

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF  
MOSCOW, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE MOSCOW URBAN RENEWAL AGENCY, TO BE  
TERMED THE "ANNUAL REPORT RESOLUTION,"  
APPROVING THE ANNUAL REPORT OF THE URBAN  
RENEWAL AGENCY, FOR CALENDAR YEAR 2011;  
APPROVING THE NOTICE OF FILING THE ANNUAL  
REPORT; DIRECTING THE CHAIR TO SUBMIT SAID  
REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Moscow Urban  
Renewal Agency, an independent public body corporate and politic, authorized under the  
authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho  
Code, a duly created and functioning urban renewal agency for Moscow, Idaho, hereinafter  
referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban  
renewal agency created by and existing under the authority of and pursuant to the Idaho Urban  
Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented  
("Law");

WHEREAS, the City Council of the city of Moscow, Idaho (the "City"), on July 1, 1996,  
after notice duly published, conducted a public hearing on the City of Moscow Idaho Research  
and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area  
Plan of 1996 (the "Plan");

WHEREAS, following said public hearing the City adopted its Ordinance 96-12 on July  
1, 1996, approving the Plan and making certain findings;

WHEREAS, the City on June 7, 2004, after notice duly published, conducted a public  
hearing on the First Amended and Restated Urban Renewal Plan (the "First Amended and  
Restated Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2004-28  
on June 7, 2004, approving the Amended and Restated Urban Renewal Plan and making certain  
findings;

WHEREAS, the City, on June 20, 2005, after notice duly published, conducted a public  
hearing on the Second Amended and Restated Urban Renewal Plan (the "Second Amended and  
Restated Urban Renewal Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2005-18 on June 20, 2005, approving the Second Amended and Restated Urban Renewal Plan and making certain findings;

WHEREAS, the City, on June 2, 2008, after notice duly published, conducted a public hearing on the Legacy Crossing Urban Renewal District Redevelopment Plan (the "Legacy Crossing Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2008-10 on June 2, 2008, approving the Legacy Crossing Plan and making certain findings;

WHEREAS, pursuant to Idaho Code *Section* 50-2006(c), Agency Executive Director has prepared an annual report of the Agency's activities for calendar year 2011, a copy of which report is attached hereto as Exhibit A and is incorporated herein by reference;

WHEREAS, Agency opened the public comment period on the proposed annual report from February 22, 2012 to March 16, 2012, after notice was duly published on February 18<sup>th</sup>, 2012. No public comments regarding the annual report were received by the Agency or City Clerk.

WHEREAS, on March 28, 2012, pursuant to Section 50-2006(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings during the Agency's meeting held at 206 E. Third Street, Moscow, Idaho;

WHEREAS, pursuant to Section 20-2006(c), Idaho Code, the Agency is required to prepare an annual report and submit the annual report to the Mayor of the city of Moscow, Idaho, on or before March 31 of each year.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE MOSCOW URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. That the annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair shall submit said annual report to the city of Moscow, Idaho, on or before March 31, 2012.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Moscow Urban Renewal Agency, on March 28, 2012. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on March 28, 2012.

RESOLUTION NO. 12-01

APPROVED:

By John McCabe  
John McCabe, Chairman of the Board

ATTEST:

By A. M. Sech  
Secretary



# Moscow Urban Renewal Agency

Of Moscow, Idaho



Dear Friends,

I am pleased to present the 2011 Annual Report for the Moscow Urban Renewal Agency. The purpose of this report is to fulfill the annual report requirement mandated by Idaho Code §50-2006, which requires an Urban Renewal Agency to file a report of its activities for the preceding calendar year.

Moscow is more than just our address. Since 1996, we have helped shape Moscow and have been shaped by it. We have played important roles in the development of the Alturas Technology Park and are well-positioned to play a major role in the development of the newly created Legacy Crossing District.

We understand Moscow, and have a hard-earned reputation for integrity and commitment to the betterment of our community. Our deep knowledge of Moscow allows us to identify opportunities, while our balance sheet and economic development tools allow us to pursue them.

While the particular steps we take to unlock value from our assets may change in the coming years, some things won't. Foremost is our commitment to the disciplined allocation and investment of capital. Our commitment to a healthy balance sheet will remain unwavering.

I express my deep appreciation for the leadership of our Board of Commissioners, whose wisdom and guidance have been invaluable as we strive to create value. Finally, I thank you, our private and public partners, for your continued support of the Moscow Urban Renewal Agency.

Sincerely,

A handwritten signature in blue ink that reads 'Jeffrey B. Jones'. The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Jeffrey B. Jones, AICP  
Executive Director

2011

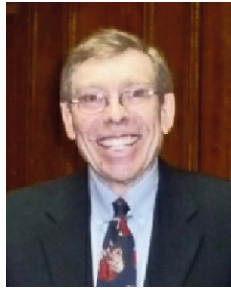
Annual Report



# Commission and Staff



Jeff Jones, Executive Director



John McCabe, Chairman



Tom Lamar, Vice Chairman



Steven McGeehan, Secretary



Sue Scott, Commissioner



Dave McGraw, Commissioner



Brandy Sullivan, Commissioner



Steve Drown, Commissioner



Gary Riedner, City Supervisor



Don Palmer, Treasurer



Stephanie Kalasz, City Clerk



Jen Pfiffner  
Asst. to the City Supervisor



Joelle Dinubilo  
Accounting Specialist

# Financial Report, Yr Ended Sept. 30, 2011

## Statement of Activities

### MOSCOW URBAN RENEWAL AGENCY

#### STATEMENT OF ACTIVITIES Year Ended September 30, 2011

	Net Revenue (Expense) and Changes in Net Assets
GOVERNMENTAL ACTIVITIES	
Project administration	\$ (100,235)
Depreciation	(55,840)
Amortization	(2,196)
Interest expense	(52,601)
Total governmental activities	<u>(210,872)</u>
GENERAL REVENUES	
Property taxes levied for general purposes	479,360
Investment interest	2,391
Total general revenues	<u>481,751</u>
Change in net assets	270,879
NET ASSETS, beginning of year	<u>938,119</u>
NET ASSETS, end of year	<u><u>\$ 1,208,998</u></u>

# Financial Report, Yr Ended Sept. 30, 2011

## Balance Sheet

### MOSCOW URBAN RENEWAL AGENCY

#### BALANCE SHEET - GOVERNMENTAL FUNDS September 30, 2011

	General	Alturas Technology Park	Legacy Crossing District	Total
<b>ASSETS</b>				
Cash and investments	\$ 41,956	\$ 380,918	\$ 109,818	\$ 532,692
Accounts receivable	121			121
Land held for sale		531,256		531,256
<b>Total assets</b>	<b>\$ 42,077</b>	<b>\$ 912,174</b>	<b>\$ 109,818</b>	<b>\$ 1,064,069</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 288		\$ 136	\$ 424
Deferred revenue		\$ 2,000		2,000
<b>Total liabilities</b>	<b>288</b>	<b>2,000</b>	<b>136</b>	<b>2,424</b>
<b>Fund Balance</b>				
Nonspendable		531,256		531,256
Restricted		84,597	44,312	128,909
Assigned		294,321	65,370	359,691
Unassigned	41,789			41,789
<b>Total fund balance</b>	<b>41,789</b>	<b>910,174</b>	<b>109,682</b>	<b>1,061,645</b>
<b>Total liabilities and fund balance</b>	<b>\$ 42,077</b>	<b>\$ 912,174</b>	<b>\$ 109,818</b>	<b>\$ 1,064,069</b>

#### RECONCILIATION OF STATEMENT OF NET ASSETS TO BALANCE SHEET

<b>Total fund balance - Governmental Funds</b>	<b>\$ 1,061,645</b>
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets used in governmental activities are financial resources and, therefore, are not reported in the funds	1,082,738
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds	22,792
Long-term liabilities, consisting of bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds	(958,177)
<b>Total net assets - Governmental Activities</b>	<b>\$ 1,208,998</b>

# Financial Report, Yr Ended Sept. 30, 2011

## Revenues & Expenditures

### MOSCOW URBAN RENEWAL AGENCY

#### STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS Year Ended September 30, 2011

	General	Alturas Technology Park	Legacy Crossing District	Total
<b>REVENUES</b>				
Property taxes		\$ 349,530	\$ 129,830	\$ 479,360
Investment interest	\$ 2,391			2,391
Total revenues	<u>2,391</u>	<u>349,530</u>	<u>129,830</u>	<u>481,751</u>
<b>EXPENDITURES</b>				
Current				
Legal and professional fees	37,824		19,380	57,204
Insurance	1,899			1,899
Advertising	709	501	240	1,450
Management services	30,000			30,000
Taxes			4,627	4,627
Other administration expenses	889	944	3,222	5,055
Debt Service				
Principal retirement		126,692	20,000	146,692
Interest		28,623	23,978	52,601
Capital outlay				
Improvements			32,500	32,500
Total expenditures	<u>71,321</u>	<u>156,760</u>	<u>103,947</u>	<u>332,028</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>(68,930)</u>	<u>192,770</u>	<u>25,883</u>	<u>149,723</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating transfers	71,321	(71,321)		0
Total other financing sources (uses)	<u>71,321</u>	<u>(71,321)</u>	<u>0</u>	<u>0</u>
Net change in fund balances	2,391	121,449	25,883	149,723
<b>FUND BALANCES AT BEGINNING OF YEAR</b>	<u>39,398</u>	<u>788,725</u>	<u>83,799</u>	<u>911,922</u>
<b>FUND BALANCES AT END OF YEAR</b>	<u>\$ 41,789</u>	<u>\$ 910,174</u>	<u>\$ 109,682</u>	<u>\$ 1,061,645</u>

#### RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES

Net change in fund balances \$ 149,723

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:

This is the capital outlay for the current period. 32,500  
This is the amount of depreciation taken during the current period. (55,840)

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities:

Principal payments made on long-term debt 146,692  
Deferred issuance cost amortization (2,196)

Change in net assets - Governmental Activities \$ 270,879

# Financial Report, Yr Ended Sept. 30, 2011

## General Fund Balances

### MOSCOW URBAN RENEWAL AGENCY

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS  
GENERAL FUND  
Year Ended September 30, 2011

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Investment interest	\$ 500	\$ 2,391	\$ 1,891
Total revenues	<u>500</u>	<u>2,391</u>	<u>1,891</u>
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	50,375	37,824	12,551
Insurance	2,000	1,899	101
Advertising	1,000	709	291
Management services	30,000	30,000	0
Other administration expenses	6,700	889	5,811
Capital outlay			
Improvements	<u>214,750</u>	<u>214,750</u>	<u>214,750</u>
Total expenditures	<u>304,825</u>	<u>71,321</u>	<u>233,504</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(304,325)</u>	<u>(68,930)</u>	<u>235,395</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Operating transfers	<u>265,640</u>	<u>71,321</u>	<u>(194,319)</u>
Total other financing sources (uses)	<u>265,640</u>	<u>71,321</u>	<u>(194,319)</u>
Net change in fund balances	(38,685)	2,391	41,076
FUND BALANCES BEGINNING OF YEAR	<u>38,685</u>	<u>39,398</u>	<u>713</u>
FUND BALANCES END OF YEAR	<u>\$ 0</u>	<u>\$ 41,789</u>	<u>\$ 41,789</u>



# Financial Report, Yr Ended Sept. 30, 2011

## Alturas Fund Balances

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS  
ALTURAS TECHNOLOGY PARK FUND  
Year Ended September 30, 2011

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property taxes	\$ 365,250	\$ 349,530	\$ (15,720)
Total revenues	<u>365,250</u>	<u>349,530</u>	<u>(15,720)</u>
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	10,000		10,000
Advertising	5,000	501	4,499
Repairs and maintenance	1,200		1,200
Other administration expenses	1,500	944	556
Debt Service			
Principal retirement	206,854	126,692	80,162
Interest	28,986	28,623	363
Capital outlay			
Improvements	38,235		38,235
Total expenditures	<u>291,775</u>	<u>156,760</u>	<u>135,015</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>73,475</u>	<u>192,770</u>	<u>119,295</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from sale	175,565		(175,565)
Operating transfers	(265,640)	(71,321)	194,319
Total other financing sources (uses)	<u>(90,075)</u>	<u>(71,321)</u>	<u>18,754</u>
Net change in fund balances	(16,600)	121,449	138,049
FUND BALANCES BEGINNING OF YEAR	<u>16,600</u>	<u>788,725</u>	<u>772,125</u>
FUND BALANCES END OF YEAR	<u>\$ 0</u>	<u>\$ 910,174</u>	<u>\$ 910,174</u>

# Financial Report, Yr Ended Sept. 30, 2011

## Legacy Fund Balances

### MOSCOW URBAN RENEWAL AGENCY

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS  
LEGACY CROSSING DISTRICT FUND  
Year Ended September 30, 2011

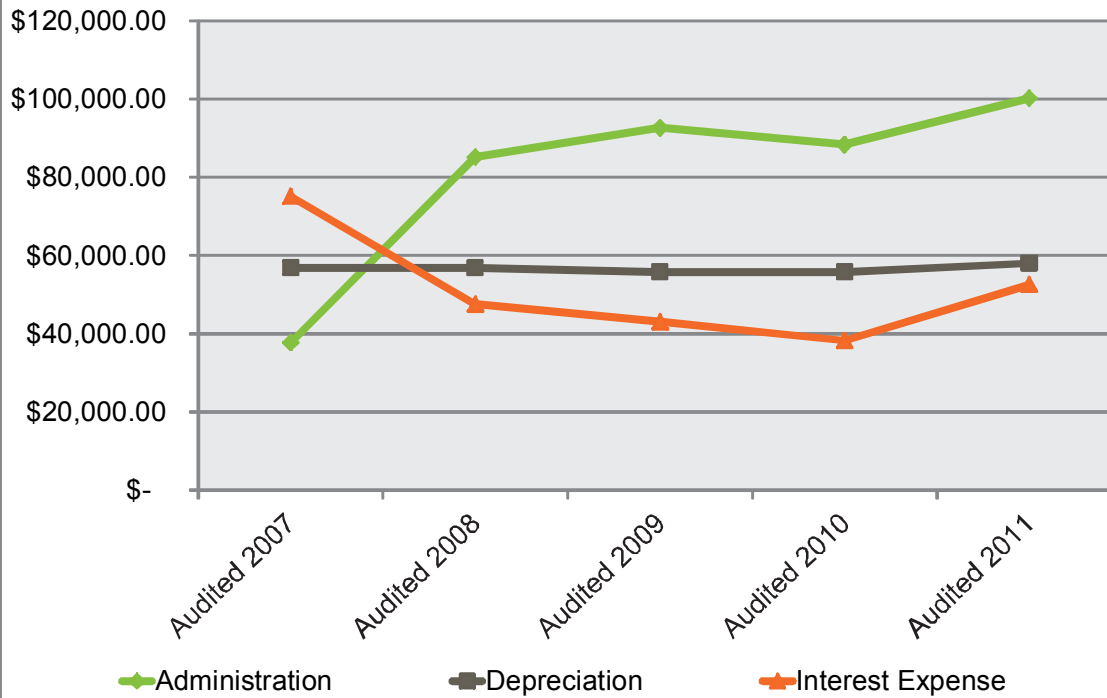
	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property taxes	\$ 52,000	\$ 129,830	\$ 77,830
Total revenues	52,000	129,830	77,830
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	5,560	19,380	(13,820)
Advertising	500	240	260
Taxes		4,627	(4,627)
Other administration expenses	1,000	3,222	(2,222)
Debt Service			
Principal retirement	20,000	20,000	
Interest	24,105	23,978	127
Capital outlay			
Improvements	47,580	32,500	15,080
Total expenditures	98,745	103,947	(5,202)
Net change in fund balances	(46,745)	25,883	72,628
FUND BALANCES BEGINNING OF YEAR	46,745	83,799	0
FUND BALANCES END OF YEAR	\$ 0	\$ 109,682	\$ 72,628



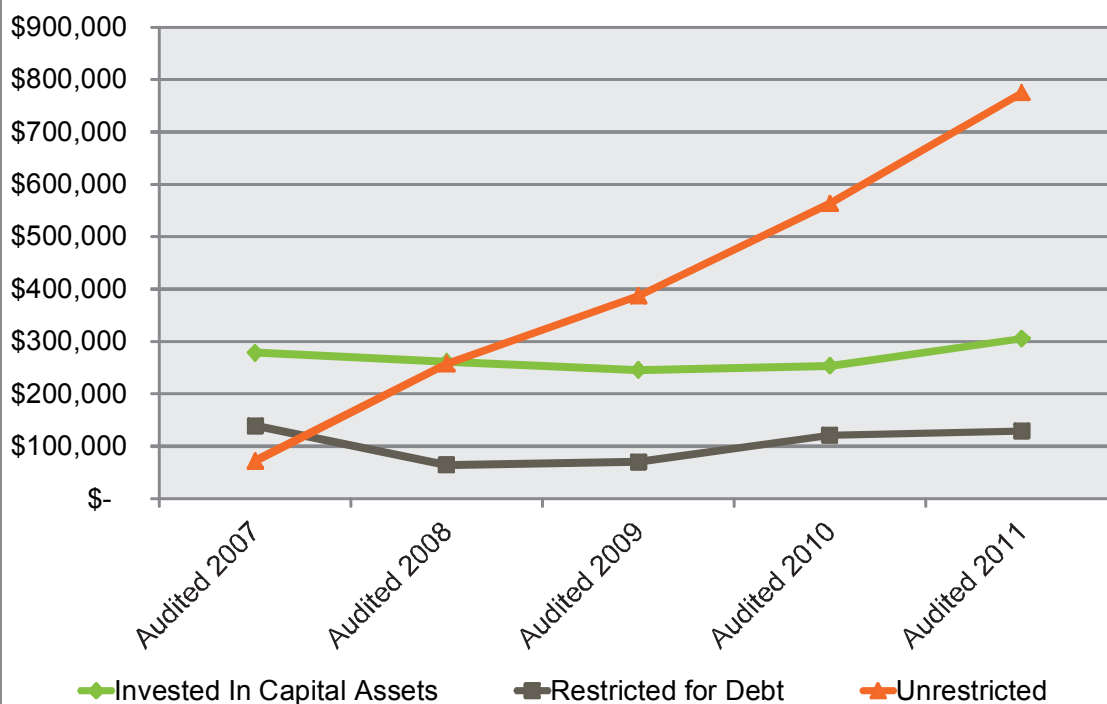
# Financial Report, Yr Ended Sept. 30, 2011

## Expenses & Net Assets

### Governmental Activities Expenses



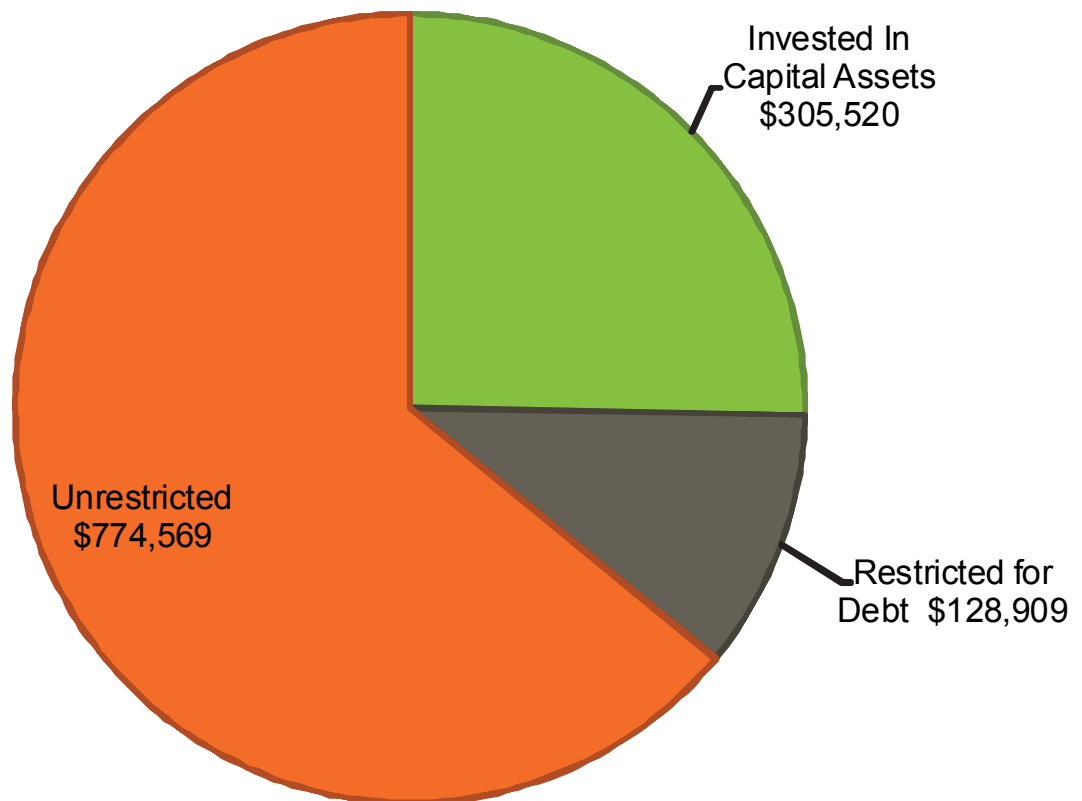
### Trends in Net Assets



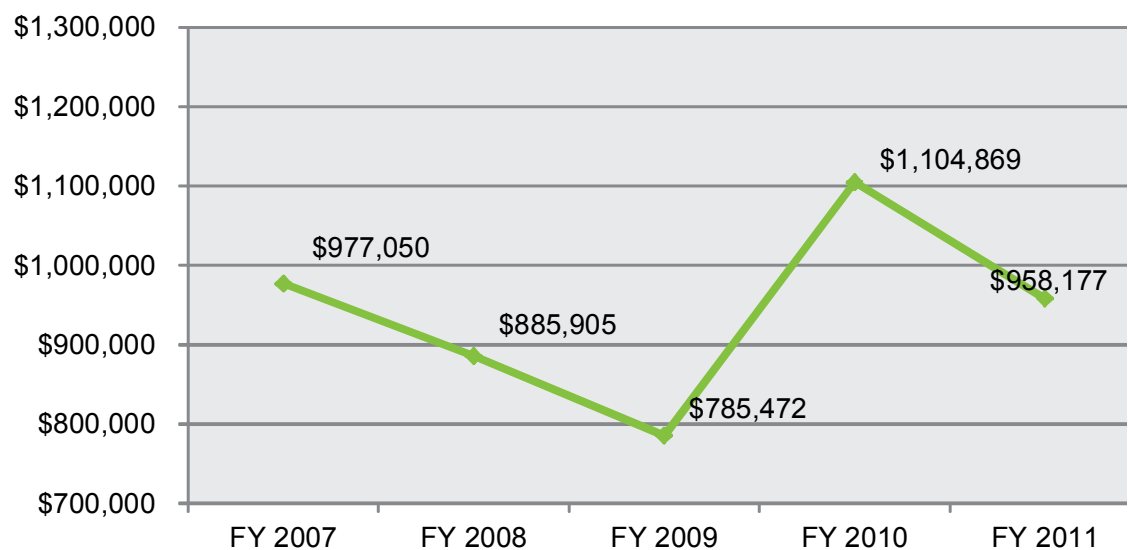
# Financial Report, Yr Ended Sept. 30, 2011

## Net Assets & Long Term Debt

### Net Assets FY 2011

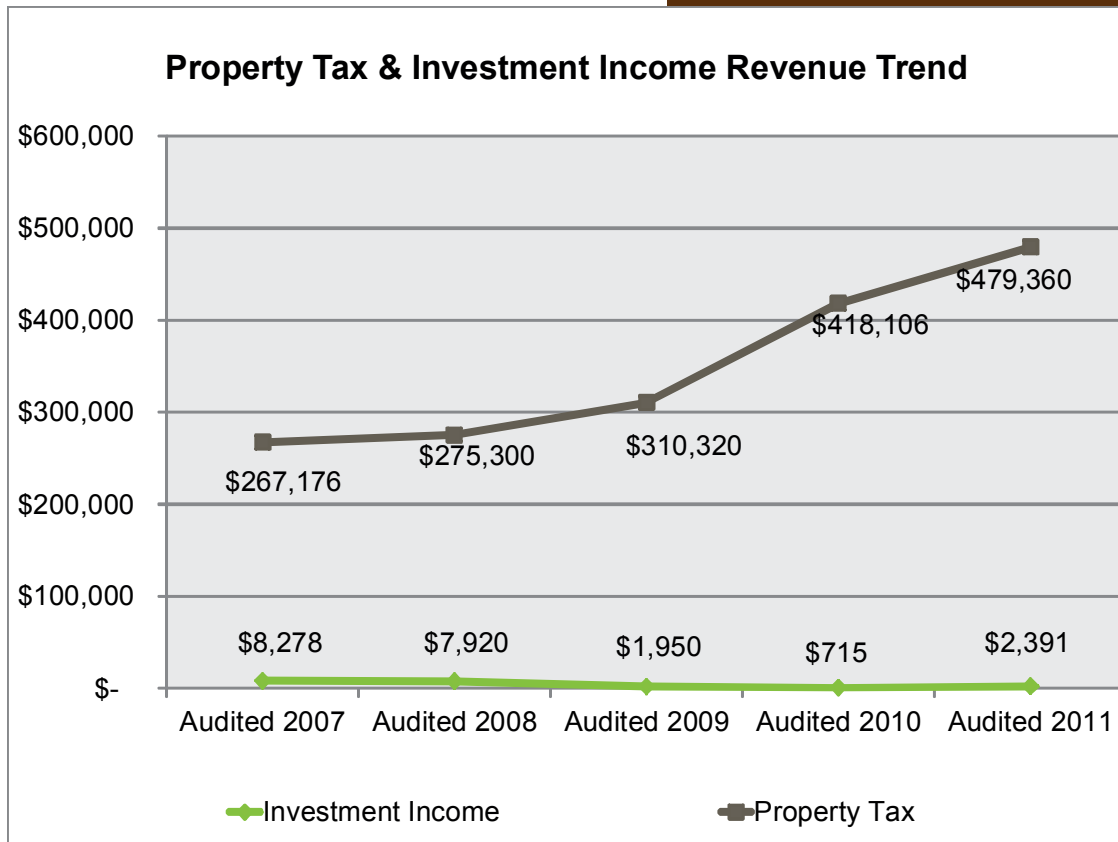


### 5-Year Long Term Debt Trend



# Financial Report, Yr Ended Sept. 30, 2011

## Tax & Investment Income



# Financial Report, Yr Ended Sept. 30, 2011

## Budget to Actual Revenues

### Budget to Actual Revenues - Detail September 30, 2011

➤ Property Taxes – Alturas Technology Park:

Budgeted:	\$ 365,250
Actual:	<u>\$ 349,530</u>
Unrealized:	\$ 15,720

➤ Property Taxes – Legacy Crossing:

Budgeted:	\$ 52,000
Actual:	<u>\$ 129,830</u>
Excess:	\$ 77,830

➤ Interest Earnings – General Fund:

Budgeted:	\$ 500
Actual:	<u>\$ 2,391</u>
Excess:	\$ 1,891

### Budget to Actual Expenditures – General Fund September 30, 2011

Legal & Professional Fees:

Budget:	\$ 50,375
Actual:	<u>\$ 37,824</u>
Variance:	\$ 12,551

Management Services:

Budget:	\$ 30,000
Actual:	<u>\$ 30,000</u>
Variance:	\$ 0

Insurance:

Budget:	\$ 2,000
Actual:	<u>\$ 1,899</u>
Variance:	\$ 101

Other Administrative Expenses:

Budget:	\$ 6,700
Actual:	<u>\$ 889*</u>
Variance:	\$ 5,811

Advertising:

Budget:	\$ 1,000
Actual:	<u>\$ 709</u>
Variance:	\$ 291

\* \$889 consists of: \$759 for Travel and Meetings and \$130 Misc. Expense (Jack Nelson farewell refreshments and gift for service.)

# Financial Report, Yr Ended Sept. 30, 2011

## Budget to Actual Revenues

### Budget to Actual Expenditures – Alturas September 30, 2011

#### Legal & Professional Fees:

Budget:	\$ 10,000
Actual:	<u>\$ 0</u>
Variance:	\$ 10,000

#### Advertising:

Budget:	\$ 5,000
Actual:	<u>\$ 501</u>
Variance:	\$ 4,499

#### Repairs & Maintenance:

Budget:	\$ 1,200
Actual:	<u>\$ 0</u>
Variance:	\$ 1,200

#### Other Administrative Expenses:

Budget:	\$ 1,500
Actual:	<u>\$ 944*</u>
Variance:	\$ 556

\* \$944 is an adjustment to the Thompson Note to balance to Latah Co. Escrow balance due to amortization schedule error over time.

### Budget to Actual Expenditures – Legacy Crossing September 30, 2011

#### Legal & Professional Fees:

Budget:	\$ 5,560
Actual:	<u>\$ 19,380</u>
Variance:	\$ -13,820

#### Advertising:

Budget:	\$ 500
Actual:	<u>\$ 240</u>
Variance:	\$ 260

#### Taxes:

Budget:	\$ 0
Actual:	<u>\$ 4,627*</u>
Variance:	\$ -4,627

\* \$4,627 property taxes at closing of 6<sup>th</sup> & Jackson property.

#### Other Administrative Expenses:

Budget:	\$ 1,000
Actual:	<u>\$ 3,222</u>
Variance:	\$ -2,222

\* \$3,222 consists of: \$1,859 for Utilities for 6<sup>th</sup> & Jackson property, \$513 for Anderson Group participation agreement costs, and \$850 for reimbursement costs to U Of I Dept. of Architecture.

# Alturas Technology Park District

## Summary

### R&D Technology Development

Revolutionary. That's technology. In order to keep pace with invention and discovery, you need an environment that allows technology to thrive. The Alturas Technology Park is a place where inspiration happens; where knowledge and community are shared. It's vital ground for the cultivation of ingenuity.



Located just 7 miles from the nearest regional airport and **within 10 miles of two major universities**, this unique business park also offers access to the local fiber-optic network and a public park.

The Alturas Technology Park is the Moscow Urban Renewal Agency's first district and is currently home to many of Moscow's premier high-tech companies, including **EMSI, Comtech EF Data Corporation, Alturas Analytics, Inc., Anatech Labs, Inc., and BioTracking, LLC**. This year the businesses in Alturas also experienced additional growth. EMSI made the Inc. 5000 List for the 5th straight year.

These companies now have a total payroll of \$6.2 million and pay an average wage of \$50,650, which is significantly higher than the city's median household income of \$35,389. Furthermore, the park contributes an estimated **adjusted impact of \$26.7M to the local community**.

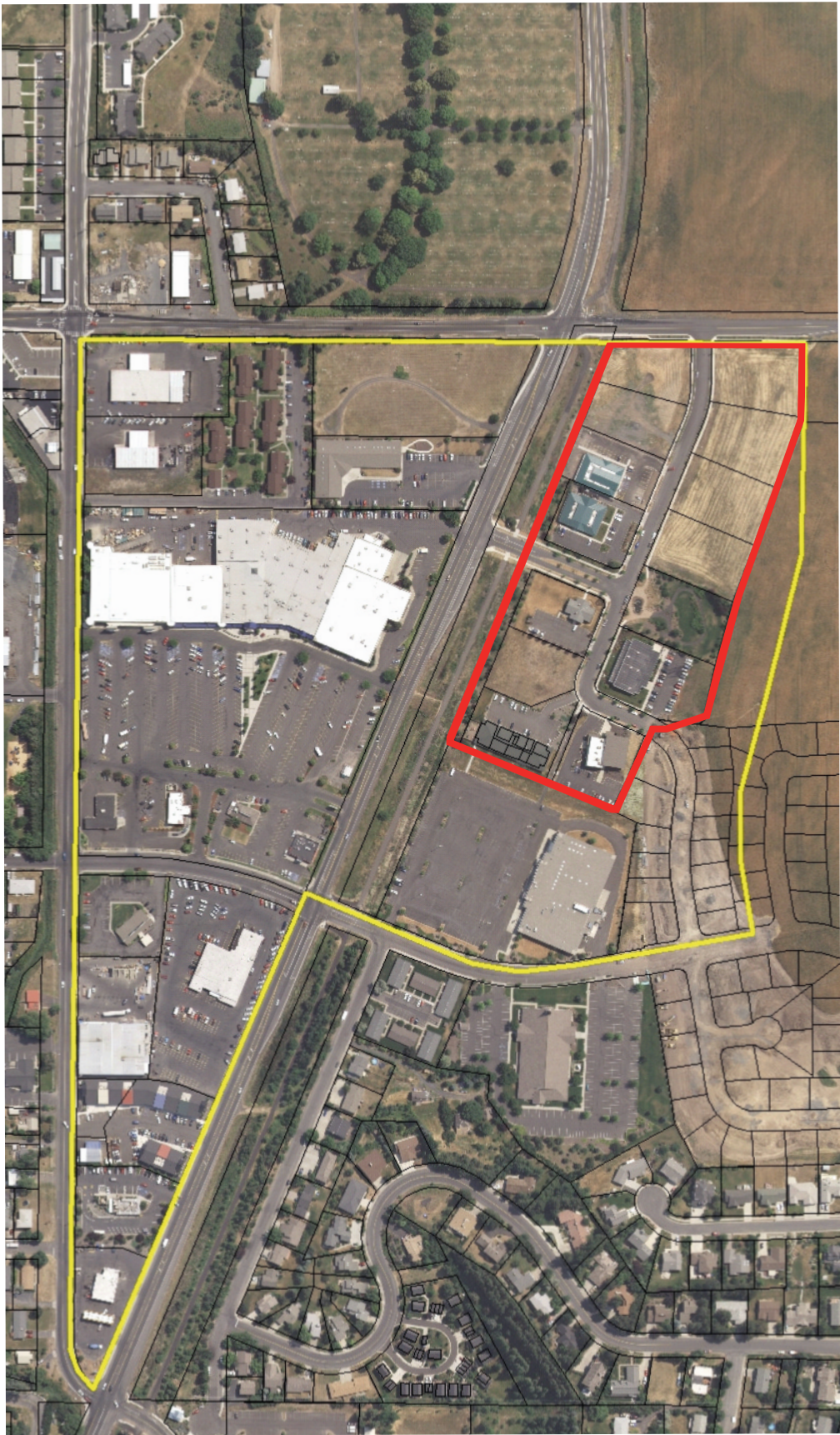
The Moscow Urban Renewal Agency has six (6) lots left for sale within the Alturas Technology Park. The lots range in size from 28,370/SF to 38,885/SF and are priced at \$2.34/SF.

During FY2011:

- MURA staff prepared four (4) packages in response to RFIs submitted by industry Site Selectors; and,
- Distributed thirty-six (36) digital real estate packages to potential company relocates.







**Alturas Technology Park Project Area Map**



# Legacy Crossing Urban Renewal District

## Summary

### Mixed Use Development

The Legacy Crossing Urban Renewal District was created in June of 2008 and is the Agency's second urban renewal district. Legacy Crossing covers approximately 163 acres and includes a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho. The Agency, through public private partnerships, will focus on

redeveloping the district into a vibrant and attractive mixed use neighborhood and shall promote a pedestrian and bicycle friendly environment with an emphasis on comfortable and convenient access to Moscow's downtown and the University of Idaho, including the design and development of the "Hello Walk" extension.

Towards that end, the Agency completed the following development activities during YR2011.

- In February 2011, the property acquired by the Agency at 6<sup>th</sup> and Jackson Street was secured by

cables and bollards to prevent unauthorized use of the property.

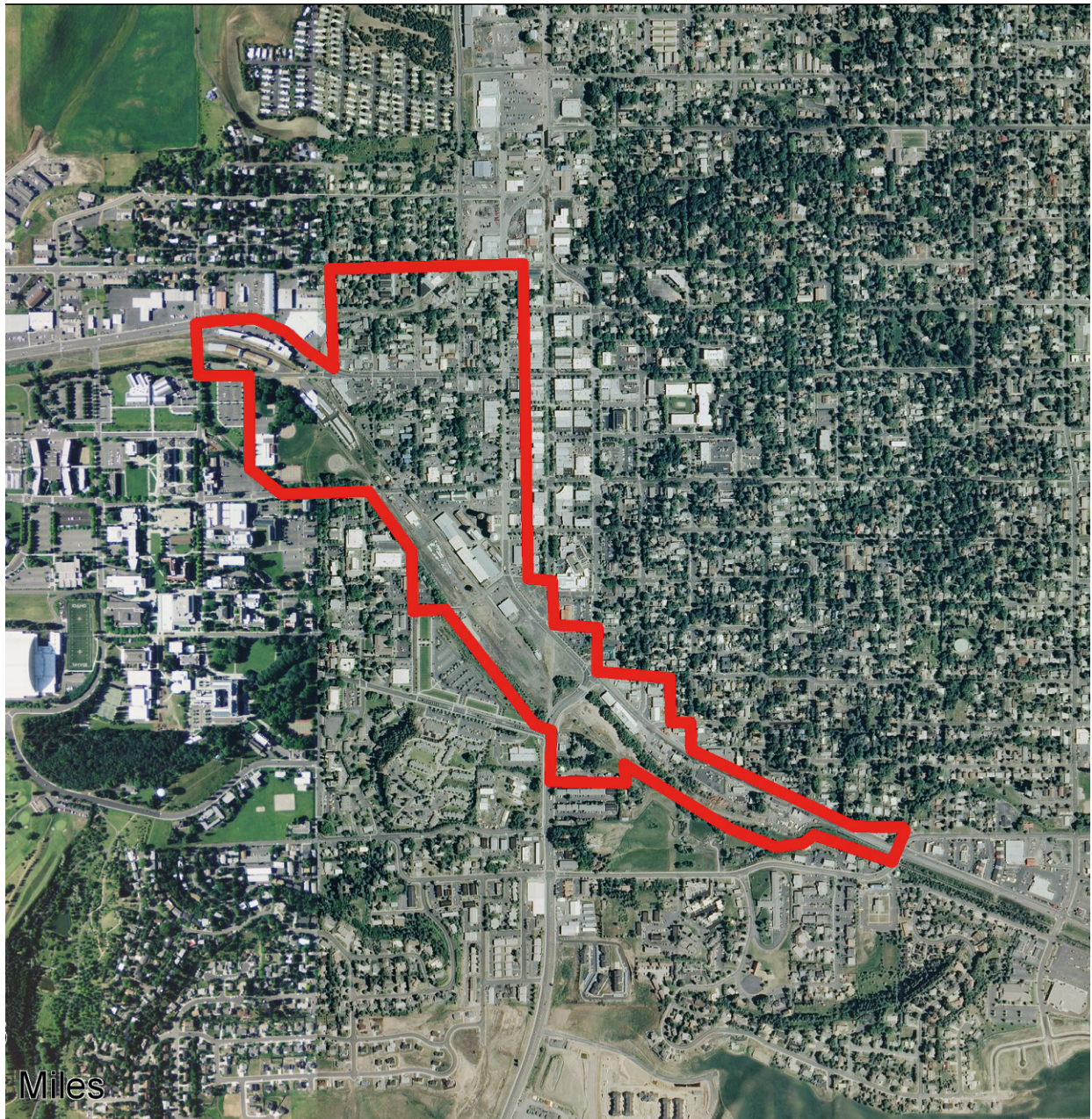
- May 2011, Relient Engineering evaluated the seed sack warehouse located at 6<sup>th</sup> and Jackson Street for adaptive reuse.
- June 2011, the City of Moscow building department notified the Agency that the seed sack warehouse was deemed to be an unsafe and dangerous building and that the Agency would need to commence work within 15 days to remove the potential threats to public safety.
- July 2011, the Agency Board of Commissioners directed staff to prepare the seed sack warehouse for demolition.
- August 2011, STRATA completed an asbestos and lead based paint survey for the seed sack warehouse and coffee house located on the 6<sup>th</sup> and Jackson Street property.
- August 2011, the Legacy Crossing District repaid The Alturas Technology Park District start-up loan in the amount of \$35,396.84.
- September 2011, LaMoreaux Photography photographed the seed sack warehouse for historic preservation purposes.
- September 2011, Germer Construction secured the site and began the demolition of the seed sack warehouse. Site cleanup and final inspections were also completed during September 2011.
- September 2011, the Agency finalized a Limited Resource Promissory Note with the Anderson Group LLC relating to the environmental remediation of the Anderson Group LLC property.





# Legacy Crossing Project Area

Moscow Urban  
Renewal Agency



**163 Acres**

**Legacy Crossing Project Area Map**

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# Inventory of MURA owned Properties

## Real Estate Assets

District	Property Address	Parcel Number	SF /Acres	Planned Reuse
Alturas	1362 Alturas Drive	RPM00270010020	29,412/SF	Fee Simple Sale
Alturas	1412 Alturas Drive	RPM00270010030	28,370/SF	Fee Simple Sale
Alturas	1425 Alturas Drive	RPM00270020040	38,885/SF	Fee Simple Sale
Alturas	1383 Alturas Drive	RPM00270020030	36,997/SF	Fee Simple Sale
Alturas	1345 Alturas Drive	RPM00270020020	34,531/SF	Fee Simple Sale
Alturas	1293 Alturas Drive	RPM00270020010	35,029/SF	Fee Simple Sale
Legacy	201 W. 6 <sup>th</sup> Street	RPM00000180025	0.87 Acres	Public pathway, public plaza and future fee simple sale

Land sales in the Alturas Technology Park Urban Renewal District have been slower than anticipated, primarily due to the global recession and in part due to challenges developers have had obtaining financing. The capital markets remain

tight due to the credit crunch, questionable residential lending practices and aggressive commercial lending practices. With Federal regulators pressuring or shutting down banks, many of these institutions aren't lending money. Consequently, it's difficult and at times impossible for developers to obtain loans. Furthermore, the shift from spec building to more pre-

leasing is likely to continue into the foreseeable future.

The current inventory of lots is six (6). Agency staff anticipate sales in the next few years to increase as the Agency's branding initiative and promotional efforts begin to take effect.



# EPA Brownfield Coalition Grant

## Assessments

Creating the opportunity for economic revitalization through Brownfield redevelopment is a primary goal of the Moscow Urban Renewal Agency. The United States Environmental Protection Agency (EPA) defines brownfields as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” These problem properties are not uncommon. According to the



General Accounting Office (GAO), there are close to 450,000 brownfields in the United States.

In 2010, the Moscow Urban Renewal Agency partnered with the City of Moscow and Latah County and was awarded an EPA Brownfields Assessment Coalition Grant totaling \$475,000.

The grant allows for environmental assessments and cleanup planning for sites

located primarily within the Legacy Crossing Urban Renewal District. The Agency's Executive Director is also the Project Manager for the EPA Brownfield Coalition Grant.

In 2011, the EPA determined the following four (4) Moscow site locations to be eligible for Phase I and /or Phase II Environmental Assessments:

- 317 W. 6<sup>th</sup> Street;
- 207 N. Main Street;
- 1102 S. Main Street; and
- 103 N. Almon Street.

Brownfield redevelopment can benefit both private investors and the Moscow community. For the public /private sectors, brownfield redevelopment can mean new business opportunities, the potential for profit on unused or under-utilized properties, increased environmental stewardship, and access to untapped markets.



## Public Comments

The comment period on the Draft 2011 Annual Report was opened on February 2, 2012 and closed on March 16, 2012. No comments were received by the Agency during this period of time.

## Agency Response to Comments



# Legal Notice

## NEWS REVIEW PUBLISHING COMPANY

The Moscow-Pullman Daily News  
P.O.Box 374  
Lewiston, Idaho 83501  
(208) 743-9411

Date:	<u>02/18/2012</u>	INVOICE NO.	<u>55832</u>
Account No.	<u>30117922</u>		
Description	<u>55832 As requir</u>		
Times	<u>1</u>	Lines	<u>33</u>
		Tab. lines	
		\$	<u>25.08</u>

## LEGAL ADVERTISING INVOICE

Sold To: MOSCOW URBAN RENEWEL AGENCY  
PO BOX 9203  
MOSCOW ID 83843

PO#

NOTICE: This is a invoice of Purchase made by you. Statement will be rendered the first of the month  
Please Retain This Invoice as Your Statement Will Refer to Invoice by No. Only.

## AFFIDAVIT OF PUBLICATION

Mandy Charbonneau, Legal Clerk  
being first duly sworn, on oath deposes  
and says: I am the printer of  
Moscow-Pullman Daily News, a newspaper  
of general circulation, published daily  
except Sunday at Moscow, Latah County,  
Idaho, in compliance with Sections 60-106,  
60-107, and 60-108 of the Idaho Code and the  
amendments thereto; and an official newspaper  
for Whitman County, Washington as required  
by R.C.W. 36.72.071 and other provisions of  
the Revised Code of Washington and the  
amendments thereto: that the notice of which the  
annexed is a full, true and correct printed  
copy was published in the regular and entire  
issues of said newspaper and not in a  
supplement thereto, upon the following dates:

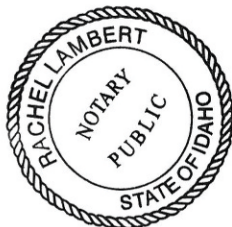
Feb. 18, 2012

the same being the date designated for  
the publication of said notice.

Mandy Charbonneau  
On this 21st day of February  
in the year of 2012, before me, a Notary Public,  
personally appeared Mandy Charbonneau  
known or identified to me to be the person  
whose name subscribed to the within instrument,  
and being by me first duly sworn, declared that  
the statements therein are true, and acknowledged  
to me that he executed the same.

Rachel Lambert  
Notary Public for Idaho,  
Residing at Moscow, Idaho  
My Commission Expires 4/30/15

55832  
As required by Idaho Code  
§50-2006(c), the Moscow  
Urban Renewal Agency  
will review and take com-  
ment on the draft annual  
report of the Agency's  
2011 activities on Febru-  
ary 22, 2012. A copy of the  
report is available for in-  
spection during business  
hours in the office of the  
City Clerk. Written com-  
ments may be submitted  
to the Agency in advance  
of the meeting and the  
Agency will solicit oral  
and written comments at  
the meeting. The com-  
ment period will remain  
open until March 16,  
2012. As required by Ida-  
ho Code §50-2011(f), the  
annual report identifies  
the real property held by  
the Agency and sets forth  
the reasons such property  
remains unsold and indi-  
cates the Agency's plans  
for disposition of the real  
property, if necessary. If  
you have any questions  
or to submit comments,  
please contact MURA  
Executive Director Jeff  
Jones at (208) 883-7007 or  
jjones@ci.moscow.id.us.





**Moscow Urban Renewal Agency**

206 E. Third Street

Moscow, Idaho 83843

(208)883-7007

Urban Renewal Agency [www.moscowura.com](http://www.moscowura.com)





March 28, 2012

Ms. Nancy Chaney, Mayor  
206 E. 3rd Street  
PO Box 9203  
Moscow, Idaho 83843

Re: 2011 Annual Report

Dear Mayor Chaney:

State law requires that every redevelopment agency shall present an annual report to the city's legislative body within six months of the end of the agency's fiscal year. The accompanying report is published to fulfill that requirement for the fiscal year ended September 30, 2011.

Management assumes full responsibility for the completeness and reliability of the of the financial information contained in this report, based on a comprehensive framework of internal control that it has established for this purpose.

Furthermore, Presnell Gage, PLCC, has issued an unqualified ("clean") opinion on the Moscow Urban Renewal Agency's financial statements for the fiscal year ended September 30, 2011 and have found that the Agency's financial statements are in conformity with United States generally accepted accounting principles. A copy of their audit report is also provided to you.

I would like to thank the entire Moscow City Council for their interest and support in the Moscow Urban Renewal Agency.

Respectfully submitted,

A handwritten signature in black ink that reads "John McCabe". The signature is written in a cursive style with a large, stylized "J" and "M".

John McCabe, Chairman

CC: Dan Carscallen, Council President  
Walter Steed  
Wayne Krauss  
Sue Scott  
Tim Brown  
Tom Lamar  
Gary Riedner, City Supervisor

206 E Third Street  
Moscow ID 83843  
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