

Legacy Crossing Urban Renewal District Redevelopment Plan

Prepared for the Moscow Urban Renewal Agency
by Consultants & Staff to the Urban Renewal Agency

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TABLE OF CONTENTS

Section 100: Introduction	1
Section 101: General Procedures of the Agency	4
Section 102: Provisions Necessary to Meet State & Local Requirements	5
Section 103: History & Current Conditions	5
Section 104: Purpose of Activities	6
Section 200: Descriptions of Project Area & Expanded Project Area	6
Section 300: Proposed Redevelopment Actions	7
Section 301: General	7
Section 302: Urban Renewal Plan Objectives	8
Section 303: Participation Opportunities & Agreements	10
Section 304: Cooperation with Public Bodies	11
Section 305: Property Acquisition	12
Section 305.1: Real Property	12
Section 305.2: Personal Property	13
Section 306: Property Management	14
Section 307: Relocation of Persons (including Individuals and Families), Business Concerns, and Others Displaced by the Project	14
Section 308: Demolition, Clearance, and Building Site Preparation	15
Section 308.1: Demolition and Clearance	15
Section 308.2: Preparation of Building Sites	15
Section 309: Property Disposition and Development	15
Section 309.1: Real Property Disposition and Development	15
Section 309.1 (A): General	15
Section 309.1 (B): Disposition and Development Documents	16
Section 309.1 (C) Development by the MURA	17
Section 309.1 (D) Development Plans	18
Section 310: Personal Property Disposition	18
Section 311: Rehabilitation and Conservation	18
Section 312: Participation with Private or Public Development	19
Section 313: Conforming Owners	19
Section 314: Art Funding	19
Section 400: Uses Permitted in the Project Area	20
Section 401: Redevelopment Plan Map & Development Strategy	20
Section 402: Designated Land Uses	20
Section 402.1: Commercial Uses	20
Section 402.2: Residential Uses	20
Section 402.3: Industrial Uses	20

Section 403: Other Land Uses	20
Section 403.1: Public Rights-of-Way	20
Section 403.2: Other Public, Semi-Public, Institutional and Nonprofit Uses	21
Section 403.3: Interim Uses.....	21
Section 404: General Controls and Limitations	21
Section 404.1: Construction	22
Section 404.2: Rehabilitation and Retention of Properties	22
Section 404.3: Limitation on Type, Size and Height of Building	22
Section 404.4: Open Spaces, Landscaping, Light, Air and Privacy.....	22
Section 404.5: Signs.....	22
Section 404.6: Utilities	22
Section 404.7: Incompatible Uses	23
Section 404.8: Nondiscrimination and Nonsegregation.....	23
Section 404.9: Subdivision of Parcels.....	23
Section 404.10: Minor Variations.....	23
Section 404.11: Off-Street Loading.....	23
Section 404.12: Off-Street Parking.....	24
Section 405: Design for Development	24
Section 405.1: Design Guidelines for Development.....	24
Section 405.2: Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement	24
Section 500: Methods of Financing the Project	25
Section 501: General Description of the Proposed Financing Method.....	25
Section 502: Revenue Bond Funds.....	25
Section 503: Other Loans and Grants	26
Section 504: Revenue Allocation Financing Provisions.....	26
Section 504.1: Economic Feasibility Study	27
Section 504.2: Assumptions and Conditions/Economic Feasibility Statements	28
Section 504.3: Ten Percent Limitation	28
Section 504.4: Financial Limitation	29
Section 504.5: Rebate of Revenue Allocation Funds.....	30
Section 504.6: Participation with Local Improvement Districts and Business Improvements Districts	30
Section 504.7: Issuance of Debt and Debt Limitation.....	31
Section 504.8: Impact on Other Taxing Districts and Levy Rate	31
Section 504.9: Phasing and Other Fund Sources	32
Section 504.10: Lease Revenue Bonds.....	33
Section 504.11: Lease Revenue, Parking Revenue, and Bonds	33
Section 600: Actions by the City of Moscow.....	33
Section 601: Maintenance of Public Improvements.....	34
Section 700: Enforcement	35
Section 800: Duration of This Plan.....	35
Section 900: Procedure for Amendment	36
Section 1000: Severability.....	36
Section 1100: Annual Report	36

Legacy Crossing Urban Renewal District Redevelopment Plan Moscow, Idaho

Section 100: Introduction

The City of Moscow is located in Northern Idaho and within Latah County. The City boundary is adjacent to the Idaho-Washington state border, and is about 8 miles from Pullman, Washington. Moscow and Pullman, Washington are homes to the University of Idaho, and Washington State University, respectively. The economies of both cities have historically been based on these educational institutions and on the surrounding region's agricultural industries.

The City of Moscow's first urban renewal district, Alturas Technology Park, is an Urban Renewal/Competitively Disadvantaged Border Community Area. Its redevelopment plan has fostered economic growth through diversification by establishing a research and technology park for location of appropriate businesses.

The Plan proposes that the Moscow Urban Renewal Agency, and the Mayor and City Council, desire to eliminate conditions impeding the City's economic growth in an area located between Moscow's historic downtown and the University of Idaho campus, an area designated as Legacy Crossing. The Agency will pro-actively address issues creating static economic conditions for the last decade or more, by taking actions targeted toward improvement of both underdeveloped properties and those properties in transition. Such actions are intended to spur more rapid land use transition of properties from former agricultural and/or industrial uses to new uses, to create more cohesive zoning arrangements, to add to the General Business and Residential/Office mixed uses zones, and thereby transform the area from its current economic liability toward economic vibrancy. This transition will add to the quality of civic life and improve the public safety of citizens and visitors.

What follows are details on the Legacy Crossing Urban Renewal District Redevelopment Plan (the "Plan") for the Legacy Crossing Plan Area (the "Project"), as managed by the Moscow Urban Renewal Agency (the "Agency"), in the City of Moscow (the "City"), Latah County, state of Idaho. This plan consists of the text contained herein and the following attachments:

- Maps of the Project Area Boundary (Attachment 1) which is the same as the Revenue Allocation Area Boundary. "Revenue Allocation Area" means that portion of an urban renewal area which the local governing body has determined is likely to increase in equalized assessed valuation as a result of the initiation of an urban renewal project. These maps show the area's current zoning (Attachment 3) and land uses and the proposed zoning (Attachment 4) and land uses in the same Project Area;
- Legal description of the Legacy Crossing Urban Renewal District Revenue Allocation Area (Attachment 2);

- Infrastructure needs for improvements within the Project Area, together with descriptions and 2007 costs estimates (Attachment 5);
- Index of redevelopment likelihood identified by parcel within the Revenue Allocation Area & Legacy Crossing Project Area (Attachment 6) as well as a map of the redevelopment area (Attachment 7);
- Economic Feasibility Study for the Legacy Crossing District (Attachment 8) which identifies the fiscal impact upon all taxing entities (including the City) of allocating tax increment resulting from increased valuations within the Project Area to the Agency for the life of the Plan, and which addresses the potential that the Agency may finance various improvements with bonds or other obligations;
- A listing of private properties which may be acquired by the agency (Attachment 9).

The term "Project" is used herein to describe the overall activities defined in this Plan, and the project conforms to the statutory definition of "urban renewal project." Reference is specifically made to Idaho Code § 50-2018(j) for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the Legacy Crossing Project Area. The term "Project" is not meant to refer to a specific activity or development scheme.

This Plan was prepared by consultants & staff of the Moscow Urban Renewal Agency (the "Agency"). The Plan was reviewed and recommended by the Agency Commission members, pursuant to the State of Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code (the "Law"); the Local Economic Development Act, Chapter 20, Title 50, Idaho Code (the "Act"); and all applicable local laws and ordinances. The proposed redevelopment of the Legacy Crossing Project Area as described in this Plan conforms to the Comprehensive Plan of the City of Moscow, as adopted by the City Council.

The Agency may create several planning documents over time that generally describe the overall Legacy Crossing Project and may identify certain specific public and private capital improvement projects. Because of the changing nature of the Project, these documents, by necessity, must be dynamic and flexible. These documents will be modified as economic circumstances and market conditions warrant. These modifications shall not be deemed as an amendment of this Plan or its intent. No modification will be deemed effective if it is in conflict with this Plan. The planning documents are purposely flexible and do not constitute specific portions of the Plan.

Prior to the adoption of any planning document or proposed modification to any planning document, the Agency shall notify the City and publish a public notice of such proposed modification at least thirty (30) days prior to the consideration of such proposed modification, thus providing the City and any other interested person or entity an opportunity to comment on said proposed modification. The Agency Commission shall consider any such comments and determine whether to adopt the modification. The planning documents apply to redevelopment activity within the Legacy Crossing Project Area as described herein. In the

event of any conflict between this Plan and the appended documents, the provisions of this Plan shall control. The Agency intends to rely heavily on any applicable City design standards which may cover all or part of the Legacy Crossing Project Area.

This Plan provides the Agency with powers, duties, and obligations designed to facilitate implementation of the Plan and to further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Legacy Crossing Urban Renewal District Plan/the Project Area. The Agency retains all powers allowed by the Law and Act. Because of the long-term nature of this Plan and the need to retain in the Agency the flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area.

Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed. Such process will identify tools provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions. Implementation of this Plan will require public co-investment to help stimulate desired private development. Typically, the public will fund enhanced public facilities such as streets, sidewalks, parking facilities, parks, public buildings, utilities, cultural facilities, and playgrounds or plazas which, in turn will create an attractive setting for adjacent private investment.

The Agency realizes that accomodating new civic and cultural uses in Legacy Crossing will require investment in appointments of parks and public spaces. The Agency intends to allocate a certain percentage of its annual district revenues toward funding such appointments as:

- Landscape development & open space development, including street trees
- Pedestrian scale lighting
- Signage and way-finding amenities
- Street furniture

and other appointments and investments it deems supportive of the Legacy Crossing Plan goals. In addition, in keeping with the Moscow community's designation as "Heart of the Arts" and recognizing the unique economic impacts of art in the community, the Agency will allocate a minimum of 1% of its annual Legacy Crossing Urban Renewal District increment revenues to public art projects.

The particular projects or redevelopment projects by private entities described herein are not intended to be an exclusive or exhaustive list of potential redevelopment activity. Allowed projects are those activities which comply with the Law and the Act and which meet the overall objectives of the Plan. The purposes of the Law and Act that will be attained through and with the major goals of this Plan are:

- a) The elimination of deficiencies in the Legacy Crossing Project Area, including, but not limited to, deteriorating or deteriorated, or inadequate public improvements and facilities;

- b) The assembly of land into parcels suitable for modern development in the Legacy Crossing Project Area, with appropriate setbacks, parking, pedestrian safety, and vehicular circulation;
- c) The re-planning, redesign, and development of undeveloped, or underdeveloped areas which may be stagnant or improperly utilized or which are in transition from one use to another;
- d) The strengthening of the economic base of the Legacy Crossing Project Area and the community, by the installation of needed public improvements and/or upgrading of facilities to accommodate or to stimulate new commercial expansion which supports environmentally sustainable projects and practices intended to promote minimum impact on the environment (including impacts on energy, transportation and water resources); and to stimulate employment and economic growth, and to enhance the variety of available residential housing options;
- e) The establishment and implementation of performance criteria to assure appropriate site design standards, including environmental quality and other design elements which provide unity and integrity to the entire Legacy Crossing Project Area;
- f) The strengthening of the tax base of the City and other taxing districts by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Legacy Crossing Project Area is located; and
- g) The creating of public spaces, public art, parks, trails and bike paths, and assorted green infrastructure.

Section 101: General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law, the Public Records Act, the Ethics in Government Act, financial reporting requirements under Idaho Code § 67-450B, and the competitive bidding requirements under Chapter 28, Title 67.

Generally, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever it is stated in the Plan that the Agency may modify, change, or adopt certain policy statements or contents of the Plan not requiring a formal amendment to the Legacy Crossing Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Commission of such policy or procedure, duly noticed upon the Agency meeting agenda and considered by the Agency at an open public meeting and adopted by a majority of a quorum of the members present, unless any provision herein provides otherwise.

Section 102: Provisions Necessary to Meet State & Local Requirements

Section 102.1: Conformance with State of Idaho Urban Renewal Law of 1965, amended

The Law allows for an urban renewal plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Moscow City Council. On September 17, 2007, by Resolution 2007-24, the Moscow City Council determined the Legacy Crossing Project Area to be deteriorated or deteriorating.

On February 19, 2008, by Resolution 2008-05, the Moscow City Council determined an additional area to be deteriorated or deteriorating. Such area has been identified as an addendum to the Greater Downtown Moscow Area Eligibility Report dated August 7, 2007. With the adoption of Resolutions 2007-24 and 2008-05 the preparation of an urban renewal plan was authorized.

In accordance with the Idaho Urban Renewal Law of 1965, the Plan was submitted to the Moscow Planning and Zoning Commission ("P&Z Commission") at a public meeting held on April 9, 2008. After consideration of the Plan, the P&Z Commission filed its recommendation with the City Council stating that the Plan is in conformity with the Comprehensive Plan of the City of Moscow on April 29, 2008.

Pursuant to the Law and the Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the Legacy Crossing Urban Renewal Plan on June 2, 2008, by Ordinance Number 2008-10.

Section 103: History & Current Conditions

The Legacy Crossing Project Area is considered to be deteriorated or deteriorating because of the presence of various conditions, most of which are related to public infrastructure. (These conditions are referred to with more specificity on Attachment 5.) Whether the infrastructure is older and needs to be replaced or upgraded, or such infrastructure has been determined to be grossly inadequate to serve planned new development, the result is the same: existing development is often discouraged from upgrading and expanding, and new development is often slowed or thwarted because of the inadequacy of necessary public infrastructure such as road connectivity or sewer capacity.

The preparation and approval of the Plan, including a revenue allocation financing provision, provides additional resources to solve the public infrastructure problems in this area. Revenue allocation financing, also known as tax increment financing, should help to improve the situation. In effect, property taxes generated by new developments within the area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new development in the Project Area may also generate new jobs in Moscow that would, in turn, benefit area residents and businesses.

Section 104: Purposes of Activities

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity as it is now contemplated. The Agency reserves the right to change amounts from one category to another, as long as the overall total amount estimated is not substantially exceeded.

The items and amounts are not intended to relate to any one particular development, developer, or owner. Rather, the Agency intends to discuss and negotiate with any party, owner or developer who seeks Agency assistance in developing property according to the Plan. During such negotiation, the Agency will determine, on an individual basis, the eligibility of the activities sought for Agency funding, and the amount the Agency may fund by way of percentage or other criteria. The Agency will take into account the amount of revenue allocation proceeds (increment) estimated to be generated from a developer's activities. The Agency also reserves the right to establish, by way of policy, its funding percentage or participation, which would apply to all parties, owners and developers.

The activities listed in Attachment 5 are generally segregated by type and amounts funded, but not by year of funding, as funding depends to some extent on market forces. As required by the Law and Act, the Agency will adopt more specific budgets annually. Agency reserves the right to prioritize the several projects described in this Plan, and the Agency reserves the right to retain its flexibility in funding the various activities.

Throughout this Plan there are references to Agency activities, Agency funding, and the acquisition, development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. In some respects the activities listed in Attachment 5 are concepts which will be determined or prioritized as the overall Project Area develops.

The Agency reserves the right to prioritize the projects described in this Plan. The Agency also reserves the right to retain its flexibility in funding the various activities. The Agency also reserves its discretion and flexibility in deciding which improvements should be funded and at what level, whether using its own funds or funds generated by other sources.

Section 200: Descriptions of Project Area

The boundaries of the Legacy Crossing Project Area and of the Revenue Allocation Area are synonymous, and are shown in Attachment 1 and described in Attachment 2, which are attached hereto and incorporated herein by reference. The Area starts at Henley Street and Highway 8 on the South, continues northwesterly along the eastern boundary of the University of Idaho to South Line Street, at which point the boundary doubles back along West Pullman Road to South Lieuellen Street, where it goes north to West A Street, then east to the alley between Jackson and Main, then south along the alley, circumventing the Moscow Hotel, then south to West 8th Street, then southeasterly to Highway 8, east on White Place to Lynn Street, south to Paradise

Creek, and finally northwesterly along the south side of Paradise Creek to Henley. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the other boundary of rights-of-way or other natural boundary.

Section 300: Proposed Redevelopment Actions

Section 301: General Overview

The Agency proposes to eliminate and prevent the spread of deterioration in the Legacy Crossing Project Area, as well as add to its economic vitality, by a variety of means. Among those means legally available to the Agency according to the Law and the Act are:

1. The acquisition of certain real property together with any improvements thereon;
2. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration;
3. The provision for participation by property owners within the Project Area;
4. The provision for relocation assistance to displaced Project occupants, if any is needed, as required by law;
5. The installation, construction, widening, alignment or reconstruction of streets, redesigning of intersections, improving signalization and pedestrian access;
6. The improvement of utilities including water and sewer systems, electrical distribution and transmission lines in underground configuration, if needed to encourage new developments, multi-modal transportation and parking facilities, and other public improvements related to green infrastructure and waterway improvements, including, but not limited to, irrigation and drainage laterals and ditches, storm drain systems, as well as walkways, street lighting, parks and public open spaces, and improvements to railroad tracks and property;
7. The disposition of property for uses in accordance with the Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with the Plan, especially development which is sensitive to and respectful of existing natural resources including streams and vegetation;
9. The rehabilitation of structures and improvements by present owners, their successors, the City and the Agency;

10. The preparation and assembly of adequate sites for development & construction of facilities for commercial, mixed-use residential, office, appropriate retail and other ancillary uses;
11. To the extent allowed by law, to lend or invest federal and/or Agency funds to facilitate redevelopment;
12. The construction of foundations, platforms, and other like structural forms necessary as sites for buildings to be used for mixed use commercial and other uses contemplated by the Plan;
13. To provide utilities to the several development sites.

In the other accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law. Primarily, the Agency intends to provide connectivity improvements for pedestrian and vehicular traffic, to install or improve public infrastructure, to improve and add to open space, to seek more cohesive zoning arrangements, and to encourage development of mixed-use projects consisting of residential, office, and supporting commercial and retail, with the goals of adding to the City's economic development and viability.

Section 302: Urban Renewal Plan Objectives

Urban renewal action is necessary in the Legacy Crossing Project Area to combat problems of physical deterioration and economic underdevelopment.

The Legacy Crossing Project Area consists of approximately 163 gross acres, with boundaries described in Section 200.

Conditions of properties located within the boundaries of the Legacy Crossing Project Area reveal a history of a slow-growing tax base primarily attributed to the lack of public improvements or deteriorating public improvements; inadequate facilities such as sewer capacity; sub-standard street conditions, including lack of pedestrian walkways and bike paths, curbs, gutters and the like; incomplete road connections resulting in congestion and compromised safety; undeveloped and underdeveloped properties; the change in use from agricultural or industrial to commercial, retail and mixed uses; and other factors. The area has a history of a slow-growing tax base primarily attributed to inadequate street and utility improvements, inadequate public park areas, undeveloped properties, and other deteriorating areas. In addition, portions of the Project Area have recently been found to contain contaminated soil and groundwater, requiring remediation.

In its location, this Project Area environment contrasts sharply with the growing economic and cultural strength of Moscow and the Latah County region.

Accordingly, the Plan under consideration for the Legacy Crossing Project Area is a proposal for public improvements and facilities to:

- Provide an improved environment for new commercial and mixed-use developments
- Eliminate unsafe and hazardous conditions
- Assist potential owners and other developers to create appropriate development sites through aggregation of existing small parcels and, where necessary, through acquisition, demolition, and disposition activities
- Improve multi-modal transit and multi-modal parking opportunities throughout the Project Area
- Otherwise prevent the extension of blight and deterioration and reverse the deteriorating characteristics of the area
- Promote sustainable development intended to minimize environmental impacts and promote wise use of natural resources, including water resources.

The Agency may participate in the cost of removal of extraordinary site conditions. Any streets or other rights-of-way to be vacated or relocated will create additional building area for mixed-uses or public use. Any such vacations or relocations must be requested from and approved by the City of Moscow or any other agency having jurisdiction over the particular public right-of-way.

Acquisition of any interest in real property may be utilized by the Agency when and if the Agency deems it necessary to promote redevelopment in accordance with the objectives of the Legacy Crossing Plan. A further objective of the Plan is to provide for the acquisition of property to be used for public facilities. Off-street parking facilities may be developed or improved to serve new commercial uses within the Project Area. Over the life of the Plan, land use in the Legacy Crossing Project Area will be modified to the extent that buildings or land currently vacant or underdeveloped may be converted to mixed-uses, to public and private parking, and to public or semi-public uses. The provisions of this Plan are applicable to all public and private property in the Legacy Crossing Project Area.

The provisions of the Legacy Crossing Urban Renewal District Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how and when the Plan can be implemented, given the changing nature of market conditions. Transforming the Legacy Crossing Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

1. Initiate simultaneous projects designed to revitalize the Project Area. From sewer improvements, to aggregating parcel ownership, to significant new development, the Agency plans to play a key role in creating and facilitating conditions to encourage the necessary momentum.

2. Develop new mixed-use projects to attract, encourage and assist the development of new businesses within the Project Area.
3. Pursue development across a variety of land-use sectors simultaneously.
4. Secure certain public open space in critical areas. This public open space will increase property values adjacent to it and, with amenities investments and with public art integrated, greatly contribute to a new sense of place ("placemaking").

Without direct public intervention, much of the Legacy Crossing Project Area could conceivably remain unchanged for the next several years. Success will come through numerous public-private partnerships. The Plan creates the necessary flexible framework for the Legacy Crossing Project Area to expand Moscow's economic vitality.

Section 303: Participation Opportunities & Agreements

Section 303.1: Participation Agreements

If the Agency determines that it is in the best interests of the Agency and the public in furtherance of the Plan, the Agency may enter into owner participation agreements with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property. In that event, the Agency may allow for an existing or future owner of property to remove his property and/or structure from future Agency acquisition subject to entering into an owner participation agreement.

Each structure and building in the Legacy Crossing Project Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency may, in conjunction with the City, so certify, if the executed owner participation agreements meet the following conditions and rehabilitated or new structures meet the following standards:

1. Any such property within the Legacy Crossing Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty four (24) years.
2. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Moscow and any other regulatory agency having jurisdiction.
3. Any new construction shall conform to all applicable provisions, requirements and regulations of this Plan.

4. Any new construction shall also conform to all applicable codes and ordinances of the City of Moscow and any other regulatory Agency having jurisdiction.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. The provisions of this Plan are applicable to all public and private property in the Legacy Crossing Project Area.

In the event a participant under a participation agreement fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with Section 307 of this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

1. Encourage property owners or tenants to revitalize deteriorated and/or deteriorating areas of their parcels and to incorporate elements of the Plan.
2. Subject to the limitations of the Law and the Act, provide incentives to existing property owners or tenants to encourage continued utilization and expansion of existing permitted uses to prevent Legacy Crossing properties from falling into disuse, or proliferation of vacant and deteriorated parcels.
3. Allow existing nonconforming uses to continue in accordance with City regulations and to accommodate improvements and expansions allowed by City regulations.
4. Subject to the limitations of the Act, provide incentives to improve nonconforming Legacy Crossing properties so they implement the design guidelines recommended by this Plan to the extent possible, and encourage an orderly transition from nonconforming to conforming uses over the planning horizon.

All such agreements will address phasing issues, justification, and eligibility projection costs and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation.

Section 304: Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency may impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of the Plan. Additionally, consideration will be given to such PUD overlay zone design requirements as may be in effect at the time projects are brought before the

Agency. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements within the Legacy Crossing Project Area. Emphasis will be made on items including, but not limited to, site access issues, view-shed preservation, streetscape and building mass standards, pedestrian connectivity, integration of community spaces, green spaces, and open spaces, vehicular storage, and sustainable development practices.

The Agency specifically intends to cooperate to the extent allowable by law with the City of Moscow, Latah County, and the state of Idaho for the construction and reconstruction of public improvements and facilities, including water and sewer systems and street improvements. Specifically, the Agency intends to address public safety, traffic and connectivity issues in the Legacy Crossing Project Area with the City. The Agency seeks to provide input, guidance, and financial assistance, if appropriate, to improve traffic flow, connectivity and roadway and access improvements, streetscapes, and related traffic issues. The Agency also intends to cooperate with local transit authorities to improve transit and other transportation opportunities in the Project Area.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Legacy Crossing Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall comply with the provisions of the Plan.

In the event the Agency is participating with a public entity in a public development by way of financial incentive or otherwise, the public entity shall enter into a participation agreement with the Agency and then said public entity shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 304 of this Plan.

Section 305: Property Acquisition

Section 305.1: Real Property

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performed under the agreement.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan or for the assembly of properties for the redevelopment of those properties to achieve the objectives of this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the Agency's widespread use of its resources for property acquisition, except for the construction of public improvements and any ability to engage in certain demonstration projects and other major objectives outlined in this Plan and to assemble certain critical or strategic parcels to dispose to the private sector to assist in the redevelopment of the Project Area.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the State of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority without an express amendment to this Plan, properly approved by the City Council.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area" Idaho Code § 50-2018(12). The Agency has not identified any particular parcel for acquisition for the construction of public improvements. These activities are generally described in Attachment 5. The Agency may also acquire property for the purpose of developing public parking facilities, providing public open space, and enhancing the opportunity for other uses. At the present time, the Agency cannot specifically identify which parcels may be necessary for acquisition. The Agency reserves the right to determine which properties, if any, should be acquired. Generally, the Agency will invoke its acquisition authority only for the elimination or mitigation of deteriorated or deteriorating buildings, structures, or properties in order to enhance public open space in the Project Area or to assist or participate in site reclamation, remediation, or elimination of blighted or deteriorated areas, and then only by voluntary means. However, the Agency's authority to invoke eminent domain to acquire real property for disposition to private parties for economic development is limited by Idaho Code § 7-701A.

Section 305.2: Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of the Plan and where allowed by law, the Agency is authorized to acquire personal property in the Legacy Crossing Project Area by any lawful means, including eminent domain. For purposes of the Plan, acquisition of certain permanent fixtures or improvements upon real property shall be governed by this section.

The Agency retains the right to purchase those fixtures or improvements (including buildings) for the purpose of eliminating certain deteriorated or deteriorating structures or to facilitate the redevelopment of the real property upon which the buildings and structures are located. Such acquisition shall be based upon appraised value of the structures and negotiation with the

owner of the structures. The Agency shall take into account, before committing to such acquisition, any environmental or other liability present or potentially present in such structures.

In the event the Agency determines to acquire such property, it shall do so upon the successful negotiation of an owner participation agreement in compliance with the terms of Section 303.1 of the Plan. In addition, such owner shall commit to the redevelopment of the real property and to maintain the real property in a safe and clean manner. The Agency shall acquire such property by way of any acceptable conveyance.

Section 306: Property Management

During such time such property, if any, in the Legacy Crossing Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

Section 307: Relocation of Persons (including Individuals and Families), Business Concerns, and Others Displaced by the Legacy Crossing Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may also undertake relocation activities for those not entitled to benefit under federal law as the Agency may deem appropriate and for which funds are available. In the event the Agency's direct activities result in displacement of families within the Legacy Crossing Project Area, the Agency shall compensate such residents by providing reasonable moving expenses into decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. For any other activity, the Agency will comply with the provisions of the Idaho Urban Renewal Law regarding relocation.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The Agency may or may not determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government or local government.

The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump sum per-case basis. The Agency may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the Agency to achieve the objectives of the Plan. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the extent feasible would be uniform. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform. For displacement of families, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits.

Section 308: Demolition, Clearance, and Building Site Preparation

Section 308.1: Demolition and Clearance

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Legacy Crossing Project Area as necessary to carry out the purposes of the Plan.

Section 308.2: Preparation of Building Sites

The Agency is authorized (but not required) to prepare or cause to be prepared as building sites, any real property in the Legacy Crossing Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out the Plan.

The Agency is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, private, public, and other uses provided in the Plan. To the extent allowed by the Law and Act, the Agency may assist in the preparation of building sites by way of reclamation, remediation, or elimination of deteriorated or deteriorating conditions. The Agency is also authorized, but not required, to purchase certain site or building improvements for purposes of site preparation and development.

Section 309: Property Disposition and Development

Section 309.1: Real Property Disposition and Development

Section 309.1 (A): General

For the purposes of the Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code § 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in the Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

Where determined by the Agency to be beneficial to the Legacy Crossing Project Area and in the public good, real property acquired by the Agency may be conveyed by the Agency without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan.

Section 309.1 (B): Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of the Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements is subject to the provisions of the Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to the Plan.

Leases, deeds, contracts, agreements, and declarations of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out the Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Latah County.

All property in the Legacy Crossing Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Legacy Crossing Project Area shall contain such nondiscrimination and non-segregation clauses as required by law. The Developers (including owner/participants) will be required by the contractual agreement to observe the Land Use and Building Requirements provision of the Plan, and to submit a Redevelopment Schedule satisfactory to the Agency. Schedule revisions will be made only at the option of the Agency.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations may be included in the agreement:

1. A plan and time schedule for the proposed development shall be submitted to the Agency.
2. The purchase or lease of the land, subterranean rights, and/or air rights is for the purpose of redevelopment and not for speculation.
3. The building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
4. There will be no discrimination against any person or group of persons because of handicap, age, race, sex, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon or therein conveyed, nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sub-lessees, or

vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Legacy Crossing Urban Renewal Project Area by the Agency.

5. The site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
6. At the discretion of the Agency, a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale.
7. Rehabilitation of any existing structure must assure that the structure is safe and sound in all physical aspects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty four (24) years.
8. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Moscow or Latah County, if applicable.
9. All new construction shall have a minimum estimated life of no less than twenty four (24) years.
10. All disposition and development documents and owner participation agreements shall be governed by the provisions of Section 405.2 of the Plan.
11. All such buildings or portions of the buildings which are to remain within the Legacy Crossing Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Moscow or Latah County, if applicable. All disposition and development documents shall be governed by the provisions of Section 420 of the Plan.

The Agency also reserves the right to determine the extent of its participation based upon the objectives of this Plan.

Section 309.1 (C) Development by the Agency

To the extent now or hereafter permitted by the Law or Act, the Agency is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement within the Legacy Crossing Project Area for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements described in Attachment 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may also prepare properties for development by renovation or other means as allowed by the Law or Act. The Agency may also as allowed by the Law or Act assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code § 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Legacy Crossing Project Area or outside the Project Area, for improvements or facilities that are needed to support new development in the Project Area, for itself or for any public body or entity, public improvements and public facilities, including, but not limited to, the following: (1) utilities; (2) pedestrian paths; (3) traffic signals; (4) landscaped areas; (5) street improvements, including new access roads and streets; (6) sanitary sewers; (7) flood control facilities and storm drains; (8) water mains, pumps, and reservoirs; (9) parks and recreation facilities; (10) improved railroad property use; and (11) civic plazas or the like. Where appropriate, the Agency seeks to coordinate special streets, parks, and urban open spaces within the Legacy Crossing Project Area to enhance connectivity.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner as to preserve the public purpose nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 to this Plan or out of any other available funds.

Section 309.1 (D) Development Plans

All development plans, whether public or private, prepared pursuant to disposition and development or owner participation agreements shall be submitted to the Agency for review. All development in the Legacy Crossing Project Area must conform to those standards specified in Section 404, *infra*.

Section 310: Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

Section 311: Rehabilitation and Conservation

The Agency is authorized to rehabilitate, renovate, and conserve or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Legacy Crossing Project Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is authorized, though not required, to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

Section 312: Participation with Private or Public Development

Under the Idaho Urban Renewal Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program and other applicable federal programs.

Under those regulations, the Agency may participate with the private sector in the development and financing of those private projects which will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private, for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, or any other activity necessary or appropriate to carry out an economic development project. The Agency may also use funds from any other sources for any purpose set forth under the Law.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 of the Plan, or out of any other available funds.

Section 313: Conforming Owners

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Legacy Crossing Project Area presently meets the requirements of the Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of the Plan.

Section 314: Art Funding

The Agency will consider funding public art and cultural amenities which add value to the community, through joint ventures with private developers and in cooperation with the City of Moscow. In its implementation of this Plan, the Agency encourages development which integrates public art and culture in the development.

Section 315: Multi-Modal Transportation

The Agency recognizes the need to promote multi-modal transportation in the Legacy Crossing Urban Renewal District, and encourages development which supports and cooperates with the City of Moscow, the University of Idaho and other partners in providing opportunities for multi-modal transportation.

Section 400: Uses Permitted in the Project Area

Section 401: Redevelopment Plan Map & Development Strategy

The Map of the Legacy Crossing Project Area and Revenue Allocation Area Boundary is attached hereto as Attachment 1 and its Description attached hereto as Attachment 2; both are incorporated by reference and describe the location and the boundaries of the Project Area. The proposed land uses to be permitted in the Legacy Crossing Project Area for all land, public and private, as currently proposed, are depicted in Attachment 4. Redevelopment of specific parcels are, to the extent now feasible, forecast from most to least likely, on Attachment 6. Specific future redevelopment activities of individual parcels will of course depend on market forces; Attachment 6 represents a conceptual framework for discussion and planning purposes.

Section 402: Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning requirements of the City of Moscow and where applicable, of Latah County.

Section 402.1: Commercial Uses

The areas designated in Attachments 1, 2 & 4 for commercial uses shall be for commercial uses as set forth and described in the City of Moscow's Zoning Ordinance.

Section 402.2: Residential Uses

The areas designated in Attachments 1, 2 & 4 for residential uses shall be for the residential uses as set forth and described in the Zoning Ordinance for the City of Moscow.

Section 402.3: Industrial Uses

Although industrial uses are not contemplated as a primary component of this Plan, should an industrial use of any property designated in Attachments 1, 2 & 4 be considered, such industrial uses shall be as set forth and described in the Zoning Ordinance for the City of Moscow. Any industrial uses shall be evaluated in consideration of impacts to adjoining and adjacent land uses in the Legacy Crossing Urban Renewal Area and the objectives of this Plan.

Section 403: Other Land Uses

Section 403.1: Public Rights-of-Way

The Legacy Crossing Project Area includes several major public streets, including but not limited to, Jackson Street, A Street, Third Street, Sixth Street, College Street, and Troy Road/State Highway 8. These and other major rights-of-way may be further developed in the Project Area. Additional public streets, alleys, and easements may be created in the Legacy Crossing Project Area as needed for connectivity and proper development.

Existing streets, alleys and easements may be abandoned, closed, expanded, or modified as necessary for proper development of the Legacy Crossing Project in conjunction with any applicable policies and standards of the City of Moscow or the Idaho Department of Transportation as may be applicable regarding changes to dedicated rights-of-way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City of Moscow or the Idaho Department of Transportation, as may be applicable; shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain; such balancing taking into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Legacy Crossing Project Area and any participation agreements executed hereunder.
2. The requirements imposed by such factors as topography, traffic safety, and aesthetics;
3. The potential need to serve not only the Legacy Crossing Project Area and new or existing developments but also to serve areas outside the Project Area by providing convenient and efficient vehicular and pedestrian access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public, franchise and private utilities, and activities typically occurring within public rights-of-way.

Section 403.2: Other Public, Semi-Public, Institutional and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall, to the extent possible, conform to the provisions of the Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Legacy Crossing Project Area.

Section 403.3: Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Legacy Crossing Project Area for interim uses that are not in conformity with the uses permitted in the Plan. However, any interim use must comply with applicable codes and regulations of the City of Moscow.

Section 404: General Controls and Limitations

All real property in the Legacy Crossing Project Area, under the provisions of either a disposition and development agreement or owner participation agreement, is made subject to the controls and requirements of the Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the Plan, except in conformance with the provisions of the Plan.

Section 404.1: Construction

All development and construction in the Legacy Crossing Project Area shall comply with all applicable state and local laws and codes in effect at the time such development or construction occurs. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Legacy Crossing Project Area in the event of a disposition and development agreement or owner participation agreement. Such performance and development standards may include requirements for sustainable development, such as green building codes and other sustainable development practices.

Section 404.2: Rehabilitation and Retention of Properties

Any existing structure within the Legacy Crossing Project Area subject to either a disposition and development agreement or owner participation agreement approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to surrounding uses.

Section 404.3: Limitation on Type, Size and Height of Building

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances and regulations.

Section 404.4: Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Legacy Crossing Project Area is the total of all areas which will be public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Legacy Crossing Project Area to ensure optimum use of living plant material. Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

Section 404.5: Signs

All signs shall conform to City of Moscow's sign ordinances as they now exist or are hereafter amended. .

Section 404.6: Utilities

The Agency shall require that all utilities within the Legacy Crossing Project Area be placed underground whenever physically and economically feasible.

Section 404.7: Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Legacy Crossing Project Area.

Section 404.8: Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon age, race, color, creed, religion, sex, marital status, national origin, handicap, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Legacy Crossing Project Area.

Section 404.9: Subdivision of Parcels

Any parcel in the Legacy Crossing Project Area shall be subdivided only in compliance with the City of Moscow Subdivision Ordinance. Additionally, consideration will be given to such PUD overlay zone design requirements as may be in effect at the time projects are brought before the Agency.

Section 404.10: Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
4. Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of the Plan, without amendment of the Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

Section 404.11: Off-Street Loading

All development and construction in the Legacy Crossing Project Area shall provide for off-street loading as required by the City ordinances as they now exist or are hereafter amended.

Section 404.12: Off-Street Parking

All development and construction in the Legacy Crossing Project Area shall provide off-street parking as required by the City ordinances or PUD overlay requirements as they now exist or are hereafter amended.

Section 405: Design for Development

Section 405.1: Design Guidelines for Development

Within the limits, restrictions, and controls established in the Plan and to the extent allowed by law, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Legacy Crossing Project Area. The Agency intends to rely on City standards including any particular standards which the City may impose over the Legacy Crossing Project Area, such as a PUD overlay zone. Any development must also comply with the City of Moscow's Zoning & Subdivision Ordinances regarding heights, setbacks, and other like standards.

In the case of property which is the subject of a disposition and development or owner participation agreement with the Agency, no new development or improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with the Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. One of the objectives of the Plan is to create an attractive and pleasant environment in the Legacy Crossing Project Area. Therefore, such plans shall give consideration to good design and other amenities to enhance the aesthetic quality of the Legacy Crossing Project Area. The Agency shall not approve any plans that do not comply with the Plan.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Legacy Crossing Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances. Absent the Agency developing and promulgating specific design standards or controls, the Agency shall review all projects by applying and/or deferring to the usual approval process imposed by the City.

Section 405.2: Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement

Under an owner participation agreement or a disposition and development agreement, the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under Section 404.10 of the Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency or the City may impose additional design controls, or require that consideration be given to certain design preferences. One of the objectives of the Plan is to create an attractive environment in the Legacy Crossing Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provision of any applicable City building or zoning ordinance; provided, however, each and every development shall comply with all applicable City zoning and building ordinances, including any adopted City design standards or overlay zones.

Section 500: Methods of Financing the Project

Section 501: General Description of the Proposed Financing Methods

As allowed by the Law and the Act, the Agency is authorized to finance this Project with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, revenue allocation funds, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public entity may expend money to assist the Agency in carrying out this Project.

The Agency may also provide certain grants or loans to property owners, business owners, or others as may be allowed by law.

Section 502: Revenue Bond Funds

As allowed by the Law and the Act and subject to such restrictions as are imposed by law, the Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in

order to finance all or any part of the Project. Neither the members of the Agency, nor any persons executing the bonds shall be liable on the bonds by reason of their issuance.

Section 503: Other Loans and Grants

As allowed by the Law and the Act, any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available. Neither the members of the Agency nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

Section 504: Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 2008. These revenue allocation provisions shall apply to all taxing districts in which the Legacy Crossing Revenue Allocation Area is located and described on Attachment 1 and Attachment 2 to the Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the implementation of the Plan.

The Agency, acting by one or more properly adopted motions, policies or resolutions adopted by its board of commissioners, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project costs (as defined in Idaho Code § 50-2903(14)) of one or more redevelopment projects.

Upon enactment of an ordinance by the governing body of the City finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the project costs, including any incidental costs, of such redevelopment projects as the Agency may determine by motion, policy or resolution of its board of commissioners.

A statement listing proposed public improvements and facilities, estimated project cost ranges as they are currently known, an economic feasibility study, fiscal impact upon taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in Attachment 5 and Attachment 8 to the Plan. This statement necessarily incorporates estimates and projections based upon the Agency's present knowledge and expectations. The Agency is hereby authorized to modify the presently anticipated redevelopment projects and use of revenue allocation financing of the related Project costs if the board of

commissioners of the Agency deems such modification necessary or convenient to effectuate the general objectives of the Plan.

The Agency may provide for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may also provide for obtaining advances or loans from the City, private entities, or other sources in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the improvements identified in Attachment 5 are completely constructed or until any obligation to the City or other public entity or private entity are fulfilled.

Attachment 5 incorporates estimates and projections based on Agency's present knowledge and expectations concerning the infrastructure and other improvements needed, and the cost estimates of such infrastructure and improvements. The activity may cost more or less depending on the significance, and the timeliness of development is presently unknown. Activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds; or later as the delayed receipt of proceeds requires.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, as well as payment for costs incurred for activities of the Project.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency reserves the right to either pay for Project costs from available revenue or borrow funds by incurring debt through notes or other obligations.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates.

Section 504.1: Economic Feasibility Study

Attachment 8 consists of the economic feasibility study for the Legacy Crossing Project Area under current consideration, which was prepared by Business Planning Associates. The feasibility study constitutes the financial analysis required by the Act. Additional analyses may be undertaken by the Agency at its discretion.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others.

The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth below, the Agency reserves the right to fund the Project on a “pay as you go” basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

Section 504.2: Assumptions and Conditions/Economic Feasibility Statements

The current information contained in Attachment 8 assumes certain completed and projected actions. Under the provisions of the Act, the revenue allocation shall continue until any bond debt or other obligation is satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and those obligations may continue for their full term.

The Plan and Attachments under current consideration incorporate estimates and projections based on the Agency’s present knowledge and expectations. The Agency may modify the Project if the board of commissioners of the Agency deems such modifications necessary to effectuate the Plan. The Plan proposes certain public improvements, including utility improvements, streetscapes, street improvements, property acquisition, and relocation costs, which will facilitate development in the Legacy Crossing Project Area.

The assumptions set forth in the Study are based upon the best information available to the Agency through public sources or discussions with property owners, developers, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth below, the Agency reserves the right to fund the Project on a “pay as you go” basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

Section 504.3: Ten Percent Limitation

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed valuation for the entire City of Moscow. The base assessment roll, not including utilities and less any homeowner's

exemption, for the Legacy Crossing Project Area under current consideration is **\$50,511,505** based on January 1, 2008, values.

The total assessed value for the City of Moscow as of January 1, 2008, less homeowner's exemptions, is **\$949,341,480**. The base assessment roll, not including utilities and less any homeowner's exemptions for the other Agency District Revenue Allocation Area, known as Alturas Technology Park, as of 1996 was **\$6,478,723**. Therefore, the combined base assessment roll for all Agency Revenue Allocation Areas does not exceed ten percent (10%) of the assessed value for the City of Moscow.¹

Section 504.4: Financial Limitation

Several capital improvement projects are contemplated in the Legacy Crossing Project Area. Use of any particular financing source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limiting authority. For example, the Agency may consider participation with owners or developers for facade improvements, partial contribution by the Agency, or encouraging certain demonstration projects such as affordable housing projects. Use of revenue allocation funds for that purpose will be limited by the authority of the Act. If revenue allocation funds are unavailable, then the Agency will need to utilize a different funding source for that improvement, including grant funds. In that situation, the feasibility studies will examine the potential of grant funding.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Legacy Crossing Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. The feasibility studies have assumed certain annual increases over the term of the Plan based on historical analysis and other circumstances.

Various estimates and projections constitute an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the Project. Multiple financing sources including proposed revenue allocation notes and bonds, annual revenue allocations, developer contributions, and other funds are shown. The feasibility studies identify the kind, number, and location of all proposed or contemplated public works or improvements, a list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. (See Idaho Code § 50-2905.) Based on these funding sources, the conclusion is that the Project is feasible.

The information contained in the feasibility studies assumes certain projected actions. First, the Agency has projected the possibility of bond terms and note issues. Should this or a similar financing mechanism be considered, the bond term will be finally determined by the marketability of the notes. Under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Second, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness

¹ The values used in this Plan and estimates are stated in 2007 assessed values. The 2008 values, which are not available until mid 2008, should not change the ten percent finding.

would be extinguished earlier, dependent upon the bond sale documents and legal obligations therein. Should private development take longer to materialize or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and bonds may continue for their full term.

The proposed timing for the public improvements may very well have to be modified depending upon the availability of some of the funds and the Agency's ability to sell an initial issue of notes or bonds.

The Plan has shown that the equalized valuation of the Legacy Crossing Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 504.5: Rebate of Revenue Allocation Funds

In any year during which the Agency receives revenue allocation proceeds, the Agency, as allowed by law, is authorized (but not required) to return or rebate to the other taxing entities identified in Attachment 8 of this Plan any revenue allocation funds not previously pledged or committed for the purposes identified in the Plan. Under the Act, the Agency must first apply all such revenues for the payment of the Agency's administrative fees, repayment of principal and interest on any monies borrowed, indebtedness incurred, or bonds issued by the Agency, projected costs of the redevelopment projects identified, and maintain any required reserve for payments of such obligation or indebtedness. Only to the extent revenues of the Agency exceed these obligations shall the Agency consider any rebate or return of revenue allocation funds to the other taxing entities. The Agency shall rebate such funds in a manner that corresponds to each taxing entity's relative share of the revenue allocation proceeds or on the basis of extraordinary service requirements generated by the Project. All other taxing entities shall first receive any such rebate before such rebate shall be disbursed to the City.

Attachment 8 describes the Agency's financing plan for the Project. The Project will be financed, in part, through tax increment financing, using revenue allocation funds as allowed by the Act. The Agency anticipates that on an annual basis, tax increment, and other funds may be sufficient to satisfy the obligations incurred by the Agency, even though the entire amount of revenue allocation funds must be pledged for the term of any bonds or other debts incurred by the Agency. Therefore, on an annual basis, the Agency will consider the rebate of funds, which funds may not be revenue allocation funds, but other funds available to the Agency.

The Agency also reserves the right to provide a tax increment rebate to any particular taxing entity which may be entitled to a levy rate increase by virtue of an approved levy election, which may increase levies, beyond the levy rates as of Tax Year 2007.

Section 504.6: Participation with Local Improvement Districts and Business Improvements Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including,

but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project.

Under the Business Improvement District Code (BID), Chapter 26, Title 50, Idaho Code, the City has the authority to establish business improvement districts for the acquisition, construction, and maintenance of parking facilities, promotion of public events, general promotion of retail trade in the district, and physical improvement and decoration of any public space in the district. To the extent allowed by the Law and Act, the Agency reserves the authority to participate in the funding of the business improvement district activities. The participation may include either direct funding to reduce the overall cost of the BID or to participate as an assessed entity, should the Agency own any property subject to assessment.

Section 504.7: Issuance of Debt and Debt Limitation

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenues identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan.

Section 504.8: Impact on Other Taxing Districts and Levy Rate

A specific delineation of tax dollars generated by revenue allocation upon each taxing district has not been prepared. The overall impact of the Legacy Crossing Project Area on revenue allocation is shown in the economic feasibility study (see Attachment 8). Since the passage of Idaho Code § 63-802 in 1995, taxing entities are constrained in establishing levy rates by a function of the amount each budget of each taxing district can increase on an annual basis. The amounts set forth in the economic feasibility study would constitute the amounts distributed to other taxing entities from the Legacy Crossing Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year. Therefore, the impact of revenue allocation is more of a product of the imposition of Idaho Code § 63-802. In addition, without the revenue allocation district and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Legacy Crossing Project Area would be expected in the next five to ten years, hence there would be lower increases in assessed valuation to be used by the other taxing entities.

If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation. The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho State Code. The increment value is the difference between the base assessed value and current assessed value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an

annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the property values in the urban renewal districts that are not subject to revenue allocation and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected in the next five to ten years; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. If the overall levy rate is less than as assumed, the Agency shall receive fewer funds from revenue allocation.

One result of Idaho Code § 63-802 (1995) and Idaho Code § 63-301A (2007) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. If the overall levy rate is less than as assumed, the Agency shall receive fewer funds from revenue allocation. Idaho Code § 63-301A became effective retroactively to January 1, 2007, upon Governor Otter's signature on March 21, 2007. Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area will no longer be available for inclusion by the taxing entities to increase their budgets. Less tax revenue will be available to those taxing entities. Generally, the impact on the taxing entities would be to determine the Agency's projected revenue and disburse those funds in the same ratio as the respective levy rates in the Revenue Allocation Area of each taxing district. For Tax Year 2007, those districts and rates are as follows

Latah County	.4000070
City of Moscow	.4429299
School District No. 281	.6690096
Latah County Library District	.0510132
Moscow Cemetery District	.0155821
North Latah Highway District	.1213460

Additionally, the economic feasibility study has utilized a 2007 tax levy rate, and presumed 2007 levy rates will remain in effect throughout the term of the Plan. One result of Idaho Code § 63-802 is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. If the overall levy rate is less than as assumed, the Agency shall receive fewer funds from revenue allocation.

Section 504.9: Phasing and Other Fund Sources

The Agency anticipates funding only a portion of the entire costs of the public improvements shown on Attachment 8. Other sources of funds shall include developer contributions, federal and state funds, foundation funds, grants, and City of Moscow participation. Agency participation shall be determined by the amount of revenue allocation funds generated.

Section 504.10: Lease Revenue Bonds

One other potential source of financing is lease revenue bonds from the user of a public facility. For example, a lease base revenue bond may be a way to finance certain public buildings without the use or obligation of revenue allocation proceeds.

Section 504.11: Lease Revenue, Parking Revenue, and Bonds

Under the Law, the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Urban Renewal Plan. Under that type of financing, a public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and may not be particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 24-year period set forth in the Act. However, these financing models do not involve revenue allowed by Idaho Code § 50-2905(7) as those resources involve funds not related to revenue allocation funds.

Section 600: Actions by the City of Moscow

The City of Moscow shall aid and cooperate with the Agency in carrying out the Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan and to prevent the recurrence or spread of deteriorated or deteriorating conditions in the Legacy Crossing Project Area. Actions by the City may include, but not be limited to, the following:

1. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned property, rights-of-way, or public utilities within or affecting the Legacy Crossing Project Area;
2. Revision of zoning, if necessary, within the Legacy Crossing Project Area to permit the land uses and development authorized by the Plan;

3. Imposition, wherever necessary, by conditional use permits or other means of appropriate controls within the limits of this Plan upon parcels in the Legacy Crossing Project Area to ensure their proper development and use;
4. Provision for administrative enforcement of the Plan by the City after development, wherein the City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Legacy Crossing Project Area throughout the duration of the Plan;
5. Building code enforcement;
6. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Legacy Crossing Project Area to be commenced and carried to completion without unnecessary delays;
7. Institutional and completion of proceedings necessary for the establishment of a LID under Chapter 17, Title 50, Idaho Code, or a BID under Chapter 26, Title 50, Idaho Code;
8. The undertaking and completing of any other proceedings necessary to carry out the Legacy Crossing Project;
9. Administration of Community Development Block Grants and other state and federal grant funds that may be made available for the Legacy Crossing Project;
10. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like;
11. The imposition, whenever necessary (by conditional use permits or overlay zones or other means as appropriate) of controls within the limits of the Plan upon parcels in the Legacy Crossing Project Area to ensure their proper development and use.

Any of the foregoing actions taken by the City shall not constitute any commitment for financial outlays by the City.

Section 601: Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement.

Section 700: Enforcement

The administration and enforcement of the Plan, including the preparation and execution of any documents implementing the Plan, shall be performed by the Agency and/or the City, as per adopted procedures and policies.

The provisions of the Plan or other documents entered into pursuant to the Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of the Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Legacy Crossing Project Area may be enforced by such owners.

Section 800: Duration of This Plan

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the provisions of the Plan shall be effective, and the provisions of other documents formulated pursuant to the Plan shall be effective for twenty-four (24) years from the date of adoption of the Plan under current consideration by the City Council in 2008, which period shall expire on December 31, 2032, except for any revenue allocation proceeds received in calendar year 2033.

This Plan shall terminate no later than 2032, except for revenues which may be received in 2033. Either on January 1, 2033 or if the Agency determines an earlier terminate date:

1. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the Agency under Idaho Code § 50-2909 shall thereupon terminate.
2. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
3. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho

Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the Idaho State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909, should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the Latah County recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan, to the extent the Agency owns or possesses any assets, the Agency shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City of Moscow.

Section 900: Procedures for Amendment

The Plan may be further modified at any time by the Agency, provided that, if modified after disposition of real property in the Legacy Crossing Project Area or after execution of an owner participation agreement, the modifications must be consented to by the developer or developers or their successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the modifications must be approved by the Moscow City Council in the same manner as the original Plan. Substantial changes for Moscow City Council approval purposes shall be defined as revisions in project boundaries, land acquisition, and other changes which will violate the objectives of the Plan.

Section 1000: Severability

If any one or more of the provisions contained in the Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void, shall be deemed separable from the remaining provisions in the Plan, and shall in no way affect the validity of the other provisions of the Plan.

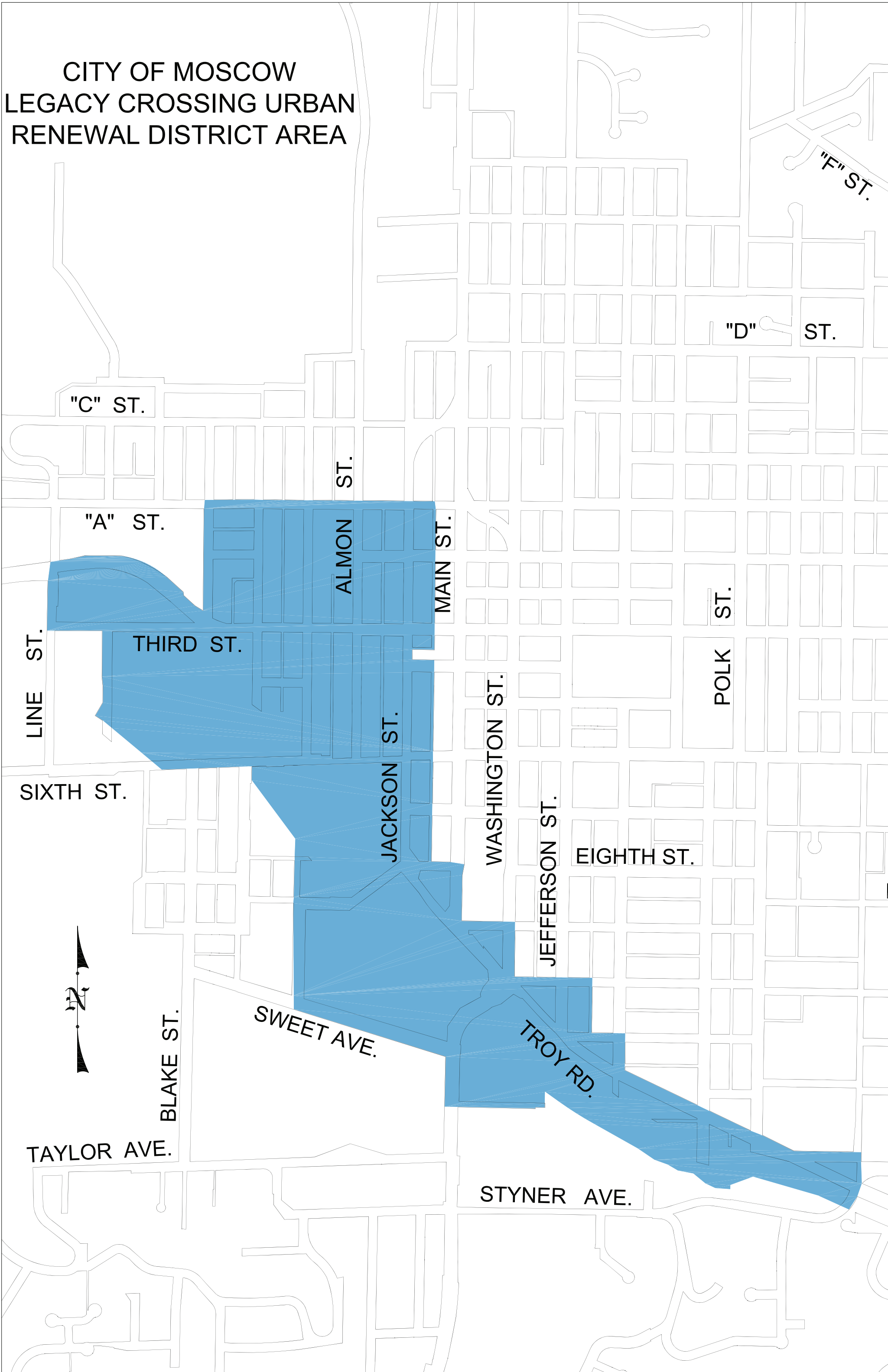
Section 1100: Annual Report

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 1 – Area Map

CITY OF MOSCOW
LEGACY CROSSING URBAN
RENEWAL DISTRICT AREA



Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 2 – Legal Description of Area

DESCRIPTION OF URBAN RENEWAL AGENCY BOUNDARY
LEGACY CROSSING – CITY OF MOSCOW, IDAHO

January 11, 2008
R. Crumley

An Urban Renewal Agency boundary located in the City of Moscow, Latah County, Idaho, and being more particularly described as follows:

Commencing at the south quarter corner of Section 7, Township 39 North, Range 5 West, Boise Meridian; thence N00°59'25"E 892.37 feet, along the longitudinal centerline of said Section 7, to a point on the south right-of-way line of Third Street; thence along said south right-of-way line N89°31'48"W 19.48 feet to the point of intersection with the west right-of-way line of Line Street and the TRUE POINT OF BEGINNING of this description;

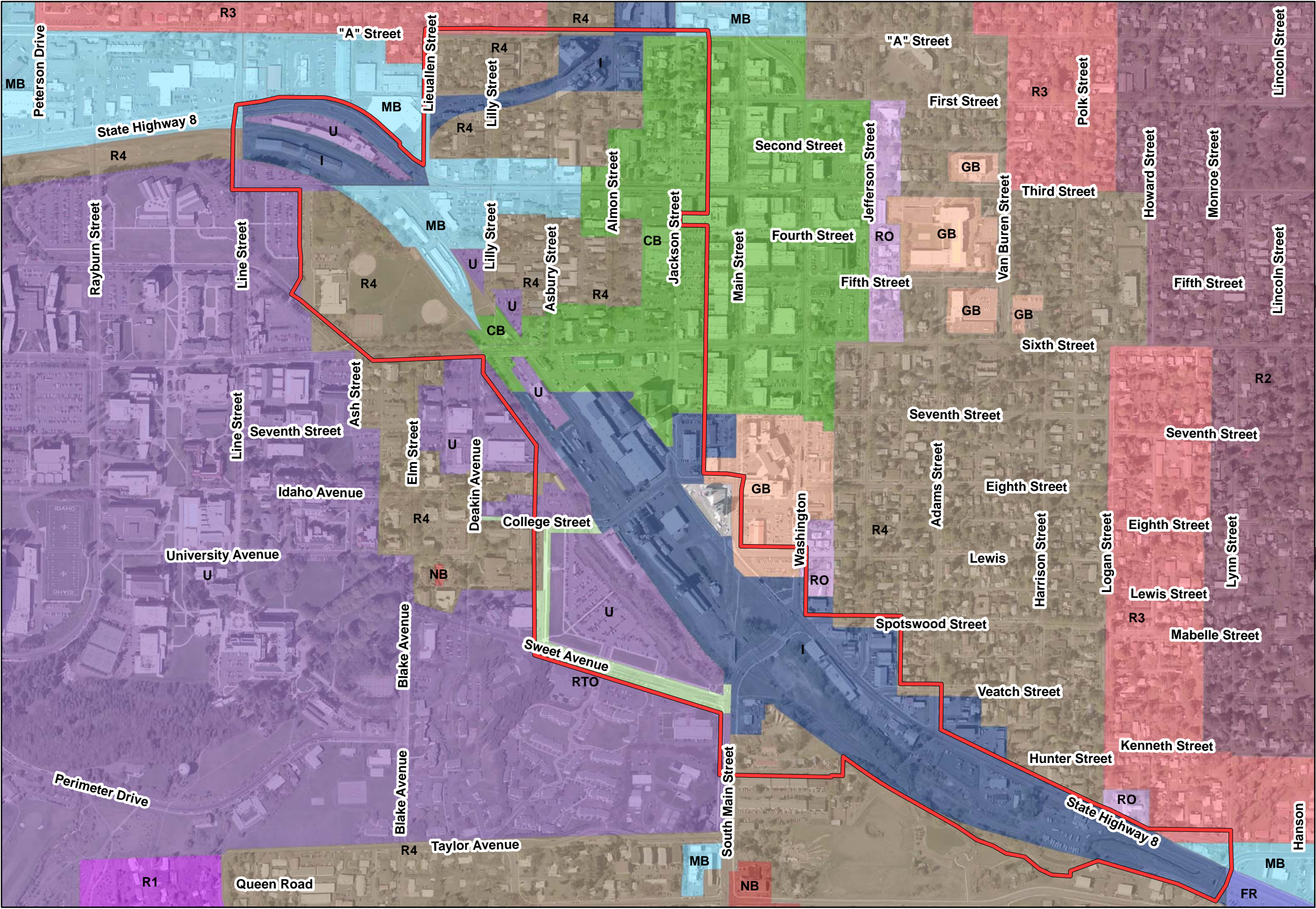
Thence along said west right-of-way line of Line Street, N00°15'37"E 358.94 feet to the south right-of-way line of State Highway 8; thence N01°32'40"W 134.61 feet to the intersection of the west right-of-way line of Line Street and the north right-of-way line of State Highway 8; thence N85°36'04"E 65.28 feet to the intersection of the east right-of-way line of Line Street and the north right-of-way line of State Highway 8; thence along said north right-of-way line the following courses: S59°49'01"E 24.47 feet, N82°03'47"E 46.54 feet, N82°20'49"E 33.01 feet, N82°20'35"E 30.34 feet, N74°41'56"E 38.83 feet, and N89°44'38"E 241.33 feet to a point of curvature; thence continuing along said north right-of-way line, 159.38 feet along a curve to the right having a radius of 696.62 feet, a central angle of 13°06'31", and a chord bearing of S71°09'06"E 159.03 feet; thence continuing along said right-of-way line S00°28'41"W 16.58 feet to a point of curvature; thence along said right-of-way line, 84.52 feet along a curve to the right having a radius of 681.62 feet, a central angle of 07°06'16" and a chord bearing of S60°27'27"E 84.47 feet; thence continuing along said right-of-way line the following courses: S57°31'48"E 46.74 feet, S49°02'42"E 160.50 feet, S47°54'19"E 10.39, and S51°24'33"E 188.50 feet to the west right-of-way line of Lieuallen Street; thence along said west right-of-way line, N00°33'44"E 728.76 feet to the north right-of-way line of 'A' Street; thence along said north right-of-way line, S89°31'48"E 1513.00 feet to the east right-of-way line of a 20 foot wide platted alley located between Jackson Street and Main Street; thence along said alley right-of-way line, S00°19'27"W 980.00 feet; thence along the south right-of-way of a dedicated 15 foot wide alley, N89°31'48"W 145.00 feet; thence along the east right-of-way line of Jackson Street, S00°19'27"W 65.00 feet; thence along the north right-of-way line of Fourth Street, S89°31'48"E 145.00 feet; thence along the east right-of-way line of said 20 foot wide alley, S00°19'27"W

612.50 feet; thence $S10^{\circ}11'37''W$ 40.90 feet to the intersection of the south right-of-way line of Sixth Street and the east right-of-way line of a platted 20 foot wide alley located between Jackson Street and Main Street; thence along said east right-of-way line, $S00^{\circ}55'56''W$ 669.50 feet; thence along the north right-of-way line of Eighth Street, $S89^{\circ}04'04''E$ 125.00 feet to the west right-of-way line of Main Street; thence $S88^{\circ}13'17''E$ 86.51 feet to the intersection of the east right-of-way line of Main Street and the north right-of-way line of Eighth Street (vacated); thence along the east right-of-way of Main Street, $S00^{\circ}55'56''W$ 323.00 feet; thence along a dedicated right-of-way, $S34^{\circ}12'54''E$ 69.48 feet; thence along the north right-of-way line of Lewis Street, $S89^{\circ}20'02''E$ 161.00 feet; thence along a dedicated right-of-way, $N63^{\circ}10'13''E$ 77.97 feet; thence $S65^{\circ}03'43''E$ 87.57 feet to the intersection of the north right-of-way line of Lewis Street and the east right-of-way line of Washington Street; thence along said east right-of-way line of Washington Street, $S00^{\circ}55'56''W$ 345.00 feet; thence along a dedicated right-of-way, $S43^{\circ}02'47''E$ 20.75 feet; thence along the north right-of-way line of Spotswood Street, $S89^{\circ}20'02''E$ 495.60 feet to the east right-of-way line of a 20 foot wide platted alley between Jefferson Street and Adams Street; thence along said alley right-of-way line, $S00^{\circ}55'56''W$ 360.00 feet; thence along the north right-of-way line of Veatch Street, $S89^{\circ}20'02''E$ 220.00 feet; thence along the east right-of-way line of Adams Street, $S00^{\circ}55'56''W$ 240.00 feet; thence along the northerly right-of-way line of State Highway 8, $S64^{\circ}17'39''E$ 1228.98 feet; thence along the north right-of-way line of White Avenue (currently White Place), $S89^{\circ}20'33''E$ 441.00 feet; thence along the east right-of-way line of Lynn Avenue, $S00^{\circ}42'04''W$ 60.07 feet to a point on the latitudinal centerline of Section 17, Township 39 North, Range 5 West, Boise Meridian; thence $S02^{\circ}00'25''E$ 143.78 feet to the intersection of the northerly right-of-way line of State Highway 8 and the south right-of-way line of White Avenue; thence $S10^{\circ}48'04''W$ 194.47 feet to the intersection of the latitudinal centerline of said Section 17 and the former southerly right-of-way line of the Burlington Northern Railway; thence along said southerly right-of-way line, $N66^{\circ}53'37''W$ 188.68 feet; thence continuing along said former right-of-way line, 442.65 feet along a curve to the left having a radius of 2814.90 feet, a central angle of $09^{\circ}00'36''$, and a chord bearing of $N71^{\circ}23'55''W$ 442.20 feet; thence continuing along said former right-of-way line, $N75^{\circ}54'14''W$ 88.62 feet; thence leaving said former right-of-way line, $S70^{\circ}00'30''W$ 156.64 feet, along the southeasterly boundary of Lot 1, Block 3 of the Deerfield Addition; thence along the southerly boundary of the City of Moscow pathway property the following courses: $S00^{\circ}57'44''W$ 19.85 feet, $N89^{\circ}15'51''W$ 105.00 feet, $N63^{\circ}45'59''W$ 72.01 feet, thence $N50^{\circ}26'38''W$ 111.66 feet; thence $N81^{\circ}44'31''W$ 94.69 feet, $N60^{\circ}04'09''W$ 77.90 feet, and $N82^{\circ}42'25''W$ 87.18 feet to the east boundary line of Berman Park; thence $N69^{\circ}48'55''W$ 357.76 feet to the west boundary line of Berman Park; thence $N23^{\circ}18'04''W$ 140.84 feet along the City of Moscow property to the former southerly right-of-way of the Burlington Northern Railway; thence along said former right-of-way line, 270.28 feet along a curve to the right with a radius of 2342.00 feet, a central angle of $06^{\circ}36'44''$, and a chord bearing of $N57^{\circ}44'43''W$ 270.13 feet; thence continuing along said former right-of-way line,

N54°25'34"W 119.12 feet; thence S00°54'07"W 104.23 feet to the southeast corner of the Henley Street right-of-way; thence along the south right-of-way line of Henley Street, N89°20'34"W 638.67 feet to the west right-of-way line of U.S. Highway 95; thence along said west right-of-way line, N00°46'31"E 339.25 feet; thence along the southerly right-of-way line of Sweet Avenue, N73°22'49"W 1051.40 feet; thence along the west right-of-way line of Railroad Street, N00°56'25"E 966.93 feet to the north end of said right-of-way; thence along the north line of said right-of-way (extended), S88°54'42"E 105.84 feet to the former southwesterly right-of-way line of the Burlington Northern Railway; thence along said former right-of-way line, N36°37'11"W 652.31 feet; thence N00°51'41"E 87.68 feet along the east right-of-way line of Deakin Avenue; thence along the south right-of-way line of Sixth Street, S88°01'17"W 590.26 feet; thence along the southwest boundary of the West Park School tract (extended), N49°54'43"W 429.85 feet to the east right-of-way line of Home Street; thence N63°26'56"W 66.67 feet to a point on the west right-of-way line of Home Street; thence along a dedicated right-of-way, N55°28'13"W 58.41 feet; thence continuing along said right-of-way, N31°18'37"E 95.31 feet; thence along the west right-of-way line of Home Street, N00°42'17"E 472.75 feet; thence along the south right-of-way line of Third Street, N89°31'48"W 363.03 to the west right-of-way line of Line Street and the TRUE POINT OF BEGINNING.

Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 3 – Current Zoning Map



Proposed Legacy Crossing Urban Renewal District Current Zoning Map

Legend

URA District Boundary

Zoning_2000

Zoning

CB

FR

GB

I

MB

NB

R1

R2

R3

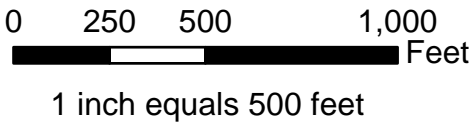
R4

RO

RTO

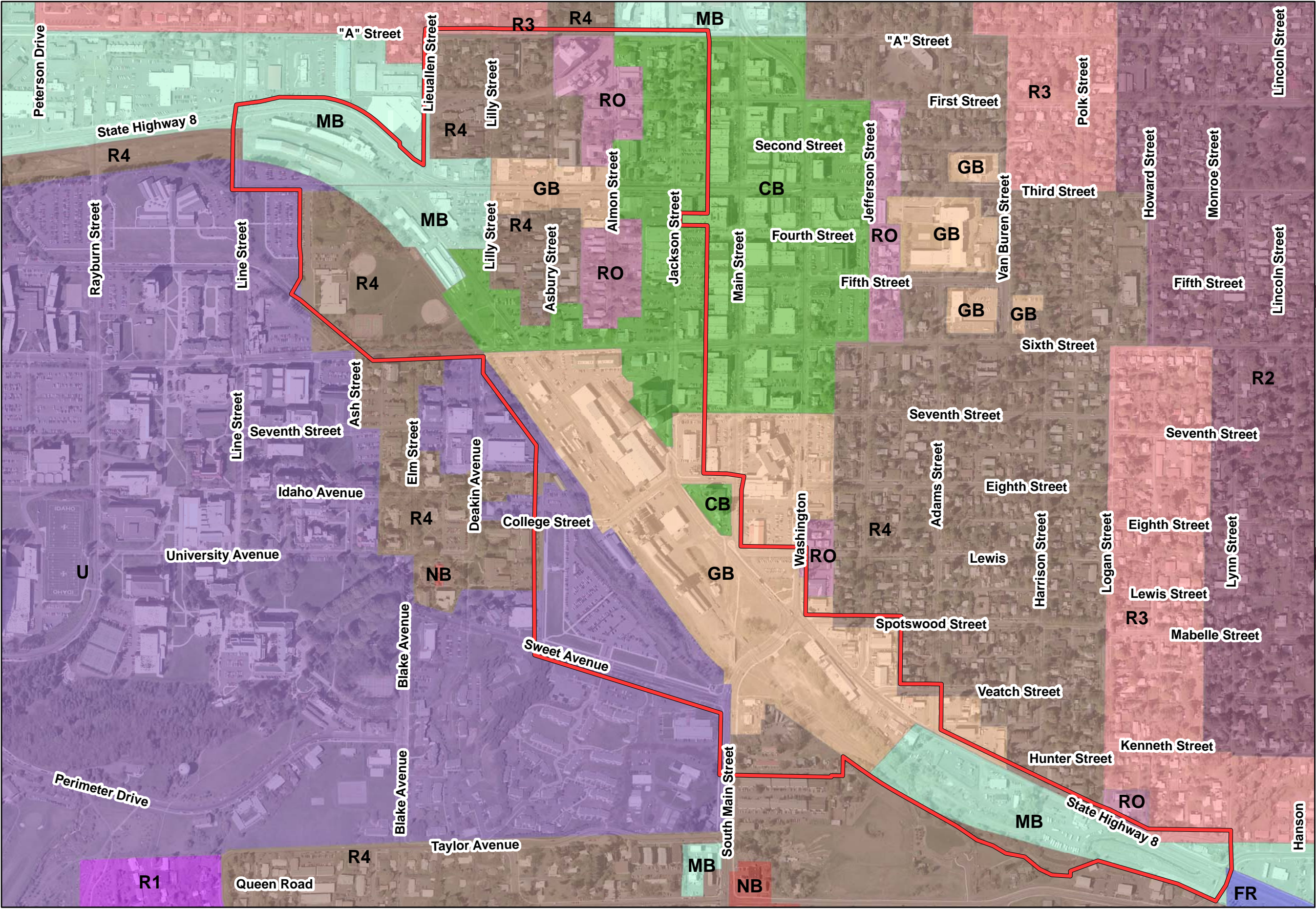
SR

U



Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 4 – Proposed Zoning Map

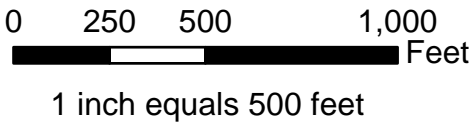


Proposed Legacy
Crossing Urban
Renewal District
Proposed Zoning
Map

URA District Boundary

Proposed Zoning

	CB
	FR
	GB
	I
	MB
	NB
	R1
	R2
	R3
	R4
	RO
	RTO
	U



Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 5 – Infrastructure Needs Assessment Cost Estimates

Legacy Crossing Infrastructure Needs Assessment Cost Estimates

REDEV. NUMBER	PROJECT	LOCATION	FROM	TO	DESCRIPTION	LENGTH / QUANTITY	ESTIMATED COST*	URA PARTICIPATION		ESTIMATED UNIT COST	NOTES
								Percentage	Estimated Cost		
STREET FACILITIES											
1	Asbury Street Extension	Asbury Street	Sixth Street	S. Terminus near Main Street	Construction of new public street including paving, curbs, gutters, sidewalks, and stormwater facilities to serve URA redevelopment area. Requires acquisition of new Right of Way.	1900 LF	\$503,500	100%	\$503,500	Street @ \$265/LF Right of Way @ \$60,000	Square Footage of R/W Unknown
1	College Street Realignment	College Street	Paradise Creek	Main Street	Reconstruction and realignment of street and intersection with Jackson Street (US95) to improve sight distance, turning movements, general traffic flow, and overall intersection safety.	560 LF	\$148,400	100%	\$148,400	Street @ \$265/LF	
1	College Street Bridge Replacement	College Street at Paradise Creek			Replacement of Functionally Obsolete structure which has insufficient lane widths and no pedestrian facilities.	1 LS	\$450,000	100%	\$450,000	Bridge @ \$450,000/LS	
1	Paradise Path	Trail Alignment in old RR Right of Way	College Street	Sixth Street	Construction of permanent Paradise Path segment to complete system within City core.	1050 LF/Path	\$42,000	100%	\$42,000	Path @ \$40/LF	
1	Sidewalk Improvements	Throughout URA area			Installation of 5,000 l.f. of sidewalk where currently missing.	2500 SY	\$137,500	100%	\$137,500	Sidewalk @ \$55/SY	Estimated @ 4.5' wide to cover residential or arterial construction
1	Henley Street Improvements	Henley Street	US95 (Main Street)	East Terminus	Work includes paving, curbs, gutters, sidewalk, and storm drainage improvements. Requires acquisition of Right of Way.	500 LF	\$162,500	100%	\$162,500	Street @ \$265/LF Right of Way @ \$30,000	Square Footage of R/W Unknown
1	First Street Extension	First Street	Lilly Street	Asbury Street	Work includes paving, curbs, gutters, sidewalk, and storm drainage improvements. Requires acquisition of Right of Way.	315 LF	\$103,475	100%	\$103,475	Street @ \$265/LF Right of Way @ \$20,000	Square Footage of R/W Unknown
1	Asbury/Almon Alley Extension	Alley between Asbury St. and Almon St.	Terminus north of Third Street	A Street	Extension of public alley to remove deadend situation and provide access to rear of all lots within the block. Requires acquisition of new Right of Way.	450 LF	\$86,250	100%	\$86,250	Alley @ \$125/LF Right of Way @ \$30,000	Square Footage of R/W Unknown
2	Third St./Lieuallen St/SH8 Intersection Reconstruction	Third St./Lieuallen St/SH8 Intersection			Reconstruction and realignment of intersection to improve sight distance, merging issues, turning movements, and general traffic flow.	250 LF	\$75,000	100%	\$75,000	Street @ \$300/LF	
2	Lieuallen Street Improvements	Lieuallen Street	A Street	Third Street	Work includes paving, curbs, gutters, sidewalk, and storm drainage improvements. Requires acquisition of Right of Way.	740 LF	\$236,100	100%	\$236,100	Street @ \$265/LF Right of Way @ \$40,000	Square Footage of R/W Unknown
2	First Street Improvements	First Street	Lieuallen Street	Lilly Street	Work includes paving, curbs, gutters, sidewalk, and storm drainage improvements.	295 LF	\$78,175	100%	\$78,175	Street @ \$265/LF	
3	Fifth Street Improvements	Fifth Street	Lilly Street	Asbury Street	Work includes paving, curbs, gutters, sidewalk, and storm drainage improvements.	285 LF	\$75,525	100%	\$75,525	Street @ \$265/LF	
3	Harrison Street Pedestrian Bridge	Harrison Street at Paradise Creek			New Pedestrian Bridge from south end of Harrison Street Right of Way to south bank of Paradise Creek and intersection with Paradise Path.	340 LF/Path Ped. Bridge	\$83,600	100%	\$83,600	Path @ \$40/LF Ped Bridge @ \$70,000/LS	
3	Lilly/Asbury Alley Extension	Alley between Asbury St. and Lilly St.	Terminus south of Fifth Street	Sixth Street	Extension of public alley to remove deadend situation and provide access to rear of all lots within the block. Requires acquisition of new Right of Way.	280 LF	\$55,000	100%	\$55,000	Alley @ \$125/LF Right of Way @ \$20,000	Square Footage of R/W Unknown
	*2007 Construction Cost Estimates				STREETS SUBTOTAL	\$2,237,025			\$2,237,025		

Legacy Crossing Infrastructure Needs Assessment Cost Estimates

REDEV. NUMBER	PROJECT	LOCATION	FROM	TO	DESCRIPTION	LENGTH / QUANTITY	ESTIMATED COST*	Percentage	Estimated Cost	ESTIMATED UNIT COST	NOTES
STORM SEWER FACILITIES											
1	Sixth Street Storm Main Improvements	Sixth Street	Jackson Street	Paradise Creek	Increase size of existing storm main to address localized flooding during high intensity events	970'/36" PVC 11/CB 6/MH	\$170,650	100%	\$170,650	36" PVC @ \$150/LF CB @ \$650/EA MH @\$3000/EA	
1	Asbury Street Culvert Project	Asbury Street	First Street	A Street	Completion of Hog Creek enclosure. Supportive of property redevelopment	205'/6'X6' Box Culvert 2/CB 65'/8" PVC	\$218,025	100%	\$218,025	Box Culvert @ \$1,035/LF (Installed) CB @ \$650/EA 8" PVC @ \$70/LF	Wilbert Precast Quote @ \$345/LF Delivered (Dec.07)
1	First Street Culvert Project	First Street	Asbury Street	Lilly Street	Installation of new culvert to replace open ditch section. Supportive of Street improvements and drainage.	270'/18" PVC 3/CB	\$42,450	100%	\$42,450	18" PVC @ \$150/LF CB @ \$650/EA	
2	Almon Storm Main Replacement	Almon Street	North Terminus	Sixth Street	Replacement of failing main with root intrusion problems.	650'/8" PVC 4/CB	\$48,100	100%	\$48,100	8" PVC @ \$70/LF CB @ \$650/EA	
3	Asbury Storm Main Replacement	Asbury Street	North Terminus	Sixth Street	Replacement of failing main with root intrusion problems.	560'/8" PVC 4/CB 1/MH	\$44,800	100%	\$44,800	8" PVC @ \$70/LF CB @ \$650/EA MH @ \$3000/EA	
4	Hog Creek Culvert Project	Hog Creek Alignment	A Street	Line Street	Installation of second Hog Creek culvert to address additional capacity needs and enhanced protection of URD area.	1950'/6'X6' Box Culvert 9/CB 1/MH	\$2,027,100	25%	\$506,775	Box Culvert @ \$1,035/LF (Installed) CB @ \$650/EA MH @\$3000/EA	Wilbert Precast Quote @ \$345/LF Delivered (Dec.07)
	*2007 Construction Cost Estimates				STORM SEWER SUBTOTAL		\$2,551,125		\$1,030,800		
SANITARY SEWER FACILITIES											
1	URA Primary Sewer Main	Railroad Corridor	E. of US95	Sixth Street	Provision of a sewer main accessible to the URA development.	2250'/30" PVC 8/MH	\$249,000	100%	\$249,000	36" PVC @ \$100/LF MH @\$3000/EA	
1	Southwest Trunk Line Project	Railroad Corridor	College Street	Sixth Street	Part of large diameter trunk system to improve capacity for new development within & outside URD.	1000'/30" PVC 4/MH	\$112,000	15%	\$16,800	30" PVC @ \$100/LF MH @ \$3000/EA	
1	Southwest Trunk Line Project	Railroad Corridor	Sixth Street	Third Street	Part of large diameter trunk system to improve capacity for new development within & outside URD.	1150'/36" PVC 5/MH	\$130,000	15%	\$19,500	36" PVC @ \$100/LF MH @\$3000/EA	
1	Southwest Trunk Line Project	Railroad Corridor	Third Street	Line Street	Part of large diameter trunk system to improve capacity for new development within & outside URD.	850'/36" PVC 3/MH	\$94,000	15%	\$14,100	36" PVC @ \$100/LF MH @\$3000/EA	
1	Sanitary Sewer Manhole Replacements	Throughout URA area	50% of manholes		Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow.	60/MH	\$180,000	40%	\$72,000	MH @ \$3000/EA	
1	Clay Sewer Mains Replacement - High Priority Areas	Throughout URA area	95% of mains		Replacement of clay sewer mains in excess of 50 years old.	17,220'/8" PVC	\$1,205,400	40%	\$482,160	8" PVC @ \$70/LF	
2	Lilly/Asbury Sewer Main Replacement	Alley between Lilly and Asbury Streets	Third Street	Sixth Street	Repair/Replacement of deteriorating main with flat grade, roots, and location under building. Includes realignment to avoid structures.	800'/8" PVC 4/MH	\$68,000	100%	\$68,000	8" PVC @ \$70/LF MH @ \$3000/EA	
3	Clay Sewer Mains Replacement - Moderate Priority Areas	Throughout URA area	95% of mains		Replacement of clay sewer mains in excess of 50 years old.	34,440'/8" PVC	\$1,205,400	40%	\$482,160	8" PVC @ \$70/LF	
	*2007 Construction Cost Estimates				SANITARY SEWER SUBTOTAL		\$3,243,800		\$1,403,720		
PARKING FACILITIES											
1	Parking Facilities	Single or Multiple sites			URA participation in construction or renovation of structured and surface parking facilities.	Varies	\$2,000,000	100%	\$2,000,000		
	*2007 Construction Cost Estimates				PARKING FACILITIES SUBTOTAL		\$2,000,000		\$2,000,000		

Legacy Crossing Infrastructure Needs Assessment Cost Estimates

REDEV. NUMBER	PROJECT	LOCATION	FROM	TO	DESCRIPTION	LENGTH / QUANTITY	ESTIMATED COST*	Percentage	Estimated Cost	ESTIMATED UNIT COST	NOTES
WATER FACILITIES											
1	Railroad Corridor Trunk Line Project	Railroad Corridor	College Street	US95 (Main Street)	New large diameter water main to provide conveyance to eastern reservoirs and adequate fire flow to URA developments.	1100'/12" Water Main 5/GV 4/FH	\$111,000	100%	\$111,000	12" Water Main @ \$85/LF FH @ \$3500/EA GV @ \$700/EA	
1	Railroad Corridor Trunk Line Project	Railroad Corridor	Sixth Street	College Street	New large diameter water main to provide conveyance to eastern reservoirs and adequate fire flow to URA developments.	1100'/12" Water Main 5/GV 4/FH	\$111,000	100%	\$111,000	12" Water Main @ \$85/LF FH @ \$3500/EA GV @ \$700/EA	
1	Railroad Corridor Trunk Line Project	Railroad Corridor	Third Street	Sixth Street	New large diameter water main to provide conveyance to eastern reservoirs and adequate fire flow to URA developments.	1100'/12" Water Main 5/GV 4/FH	\$111,000	100%	\$111,000	12" Water Main @ \$85/LF FH @ \$3500/EA GV @ \$700/EA	
1	Sweet Avenue Extension Watermain	Sweet Avenue Extension east of US95	US95 (Main Street)	E. terminus of Henley Street	Installation of watermain to provide service to URA area east of US95 and to improve water quality on Henley Street.	750'/8" Water Main 3/GV	\$54,600	100%	\$54,600	8" Water Main @ \$70/LF GV @ \$700/EA	
1	New Fire Hydrants Installation	Throughout URA area			Installation of new fire hydrants in areas currently lacking in adequate fire protection.	10 FH	\$35,000	100%	\$35,000	Fire Hydrants @ \$3500/EA	
1	A Street Watermain	A Street	Lieuallen Street	Jackson Street	Installation of new 12" water main to provide sufficient fire flow to URA area and conveyance to storage facilities.	1250'/12" Water Main 5/GV	\$109,750	20%	\$21,950	12" Water Main @ \$85/LF GV @ \$700/EA	
1	College Street Watermain	College Street	Railroad Avenue	Jackson Street	Replacement of existing lead joint pipe.	700'/6" Water Main 3/GV	\$51,100	100%	\$51,100	6" Water Main @ \$70/LF GV @ \$700/EA	
1	Railroad Steet Watermain	Railroad Street	College Street	Deakin Street	Replacement of existing 4" diameter water main with 8" diameter main.	500'/8" Water Main 2/GV	\$36,400	100%	\$36,400	8" Water Main @ \$70/LF GV @ \$700/EA	
3	SH8 Trunk Line Project	SH8	US95 (Main Street)	Styner Avenue	New large diameter water main to provide conveyance to eastern reservoirs and adequate fire flow to URA developments. Includes connection to Styner watermain.	2600'/12" Water Main 15/GV 13/FH 700'/8" Water Main	\$326,000	30%	\$97,800	12" Water Main @ \$85/LF FH @ \$3500/EA GV @ \$700/EA 8" Water Main @ \$70/LF	
3	Fire Hydrants Replacement	Throughout URA area	60% of Fire Hydrants		Replacement of fire hydrants in excess of 50 years old.	30 FH	\$105,000	100%	\$105,000	Fire Hydrants @ \$3500/EA	
4	Lilly Street Watermain	Lilly Street	A Street	Third Street	Replacement of existing 4" diameter water main with 8" diameter main.	750'/8" Water Main 2/GV	\$53,900	100%	\$53,900	8" Water Main @ \$70/LF GV @ \$700/EA	
4	Water Valve Installation	Spotswood/Veatch Area	SH8	URA Boundary	Installation of additional water valves where lacking in existing system.	10/GV	\$10,000	100%	\$10,000	GV @ \$1000/EA	
	*2007 Construction Cost Estimates				WATER SUBTOTAL		\$1,114,750		\$798,750		
			LEGACY CROSSING INFRASTRUCTURE NEEDS - COST ESTIMATE TOTAL				\$11,146,700				
					URA PARTICIPATION - COST ESTIMATE TOTAL				\$7,470,295		

Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 6 – Proposed Redevelopment Matrix

Development Site Characterization					Projected Site Redevelopment Build-out							Current Site Valuations			Projected Site Redevelopment Valuation			Projected Increment Valuation		
Area	Site ID Number	Redev. Index	Redev. Phase	Site Area	DUA	Total FAR	Res. FAR	Non-Res. FAR	Residential Sq. ft.	Commercial Sq. ft.	Total Sq. ft.	Land Value	Improvement Value	Total Value	Residential Valuation (\$73.26/sq ft.)		Commercial Valuation (\$88.83/ sq ft.)		Total Valuation	
D	D-GB-06	1	A	54128.73	0.00	0.88	0.44	0.44	23817	23817	47633	\$ -	\$ 392,400.00	\$ 392,400.00	\$ 1,744,807.13	\$ 2,115,632.24	\$ 3,860,439.37	\$	3,468,039.37	
D	D-GB-08	1	A	183177.09	0.00	0.88	0.44	0.44	80598	80598	161196	\$ -	\$ 287,149.00	\$ 287,149.00	\$ 5,904,603.59	\$ 7,159,513.20	\$ 13,064,116.79	\$	12,776,967.79	
B	B-CB-12	2	A	4046.88	0.00	0.88	0.44	0.44	1781	1781	3561	\$ 28,160.00	\$ 90,125.00	\$ 118,285.00	\$ 130,448.75	\$ 158,173.11	\$ 288,621.86	\$	198,496.86	
241,352.70									106,195.19	106,195.19	212,390.38	\$ 28,160.00	\$ 769,674.00	\$ 797,834.00	\$ 7,779,859.47	\$ 9,433,318.55	\$ 17,213,178.02	\$	16,443,504.02	
														\$						
A	A-CB-08	1	B	5625.00	0.00	0.88	0.44	0.44	2475	2475	4950	\$ 37,026.00	\$ -	\$ 37,026.00	\$ 181,318.50	\$ 219,854.25	\$ 401,172.75	\$	401,172.75	
A	A-RO-01	1	B	7500.00	12.00	0.32	0.29	0.03	2175	225	2400	\$ 66,000.00	\$ 42,436.00	\$ 108,436.00	\$ 159,340.50	\$ 19,986.75	\$ 179,327.25	\$	136,891.25	
A	A-RO-05	1	B	82460.00	12.00	0.32	0.29	0.03	23913	2474	26387	\$ -	\$ 310,067.00	\$ 310,067.00	\$ 1,751,895.68	\$ 219,747.65	\$ 1,971,643.34	\$	1,661,576.34	
B	B-CB-07	1	B	10061.11	0.00	0.88	0.44	0.44	4427	4427	8854	\$ 99,220.00	\$ -	\$ 99,220.00	\$ 324,313.84	\$ 393,240.50	\$ 717,554.34	\$	717,554.34	
C	C-CB-01	1	B	68574.19	0.00	0.88	0.44	0.44	30173	30173	60345	\$ 251,641.00	\$ 42,618.00	\$ 294,259.00	\$ 2,210,447.87	\$ 2,680,235.93	\$ 4,890,683.80	\$	4,848,065.80	
D	D-CB-02	1	B	80932.72	0.00	0.88	0.44	0.44	35610	35610	71221	\$ 260,250.00	\$ 345,074.00	\$ 605,324.00	\$ 2,608,817.67	\$ 3,163,271.55	\$ 5,772,089.22	\$	5,427,015.22	
D	D-GB-09	1	B	136894.30	0.00	0.88	0.44	0.44	60233	60233	120467	\$ 558,300.00	\$ -	\$ 558,300.00	\$ 4,412,705.62	\$ 5,350,541.09	\$ 9,763,246.72	\$	9,763,246.72	
D	D-R4-01	1	B	5883.98	12.00	0.32	0.32	0.00	1883	0	1883	\$ 22,748.00	\$ 3,600.00	\$ 26,348.00	\$ 137,939.32	\$ -	\$ 137,939.32	\$	134,339.32	
A	A-MB-01	2	B	13500.69	0.00	0.28	0.00	0.28	0	3780	3780	\$ 115,192.00	\$ 176,300.00	\$ 291,492.00	\$ -	\$ 335,794.56	\$ 335,794.56	\$	159,494.56	
A	A-R4-12	2	B	10000.00	12.00	0.32	0.32	0.00	3200	0	3200	\$ 44,000.00	\$ 94,310.00	\$ 138,310.00	\$ 234,432.00	\$ -	\$ 234,432.00	\$	140,122.00	
B	B-CB-15	2	B	11381.89	0.00	0.88	0.44	0.44	5008	5008	10016	\$ 77,400.00	\$ 39,900.00	\$ 117,300.00	\$ 366,888.40	\$ 444,863.45	\$ 811,751.84	\$	771,851.84	
B	B-GB-01	2	B	15000.00	0.00	0.38	0.00	0.38	0	5700	5700	\$ 98,494.00	\$ 146,500.00	\$ 244,994.00	\$ -	\$ 506,331.00	\$ 506,331.00	\$	359,831.00	
B	B-RO-06	2	B	10000.00	0.00	0.32	0.29	0.03	2900	300	3200	\$ 55,000.00	\$ 131,757.00	\$ 186,757.00	\$ 212,454.00	\$ 26,649.00	\$ 239,103.00	\$	107,346.00	
457,813.88									171,997.73	150,405.45	322,403.17	\$ 1,685,271.00	\$ 1,332,562.00	\$ 3,017,833.00	\$ 12,600,553.41	\$ 13,360,515.73	\$ 25,961,069.14	\$	24,628,507.14	
														\$						
B	B-CB-02	1	C	15000.00	0.00	0.88	0.44	0.44	6600	6600	13200	\$ 119,900.00	\$ 34,000.00	\$ 153,900.00	\$ 483,516.00	\$ 586,278.00	\$ 1,069,794.00	\$	1,035,794.00	
B	B-CB-05	1	C	13284.44	0.00	0.88	0.44	0.44	5845	5845	11690	\$ 129,349.00	\$ 19,660.00	\$ 149,009.00	\$ 428,215.95	\$ 519,224.99	\$ 947,440.95	\$	927,780.95	
D	D-CB-05	1	C	35904.34	0.00	0.88	0.44	0.44	15798	15798	31596	\$ -	\$ 42,850.00	\$ 42,850.00	\$ 1,157,354.86	\$ 1,403,328.31	\$ 2,560,683.17	\$	2,517,833.17	
D	D-GB-03	1	C	42371.56	0.00	0.88	0.44	0.44	18643	18643	37287	\$ 19,723.00	\$ 40,750.00	\$ 60,473.00	\$ 1,365,821.81	\$ 1,656,100.90	\$ 3,021,922.71	\$	2,981,172.71	
D	D-GB-04	1	C	100308.20	0.00	0.88	0.44	0.44	44136	44136	88271	\$ 181,258.00	\$ -	\$ 181,258.00	\$ 3,233,374.64	\$ 3,920,566.06	\$ 7,153,940.70	\$	7,153,940.70	
D	D-GB-05	1	C	166246.55	0.00	0.88	0.44	0.44	73148	73148	146297	\$ -	\$ 858,124.00	\$ 858,124.00	\$ 5,358,857.79	\$ 6,497,779.66	\$ 11,856,637.45	\$	10,998,513.45	
E	E-GB-05	1	C	296495.44	0.00	0.88	0.44	0.44	130458	130458	260916	\$ 213,700.00	\$ -	\$ 213,700.00	\$ 9,557,352.61	\$ 11,588,583.57	\$ 21,145,936.18	\$	21,145,936.18	
A	A-R4-03	2	C	21997.94	12.00	0.32	0.32	0.00	7039	0	7039	\$ 117,634.00	\$ 276,118.00	\$ 393,752.00	\$ 515,702.11	\$ -	\$ 515,702.11	\$	239,584.11	
B	B-CB-04	2	C	12500.00	0.00	0.88	0.44	0.44	5500	5500	11000	\$ 28,300.00	\$ 31,283.00	\$ 59,583.00	\$ 402,930.00	\$ 488,565.00	\$ 891,495.00	\$	860,212.00	
B	B-CB-06	2	C	12500.00	0.00	0.88	0.44	0.44	5500	5500	11000	\$ 79,640.00	\$ 258,873.00	\$ 338,513.00	\$ 402,930.00	\$ 488,565.00	\$ 891,495.00	\$	632,622.00	
716,608.47									312,667.97	305,628.63	618,296.61	\$ 889,504.00	\$ 1,561,658.00	\$ 2,451,162.00	\$ 22,906,055.78	\$ 27,148,991.49	\$ 50,055,047.26	\$	48,493,389.26	
														\$						
B	B-RO-07	1	D	6250.00	0.00	0.32	0.29	0.03	1813	188	2000	\$ 35,090.00	\$ 11,400.00	\$ 46,490.00	\$ 132,783.75	\$ 16,655.63	\$ 149,439.38	\$	138,039.38	
B	B-RO-09	1	D	12500.00	0.00	0.32	0.29	0.03	3625	375	4000	\$ 46,706.00	\$ 42,200.00	\$ 88,906.00	\$ 265,567.50	\$ 33,311.25	\$ 298,878.75	\$	256,678.75	
C	C-MB-02	1	D	128512.67	0.00	0.28	0.00	0.28	0	35984	35984	\$ 348,843.00	\$ 572,600.00	\$ 921,443.00	\$ -	\$ 3,196,418.53	\$ 3,196,418.53	\$	2,623,818.53	
E	E-R4-01	1	D	118707.67	12.00	0.32	0.32	0.00	37986	0	37986	\$ 301,037.00	\$ 883,369.00	\$ 1,184,406.00	\$ 2,782,887.65	\$ -	\$ 2,782,887.65	\$	1,899,518.65	
A	A-CB-04	2	D	6879.07	0.00	0.88	0.44	0.44	3027	3027	6054	\$ 61,105.00	\$ 153,550.00	\$ 214,655.00	\$ 221,742.69	\$ 268,869.83	\$ 490,612.52	\$	337,062.52	
A	A-GB-02	2	D	15000.00	0.00	0.38	0.00	0.38	0	5700	5700	\$ 139,392.00	\$ 460,500.00	\$ 599,892.00	\$ -	\$ 506,331.00	\$ 506,331.00	\$	45,831.00	
B	B-RO-10	2	D	30421.87	0.00	0.32	0.29	0.03	8822</											

D	D-GB-02	3	14117.07	0.00	0.38	0.00	0.38	0	5364	5364	\$	117,370.00	\$	-	\$	117,370.00	\$	-	\$	476,527.34	\$	476,527.34	\$	476,527.34
E	E-GB-01	3	26993.76	0.00	0.38	0.00	0.38	0	10258	10258	\$	194,814.00	\$	292,497.00	\$	487,311.00	\$	-	\$	911,185.17	\$	911,185.17	\$	618,688.17
E	E-GB-02	3	42000.00	0.00	0.38	0.00	0.38	0	15960	15960	\$	234,790.00	\$	435,555.00	\$	670,345.00	\$	-	\$	1,417,726.80	\$	1,417,726.80	\$	982,171.80
E	E-GB-03	3	18618.49	0.00	0.38	0.00	0.38	0	7075	7075	\$	159,702.00	\$	263,628.00	\$	423,330.00	\$	-	\$	628,474.58	\$	628,474.58	\$	364,846.58
E	E-GB-04	3	27605.13	0.00	0.38	0.00	0.38	0	10490	10490	\$	137,550.00	\$	170,030.00	\$	307,580.00	\$	-	\$	931,822.21	\$	931,822.21	\$	761,792.21
E	E-GB-06	3	23917.59	0.00	0.38	0.00	0.38	0	9089	9089	\$	64,372.00	\$	94,086.00	\$	158,458.00	\$	-	\$	807,347.82	\$	807,347.82	\$	713,261.82
E	E-MB-01	3	152371.36	0.00	0.28	0.00	0.28	0	42664	42664	\$	82,307.00	\$	17,500.00	\$	99,807.00	\$	-	\$	3,789,841.41	\$	3,789,841.41	\$	3,772,341.41
E	E-MB-03	3	41310.26	0.00	0.28	0.00	0.28	0	11567	11567	\$	137,300.00	\$	207,650.00	\$	344,950.00	\$	-	\$	1,027,485.31	\$	1,027,485.31	\$	819,835.31
E	E-MB-04	3	66856.46	0.00	0.28	0.00	0.28	0	18720	18720	\$	256,296.00	\$	122,600.00	\$	378,896.00	\$	-	\$	1,662,880.62	\$	1,662,880.62	\$	1,540,280.62
A	A-CB-06	4	22500.00	0.00	0.88	0.44	0.44	9900	9900	9900	\$	118,877.00	\$	420,381.00	\$	539,258.00	\$	725,274.00	\$	879,417.00	\$	1,604,691.00	\$	1,184,310.00
A	A-CB-07	4	27500.00	0.00	0.88	0.44	0.44	12100	12100	12100	\$	128,420.00	\$	540,504.00	\$	668,924.00	\$	886,446.00	\$	1,074,843.00	\$	1,961,289.00	\$	1,420,785.00
A	A-GB-01	4	15000.00	0.00	0.38	0.00	0.38	0	5700	5700	\$	142,400.00	\$	218,900.00	\$	361,300.00	\$	-	\$	506,331.00	\$	506,331.00	\$	287,431.00
A	A-GB-04	4	10000.00	0.00	0.38	0.00	0.38	0	3800	3800	\$	84,300.00	\$	160,100.00	\$	244,400.00	\$	-	\$	337,554.00	\$	337,554.00	\$	177,454.00
A	A-R4-01	4	71807.52	12.00	0.32	0.32	0.00	22978	0	22978	\$	313,200.00	\$	960,100.00	\$	1,273,300.00	\$	1,683,398.05	\$	-	\$	1,683,398.05	\$	723,298.05
A	A-R4-02	4	33244.22	12.00	0.32	0.32	0.00	10638	0	10638	\$	118,701.00	\$	1,093,500.00	\$	1,212,201.00	\$	779,350.90	\$	-	\$	779,350.90	\$	(314,149.10)
A	A-R4-03	4	19884.03	12.00	0.32	0.32	0.00	6363	0	6363	\$	93,761.00	\$	611,141.00	\$	704,902.00	\$	466,145.29	\$	-	\$	466,145.29	\$	(144,995.71)
A	A-R4-05	4	25625.00	12.00	0.32	0.32	0.00	8200	0	8200	\$	205,216.00	\$	2,220,200.00	\$	2,425,416.00	\$	600,732.00	\$	-	\$	600,732.00	\$	(1,619,468.00)
A	A-R4-09	4	19590.60	12.00	0.32	0.32	0.00	6269	0	6269	\$	38,500.00	\$	339,431.00	\$	377,931.00	\$	459,266.35	\$	-	\$	459,266.35	\$	119,835.35
A	A-R4-11	4	8750.00	12.00	0.32	0.32	0.00	2800	0	2800	\$	51,546.00	\$	142,800.00	\$	194,346.00	\$	205,128.00	\$	-	\$	205,128.00	\$	62,328.00
A	A-R4-14	4	30000.00	12.00	0.32	0.32	0.00	9600	0	9600	\$	155,397.00	\$	1,030,278.00	\$	1,185,675.00	\$	703,296.00	\$	-	\$	703,296.00	\$	(326,982.00)
A	A-RO-02	4	7500.00	12.00	0.32	0.29	0.03	2175	225	2400	\$	52,151.00	\$	268,900.00	\$	321,051.00	\$	159,340.50	\$	19,986.75	\$	179,327.25	\$	(89,572.75)
A	A-RO-06	4	47955.00	12.00	0.32	0.29	0.03	13907	1439	15346	\$	284,075.00	\$	1,132,373.00	\$	1,416,448.00	\$	1,018,823.16	\$	127,795.28	\$	1,146,618.44	\$	1,245.44
B	B-CB-01	4	15000.00	0.00	0.88	0.44	0.44	6600	6600	13200	\$	145,617.00	\$	266,695.00	\$	412,312.00	\$	483,516.00	\$	586,278.00	\$	1,069,794.00	\$	803,099.00
B	B-CB-08	4	10058.57	0.00	0.88	0.44	0.44	4426	4426	8852	\$	43,850.00	\$	42,840.00	\$	86,690.00	\$	324,231.97	\$	393,141.22	\$	717,373.19	\$	674,533.19
B	B-CB-14	4	18777.15	0.00	0.88	0.44	0.44	8262	8262	16524	\$	177,749.00	\$	457,100.00	\$	634,849.00	\$	605,270.16	\$	733,908.66	\$	1,339,178.83	\$	882,078.83
B	B-GB-03	4	10968.75	0.00	0.38	0.00	0.38	0	4168	4168	\$	111,430.00	\$	158,300.00	\$	269,730.00	\$	-	\$	370,254.54	\$	370,254.54	\$	211,954.54
B	B-GB-05	4	12500.00	0.00	0.38	0.00	0.38	0	4750	4750	\$	111,430.00	\$	387,100.00	\$	498,530.00	\$	-	\$	421,942.50	\$	421,942.50	\$	34,842.50
B	B-MB-02	4	11734.52	0.00	0.28	0.00	0.28	0	3286	3286	\$	87,604.00	\$	93,100.00	\$	180,704.00	\$	-	\$	291,865.68	\$	291,865.68	\$	198,765.68
B	B-R4-01	4	15000.00	12.00	0.32	0.32	0.00	4800	0	4800	\$	27,500.00	\$	95,031.00	\$	122,531.00	\$	351,648.00	\$	-	\$	351,648.00	\$	256,617.00
B	B-R4-03	4	20000.00	12.00	0.32	0.32	0.00	6400	0	6400	\$	105,754.00	\$	575,500.00	\$	681,254.00	\$	468,864.00	\$	-	\$	468,864.00	\$	(106,636.00)
B	B-R4-05	4	10000.00	12.00	0.32	0.32	0.00	3200	0	3200	\$	66,000.00	\$	333,569.00	\$	399,569.00	\$	234,432.00	\$	-	\$	234,432.00	\$	(99,137.00)
B	B-R4-07	4	37500.00	12.00	0.32	0.32	0.00	12000	0	12000	\$	217,371.00	\$	784,933.00	\$	1,002,304.00	\$	879,120.00	\$	-	\$	879,120.00	\$	94,187.00
B	B-R4-08	4	18562.50	12.00	0.32	0.32	0.00	5940	0	5940	\$	83,300.00	\$	302,169.00	\$	385,469.00	\$	435,164.40	\$	-	\$	435,164.40	\$	132,995.40
B	B-R4-10	4	20000.00	12.00	0.32	0.32	0.00	6400	0	6400	\$	117,854.00	\$	767,300.00	\$	885,154.00	\$	468,864.00	\$	-	\$	468,864.00	\$	(298,436.00)
B	B-RO-05	4	6250.00	0.00	0.32	0.29	0.03	1813	188	2000	\$	54,305.00	\$	181,500.00	\$	235,805.00	\$	132,783.75	\$	16,655.63	\$	149,439.38	\$	(32,060.63)
D	D-GB-07	4	34778.61	0.00	0.38	0.00	0.38	0	13216	13216	\$	183,678.00	\$	519,300.00	\$	702,978.00	\$	-	\$	1,173,965.89	\$	1,173,965.89	\$	654,665.89
A	A-CB-01	5	27500.00	0.00	0.88	0.44	0.44	12100	12100	24200	\$	214,041.00	\$	961,360.00	\$	1,175,401.00	\$	886,446.00	\$	1,074,843.00	\$	1,961,289.00	\$	999,929.00
A	A-CB-02	5	27500.00	0.00	0.88	0.44	0.44	12100	12100	24200	\$	241,987.00	\$	725,100.00	\$	967,087.00	\$	886,446.00	\$	1,074,843.00	\$	1,961,289.00	\$	1,236,189.00
A	A-CB-03	5	27628.52	0.00	0.88	0.44	0.44	12157	12157	24313	\$	98,494.00	\$	43,200.00	\$	141,694.00	\$	890,588.77	\$	1,079,866.23	\$	1,970,454.99	\$	1,927,254.99
A	A-CB-05	5	15650.55	0.00	0.88	0.44	0.44	6886	6886	13772	\$	-	\$	-	\$	-	\$	504,486.09	\$	611,704.88	\$	1,116,190.97	\$	1,116,190.97
B	B-CB-09	5	45133.10	0.00	0.88	0.44	0.44	19859	19859	39717	\$	-	\$	-	\$	-	\$	1,454,838.40	\$	1,764,036.24	\$	3,218,874.64	\$	3,218,874.64
B	B-CB-13	5	7956.62	0.00	0.88	0.44	0.44	3501	3501	7002	\$	37,026.00	\$	103,900.00	\$	140,926.00	\$	256,476.87	\$	310,986.08	\$	567,462.96	\$	463,562.96
C	C-R4-01	5	479112.02	12.00	0.32	0.32	0.00	153316	0	153316	\$	-	\$	-	\$	-	\$	11,231,918.91	\$	-	\$	11,231,918.91	\$	11,231,918.91
D	D-CB-03	5	25479.62	0.00	0.88	0.44	0.44	11211	11211	22422	\$	221,142.00	\$	-	\$	221,142.00	\$	821,320.26	\$	995,876.04	\$	1,817,196.31	\$	1,817,196.31
D	D-GB-01	5	55970.96	0.00	0.38	0.00	0.38	0	21269	21269	\$	286,275.00	\$	905,550.00	\$	1,191,825.00	\$	-	\$	1,889,322.14	\$	1,889,322.14	\$	983,772.14
D	D-GB-03B	5	142155.50	0.00	0.88	0.44	0.44	62548	62548	125097	\$	-	\$	-	\$	-	\$	4,582,297.25	\$	5,556,176.15	\$	10,138,473.40	\$	10,138,473.40
D	D-GB-10	5	28863.37	0.00	0.38	0.00	0.38	0	10968	10968	\$	-	\$	-	\$	-	\$	-	\$	974,294.60	\$	974,294.60	\$	974,294.60
D	D-U-01	5	29863.12	0.00	0.00	0.00	0.00	0	0	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
D	D-U-02	5	470274.53	0.00	0.00	0.00	0.00	0	0	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
E	E-MB-02	5	31661.17	0.00	0.28	0.00	0.28	0	8865	8865	\$	-	\$	-	\$	-	\$	-	\$	787,489.28	\$	787,489.28	\$	787,489.28
E	E-R4-02	5	64420.97	12.00	0.32	0.32	0.00	20615	0	20615	\$	-	\$	-	\$	-	\$	1,510,233.68	\$	-	\$	1,510,233.68	\$	1,510,233.68
			2,977,147.44					603,929.25	492,489.00	1,096,418.25	\$	8,459,806.00	\$	25,202,414.00	\$	33,662,220.00	\$	44,243,856.61	\$	43,747,798.10	\$	87,991,654.71	\$	62,789,240.71

Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 7 – Proposed Redevelopment Map

Proposed Legacy
Crossing Urban
Renewal District
Redevelopment
Index Map

Legend

Redevelopment Index

High

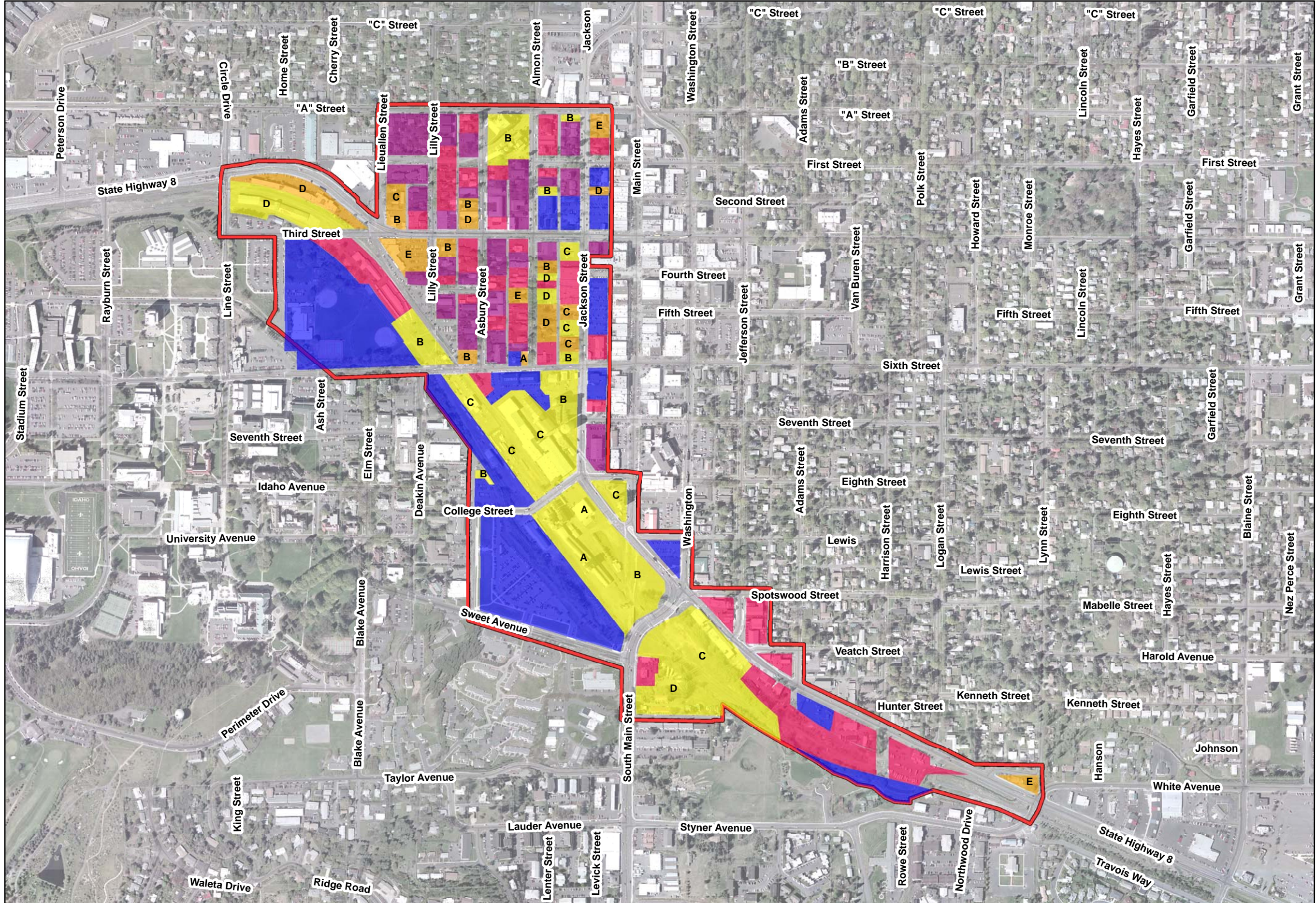
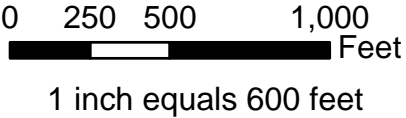
Moderate/High

Moderate

Low

Very Low

URA District Boundary

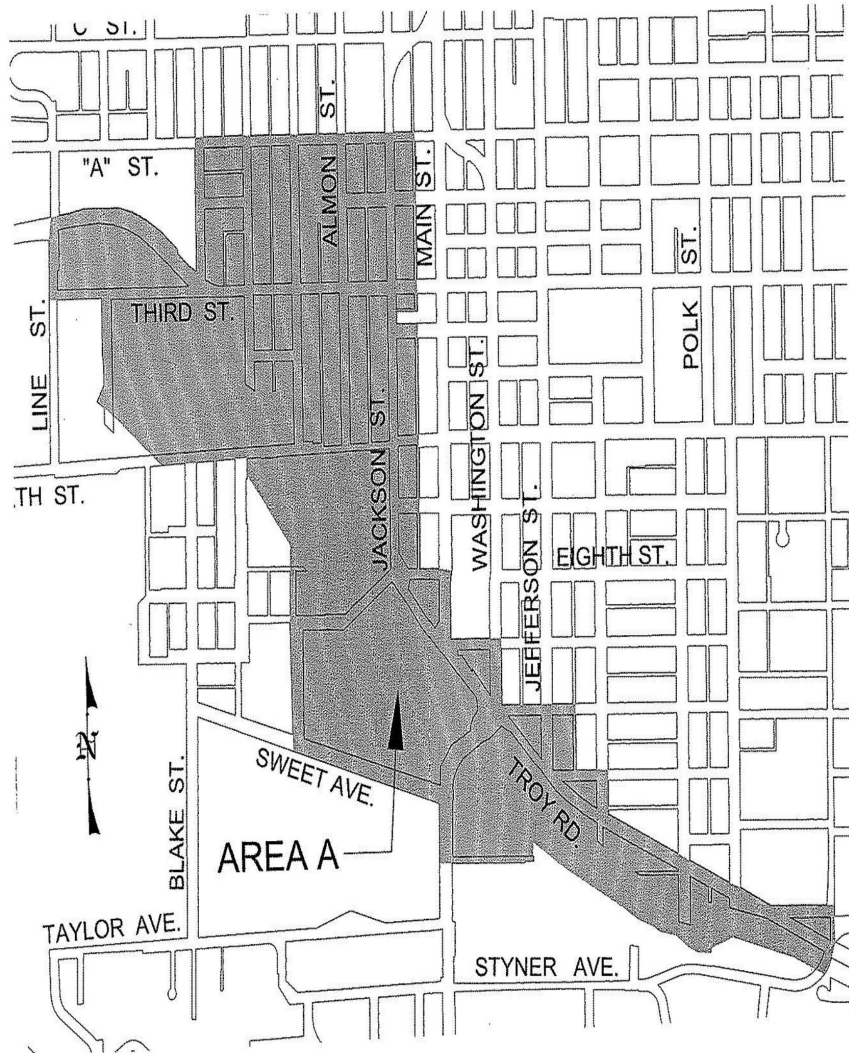


Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 8 – Economic Feasibility Study

ATTACHMENT 8

MOSCOW, IDAHO LEGACY CROSSING URBAN RENEWAL DISTRICT TAX INCREMENT FINANCING FEASIBILITY STUDY



Business Planning Consultants, Inc.
(425) 785-0444

February 2008

Table of Contents

Information	Page
Introduction.....	1
Executive Summary.....	1
Existing Land Uses	1
Valuation of the Urban Renewal Area.....	2
Growth Projections.....	2
Growth Rates	2
Improvement Schedule	2
Levy Rates	2
Tax Generation.....	3
Infrastructure Improvements & Other Investments.....	4
Bond Payments	5
Determination of Cash flow Feasibility.....	6
Conclusions and Recommendations.....	8

Tables	Number
Current Levy rates By Taxing District 2007	1
Urban Renewal District Tax Generation Projection	2
Investment Timing	3
Bond Payments with Annual Cash Flow	4
Cash Flow Projection with Bond Pre-Payments	5
Assessed Valuations Over Time	6

MOSCOW, IDAHO LEGACY CROSSING TAX INCREMENT FINANCING FEASIBILITY STUDY

INTRODUCTION

Business Planning Consultants is an Idaho Corporation incorporated in 1982. BPC has been providing Tax Increment Financing (TIF) Feasibility Studies since the legislation was enacted. The following is a list of BPC's TIF analysis projects:

- East Post Falls TIF – Post Falls
- Riverbend TIF – Post Falls
- Expo TIF – Post Falls
- West Seltice II TIF – Post Falls
- City Center TIF – Coeur d'Alene
- Alturas Technology Park TIF – Moscow
- River District LIFT (Local Infrastructure Financing Tool) – Liberty Lake, Washington

TIF provides Urban Renewal Agencies the tools to spur economic growth. BPC is grateful to help quantify the next phase of Moscow's growth in this Legacy Crossing TIF study.

EXECUTIVE SUMMARY

The question considered in the report is "Can revenue collected from the Legacy Crossing URD pay for infrastructure and other improvements contemplated by the Plan?" The answer is "yes" if the assumptions in this report are realized. This scenario has the following major assumptions:

- The first phase infrastructure improvements occur in 2012 with the first bond payment in the next year (2013);
- Significant increment growth is not expected until 2012 when the first phase of infrastructure improvements are completed and when the first phase of development is expected;
- Bond rates will be stable and at about 6% and would be available at a 20 year term.

To the degree the Moscow Urban Renewal Agency can recruit and attract new development to the district, the economic results forecast in this report could be accelerated.

EXISTING LAND USES

Current uses within the Legacy Crossing URD boundary include a mixture of commercial and residential to the north and heavy industrial and/or business uses along the former railroad right of way. The Urban Renewal District encompasses a total of 163 gross acres.¹

¹ Legacy Crossing

VALUATION OF THE URBAN RENEWAL AREA

The total assessed value of the Urban Renewal District is \$47,758,175. This includes both real and personal property, plus improvements, and less the homeowners' exemptions.²

GROWTH PROJECTIONS

There are two elements to the growth projection. The first assumes the growth that would occur with no economic stimulus. This baseline projection identifies revenue that will continue to flow to the taxing districts during the years the District is open.

The second element incorporates the addition of new infrastructure and the added assessed value that occurs as a result of both public and private investment. This is the projection that measures the increment available for the Agency's use in Legacy Crossing. The following paragraphs describe the major assumptions used in these projections.

GROWTH RATES

Average population growth rates for the City of Moscow have been fairly flat for the last 40 years³. Average growth has been about 253 people per year. Each decade, the growth rate has been from 10% to 15%. Using the existing population base of about 21,900 people and adding 253 people per year, yields an annual growth rate of about 1%.

IMPROVEMENT SCHEDULE

Properties are projected to develop in accordance with the Plan Attachment 6, and to occur in five-year phases. Increased valuations are projected for every fifth year.

LEVY RATES

Levy rates change each year but usually only by a very small amount. We assume levy rates will remain constant during the projection period. Table 1 shows current levy rates.

TABLE 1
CURRENT LEVY RATES BY TAXING DISTRICT 2007

City of Moscow	0.4429299
School District 281	0.6690096
N. Latah Hwy District	0.1213460
Moscow Cemetery District	0.0155821
Latah County Library District	0.0510132
Latah County	0.4000070
Total Current Tax Rate	1.6998878

Source: Latah County Treasurer

² Latah County Assessor

³ Why is Moscow Growing? 2006, Ron Miller, University of Idaho, Figure 4

TAX GENERATION

The baseline tax is the amount of tax revenue generated by the current levy rates applied to base year valuation. The baseline revenues for some specific years are shown in the next table.

The primary purpose of the Legacy Crossing Urban Renewal District designation is to encourage new and higher value development to occur within the District boundaries. Future projected tax revenue includes the Growth Projection assumptions of Legacy Crossing as delineated on page 2 of this report. Table 2 shows the tax generation capability of the Legacy Crossing project.

TABLE 2
DISTRICT TAX GENERATION PROJECTION

Tax Year	Calendar Year	Base Year	1% increase per year Base		Combined Growth and	Cumulative Increment
		Revenue	Increment Revenue	Increment Revenue	Increment Revenue	Revenue
2008	2009	811,835	8,165	-	8,165	8,165
2009	2010	811,835	16,411	-	16,411	24,576
2010	2011	811,835	24,740	-	24,740	49,316
2011	2012	811,835	33,152	84,994	118,146	167,462
2012	2013	811,835	41,648	169,989	211,637	379,099
2013	2014	811,835	50,230	277,834	328,064	707,163
2014	2015	811,835	58,897	354,329	413,226	1,120,388
2015	2016	811,835	67,650	439,323	506,974	1,627,362
2016	2017	811,835	76,491	524,318	600,809	2,228,171
2017	2018	811,835	85,421	609,312	694,733	2,922,904
2018	2019	811,835	94,440	683,413	777,853	3,700,758
2019	2020	811,835	103,549	845,335	948,884	4,649,642
2020	2021	811,835	112,749	1,007,257	1,120,006	5,769,648
2021	2022	811,835	122,042	1,169,179	1,291,220	7,060,868
2022	2023	811,835	131,427	1,331,100	1,462,527	8,523,396
2023	2024	811,835	140,906	1,493,022	1,633,928	10,157,323
2024	2025	811,835	150,480	1,514,244	1,664,724	11,822,047
2025	2026	811,835	160,149	1,535,466	1,695,615	13,517,662
2026	2027	811,835	169,915	1,556,688	1,726,603	15,244,265
2027	2028	811,835	179,779	1,577,910	1,757,689	17,001,955
2028	2029	811,835	189,742	1,599,132	1,788,874	18,790,829
2029	2030	811,835	199,804	1,603,234	1,803,038	20,593,867
2030	2031	811,835	209,967	1,607,336	1,817,303	22,411,170
2031	2032	811,835	220,231	1,611,438	1,831,669	24,242,839
2032	2033	811,835	230,598	1,615,540	1,846,138	26,088,977

Source: Business Planning Consultants

INFRASTRUCTURE IMPROVEMENTS & OTHER INVESTMENTS

Infrastructure costs in the Legacy Crossing urban renewal district are estimated to be \$9.4 million. There may be some added costs due to inflation, which will be dependent upon when the costs are incurred, but those are not addressed in this report.

With the majority of the Legacy Crossing district being part of a former railway corridor, the prospect for contamination of soil and groundwater is likely. Initial estimates to remediate pollutants in the District are \$600,000. In addition, the community desires, and the Plan contemplates, certain amenities paid by the Agency. These include (but are not limited to) park and open space improvements, and multi-modal transportation facilities.

Finally, key property owners have expressed a need for Agency assistance in relocation expenses, to free up parcels for optimal property consolidation which is expected to result in achieving the Plan objectives. (These funds are anticipated to be expended early in the life of the District, and if, as is usually the case, most are likely to be recouped later in the Plan term, then the District could be closed earlier.)

Funds have been anticipated for all these uses in Table 3 below.

TABLE 3
INVESTMENT TIMING

Calendar Year	Infrastructure	Multi-modal & All Other	Total
2012	\$1,509,425		\$ 1,509,425
2012	-	3,600,000	3,600,000
2017	2,712,849	844,455	3,557,303
2019	2,197,477	439,495	2,636,972
2021	594,806	118,961	713,767
2021	362,139	72,428	434,567
2022	2,000,000	400,000	2,400,000
Total	<u>\$9,376,695</u>	<u>\$5,475,339</u>	<u>\$14,852,034</u>

Source: Legacy Crossing
Note: 2007 Dollars

BOND PAYMENTS

Bonds may be used to finance Legacy Crossing infrastructure improvements. A new bond could be created for each phase of infrastructure improvement. Typically, bonds can be issued to pay for improvements if the amount of tax increment revenue is deemed sufficient to pay the bond debt service. In Table 4 are bonding amounts in five year phases, with payment amounts available given the tax increment revenues described in the Table 2. Bond terms of 6% interest and a 20-year period were presumed.

TABLE 4
BOND PAYMENTS WITH ANNUAL CASH FLOW
SCHEDULE

Tax Year	Calendar Year	Annual Revenue	Less: Bond Payments	Year's Cash Balance
2008	2009	8,165	-	8,165
2009	2010	16,411	-	24,576
2010	2011	24,740	-	49,316
2011	2012	118,146	-	167,462
2012	2013	211,637	-	379,099
2013	2014	328,064	445,463	261,700
2014	2015	413,226	445,463	229,462
2015	2016	506,974	445,463	290,973
2016	2017	600,809	445,463	446,319
2017	2018	694,733	445,463	695,590
2018	2019	777,853	811,733	661,710
2019	2020	948,884	1,109,605	500,989
2020	2021	1,120,006	1,109,605	511,390
2021	2022	1,291,220	1,246,575	556,035
2022	2023	1,462,527	1,246,575	771,987
2023	2024	1,633,928	1,246,575	1,159,339
2024	2025	1,664,724	1,599,429	1,224,635
2025	2026	1,695,615	1,599,429	1,320,821
2026	2027	1,726,603	1,599,429	1,447,996
2027	2028	1,757,689	1,599,429	1,606,257
2028	2029	1,788,874	1,599,429	1,795,702
2029	2030	1,803,038	1,599,429	1,999,312
2030	2031	1,817,303	1,599,429	2,217,186
2031	2032	1,831,669	1,599,429	2,449,427
2032	2033	1,846,138	987,692	3,307,873

Source: Business Planning Consultants

DETERMINATION OF CASH FLOW FEASIBILITY

The Urban Renewal Agency can retire bonds for Legacy Crossing infrastructure improvements if the assumptions in this report are realized. Table 4 has shown the projected revenue and potential bond repayment schedule for each year of the Legacy Crossing plan life, confirming that there is sufficient revenue generated to service the bonds and still leave the Agency with some cash on hand for other uses each year.

Should the Agency prefer earlier bond payments, so as to pay less interest, Table 5 below projects this cash flow scenario. (Note that under this scenario, the Agency is left with very little cash on hand for its administrative expenses or other uses in calendar years 2023, 2026, 2027 and 2029. Close monitoring by the Agency's financial & executive staff, and candid discussion of the Agency's comfort with risk, are suggested before undertaking this early payment scenario.) If the earlier bond payment schedule is preferred, more aggressive recruiting efforts should probably be initiated in the early years of the Plan life, to maximize development and optimize increment accrual.

TABLE 5
CASH FLOW PROJECTION WITH BOND PREPAYMENTS

Tax Year	Calendar Year	Annual Revenue	Less: Bond Payments	Less: Early Payments	Less: Bond Payments	Year's Cash Balance
2008	2009	8,165	-	-	-	8,165
2009	2010	16,411	-	-	-	24,576
2010	2011	24,740	-	-	-	49,316
2011	2012	118,146	-	-	-	167,462
2012	2013	211,637	-	-	-	379,099
2013	2014	328,064	445,463	-	445,463	261,700
2014	2015	413,226	445,463	-	445,463	229,462
2015	2016	506,974	445,463	-	445,463	290,973
2016	2017	600,809	445,463	200,000	645,463	246,319
2017	2018	694,733	445,463	200,000	645,463	295,590
2018	2019	777,853	811,733	-	811,733	261,710
2019	2020	948,884	1,109,605	-	1,109,605	100,989
2020	2021	1,120,006	1,109,605	-	1,109,605	111,390
2021	2022	1,291,220	1,246,575	-	1,246,575	156,035
2022	2023	1,462,527	1,246,575	360,000	1,606,575	11,987
2023	2024	1,633,928	1,175,638	400,000	1,575,638	70,277
2024	2025	1,664,724	1,467,830	240,000	1,707,830	27,170
2025	2026	1,695,615	1,467,830	246,000	1,713,830	8,955
2026	2027	1,726,603	1,467,830	250,000	1,717,830	17,729
2027	2028	1,757,689	1,311,639	440,000	1,751,639	23,779
2028	2029	1,788,874	973,731	824,615	1,798,346	14,308
2029	2030	1,803,038	666,718	1,112,181	1,778,899	38,447
2030	2031	1,817,303	316,901	-	316,901	1,538,848
2031	2032	1,831,669	-	-	-	3,370,518
2032	2033	1,846,138	-	-	-	5,216,656

CONCLUSIONS AND RECOMMENDATIONS

The Legacy Crossing Urban Renewal District will generate sufficient revenue to retire bonds if the scenarios described in this projection are realized. These scenarios have the following major assumptions:

- The first infrastructure improvements occur in 2012 with the first bond payment in 2013;
- Significant increment is expected to occur by 2012, when the first phase of infrastructure improvements are installed;
- Bond rates will be stable and at about 6% and would be available at a 20 year term.

The Moscow Urban Renewal Agency can create an economically vibrant Legacy Crossing project area by

- eliminating unsafe or inadequate public improvements and facilities
- assembling and redeveloping parcels to provide an improved environment for development
- attracting new commercial and mixed use developments
- improving connectivity
- adding to parks, open space and quality of life amenities

As a result of these Agency activities, an area surrounding a former industrial railway corridor, which has outlived its useful life in that configuration, will be transformed to economic health and will add significantly to Moscow's business, cultural and civic appeal.

The benefits expected in Legacy Crossing will accrue faster if the Agency is willing to make a strong recruiting effort to attract new development partners early in the life of the district. However, the benefits can be achieved before the Legacy Crossing Urban Renewal district ends in calendar 2032, given the Agency's application of the reasonable growth and development expectations underlying the forecasts contained in this report.

At the end of the Legacy Crossing's Plan term, significant increases in assessed values will be returned to the tax rolls, as illustrated in Table 6, on the following page.

LEGACY CROSSING ASSESSED VALUATIONS OVER TIME

TABLE 6

	Frozen Base	Incremental Assessed Valuation Growth			
Tax Year	2007	2008	2009	2010	2011
Land Value	12,627,464	126,275	253,812	382,625	512,726
Improvement Value	35,403,513	354,035	711,611	1,072,762	1,437,525
Exemptions	272,802				
Projected Incremental Value	-	-	-	-	5,000,000
Total Valuation Growth*	47,758,175	480,310	965,423	1,455,387	6,950,250
Tax Year	2012	2013	2014	2015	2016
Land Value	644,128	776,843	910,887	1,046,270	1,183,007
Improvement Value	1,805,935	2,178,029	2,553,845	2,933,418	3,316,788
Exemptions					
Projected Incremental Value	10,000,000	16,344,256	20,844,256	25,844,256	30,844,256
Total Valuation Growth*	12,450,063	19,299,129	24,308,987	29,823,945	35,344,051
Tax Year	2017	2018	2019	2020	2021
Land Value	1,321,112	1,460,598	1,601,479	1,743,768	1,887,480
Improvement Value	3,703,991	4,095,066	4,490,052	4,888,987	5,291,912
Exemptions					
Projected Incremental Value	35,844,256	40,203,440	49,728,876	59,254,312	68,779,748
Total Valuation Growth*	40,869,359	45,759,104	55,820,406	65,887,067	75,959,140
Tax Year	2022	2023	2024	2025	2026
Land Value	2,032,630	2,179,231	2,327,298	2,476,845	2,627,888
Improvement Value	5,698,867	6,109,890	6,525,024	6,944,310	7,367,788
Exemptions		272,802	272,802	272,802	272,802
Projected Incremental Value	78,305,184	87,830,620	89,079,059	90,327,497	91,575,936
Total Valuation Growth*	86,036,680	95,846,939	97,658,579	99,475,850	101,298,810
Tax Year	2027	2028	2029	2030	2031
Land Value	2,780,442	2,934,521	3,090,141	3,247,317	3,406,065
Improvement Value	7,795,501	8,227,491	8,663,801	9,104,474	9,549,554
Exemptions					
Projected Incremental Value	94,072,813	94,314,123	94,555,434	94,796,744	95,038,055
Total Valuation Growth*	104,648,756	105,476,135	106,309,376	107,148,535	107,993,673
Tax Year	2032				
Land Value	3,566,400				
Improvement Value	9,999,085				
Exemptions					
Projected Incremental Value	95,279,365				
Total Valuation Growth*	108,844,850				

*Total Valuation Growth over Base Year Valuation

Legacy Crossing Urban Renewal District Redevelopment Plan

Attachment 9 – Private Properties Which May be Acquired by the Agency

Private Properties Which May Be Acquired by the Agency

1. No particular properties have been identified for acquisition by the Agency. The Agency does not intend to purchase property for future development by private persons.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed for the development of public improvements and public facilities.