

Thank you for your time and consideration. We welcome the opportunity to meet and discuss next steps.

Sincerely,

Arthur F. (Skip) Oppenheimer
Oppenheimer Development Corporation

Doug Oppenheimer
Oppenheimer Development Corporation