



Agenda: May 27, 2015, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.

- A. Minutes from May 13, 2015
- B. April 2015 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

2. **Public Comment for items *not on agenda*:** Three minute limit

3. **Announcements**

4. **Draft Administration Agreement with the City of Moscow – Gary J. Riedner**

The City of Moscow currently provides administrative and executive director services to the Moscow Urban Renewal Agency (URA) pursuant to an existing Agreement for Services. The agreement currently includes 50% cost sharing of the prior Economic Development Specialist/ Executive Director position that has been vacant for nearly a year following a failed recruitment effort. It has been determined that the duties of Executive Director can be provided under an amended services agreement rather than the cost sharing situation of the existing agreement. Administration is now proposing a reconfiguration of this position to assign the MURA Executive Director duties to the City Community Development Director. The services agreement has been amended to reflect this change in services and the new administrative cost reimbursement amount which is proposed to be increased from \$30,000 to \$45,000 annually. This new reimbursement amount has been incorporated within the City's draft FY2016 budget and the MURA's draft FY2016 budget, both of which are currently under development. The draft Agreement for Services has been provided to the Moscow City Council Administrative Committee on May 25, 2015. The effective date of the revised Agreement for Services is October 1, 2015, coincidental with both the City and MURA fiscal years.

ACTION: Review draft Agreement for Services to be provided to the MURA by the City of Moscow and approve Agreement effective Consider draft FY2016 MURA Budget and provide staff further direction.

5. First Review FY2016 MURA Budget/Alturas District Closure and Budget Impact Discussion – Gary J. Riedner/Don Palmer/Bill Belknap

Attached is the draft of the proposed FY2016 MURA budget for consideration by the Agency Board. The draft budget considers the early closure of Alturas Research and Technology Park Revenue Allocation Area (RAA). The Alturas District was established in July of 1996 and subsequently amended in June of 2005 to allow for the development of Phase II of the Alturas Research and Technology Park. The restated plan of 2005 provided for the termination of the Plan no later than December 31, 2015, with the exception of revenues that may be received in 2016 or otherwise, if the Agency determines an earlier termination date in consideration of Agency financial obligations. Staff will present the draft FY2016 MURA Budget and report on the impacts of the potential closure of Alturas Research and Technology Park RAA.

ACTION: Consider draft FY2016 MURA Budget and provide staff further direction.

6. General District Updates – Gary J. Riedner

- Legacy Crossing District
 - 6th and Jackson property updates
- Alturas District

7. Adjourn

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.



Minutes: May 13, 2015, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

McCabe called the meeting to order at 7:03 a.m.

Attendance:

Commission Members

Staff Present

Others

John McCabe, Chair
John Weber
Steve Drown
Brandy Sullivan
Art Bettge

Gary J. Riedner, Interim Exec. Director/City Supervisor
Bill Belknap, Community Development Director
Stephanie Kalasz, City Clerk

Gina Tarusio, ED Chamber
Victoria Seever

Absent: Steve McGeehan, Dave McGraw

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - A. Minutes from April 8, 2015
 - B. March 2015 Financials
 - C. April 2015 Payables

ACTION: Approve the consent agenda or take such other action deemed appropriate.

Weber moved and Bettge seconded approval of the consent agenda. Motion carried unanimously.

2. **Public Comment for items *not on agenda*:** Three minute limit – No comment was offered
3. **Announcements** – Riedner said the Executive Director position is being restructured and the City of Moscow will take a different approach to economic development. The City is a member of the Latah Economic Development Council (LEDC) among other economic development organizations. The City decided to follow the Southern Idaho Economic Development Organization example taking a more regional approach to economic development. They want to form an organization that will be called Partnership for Economic Prosperity (PEP). It will have a different organizational setup than the LEDC. The City is also working with the University of Idaho on having some incubator space. Likely the PEP will manage that space.

4. Executive Director Administration Transition – Gary J. Riedner

Riedner said he combined items 4-7 for the presentation. He said Belknap will officially start executive director (ED) duties in July. The ED duties will be added to the URA/City Agreement. He discussed the changes that will be made to the Agreement which is currently for \$30,000. He said the cost will likely go up to about \$45,000 or \$50,000 which will still be a cost savings to the URA since the executive director position will be added to it as well.

5. Agency Annual Work Plan/Priorities Review – Gary J. Riedner/Bill Belknap

Staff will review current and upcoming Agency projects and priorities for the next 12 months for Board review and discussion including:

- Alturas Urban Renewal District Revenue Allocation Area Closure
- 6th and Jackson Property
 - Environmental Remediation and Development
 - Disposition and Development Agreement (DDA)
- Southeast Moscow Urban Renewal District Study
- Alturas Technology Park Zoning and Covenant Review
- Website Redesign
- Transition to Agenda Management System

ACTION: Approve the proposed list of annual Agency projects and priorities; or take such other action deemed appropriate.

Riedner discussed the list of tasks that need to be completed in the next six months. He discussed the Alturas closure. The closure of the revenue allocation area is of the most concern to the taxing districts. He explained how the allocation area works and said staff met with County officials who would like to know when the closure will happen. They would like the information prior to July so they have the information when they send new construction numbers to the taxing districts. He discussed factors to consider and listed the tasks that need to be completed to close the district.

Riedner said the 6th and Jackson Property is moving forward and the Exclusive Negotiation Agreement has been signed. Belknap discussed environmental remediation for the property which has an impact on when the property will be available. He said DEQ has changed the plan so staff is scheduling a meeting to get more information because it is important that the work be done this year so the title will be cleared.

The improvements to the 6th Street turn lane will wait until the issue with the property has been cleared up. The utilities being moved to underground will happen with those improvements. Staff anticipates that the easement to the Anderson property will likely be cleared up by July.

There was some discussion about the property cleanup and the possibility of revising the Exclusive Negotiation Agreement.

Riedner said Southeast Moscow Urban Renewal District Study is something that needs to be done although a preliminary study has been completed. He explained some of the considerations for another district to be opened and he discussed the process. There was discussion about the revenue allocation area. Belknap explained that some land will need to be annexed if it is included in the area.

Riedner went through other tasks listed and provided an overview of each. He said if there are any items on the list that the Board does not want staff to work on to let them know. The Board informally asked staff to move forward with all items.

There was some discussion about the cost of moving utilities underground.

Belknap discussed the meetings he has had with Sangria and explained the next steps.

6. Alturas Sidewalk/Pathway Repair Project Cost Proposal – Bill Belknap

Staff will present the final cost proposal to repair three sidewalk failure locations and reconstruct a deteriorating pedestrian pathway within the Alturas Technology Park to be completed under the 2015 annual City Sidewalk program.

ACTION: Approve the cost proposal and authorize Staff to proceed; or take such other action deemed appropriate.

Belknap explained that the URA can take advantage of the City Sidewalk Program to repair three sidewalk failure locations and reconstruct a deteriorating pedestrian pathway within the Alturas Technology Park. Riedner displayed an aerial photo of the area to be worked on. Weber moved to approve the cost proposal and authorized staff to proceed with completion of the work. Sullivan seconded the motion. Motion carried unanimously.

7. Alturas District Closure Discussion – Gary J. Riedner

The Alturas Research and Technology Park Urban Renewal District was established in July of 1996 and subsequently amended in June of 2005 to allow for the development of Phase II of the Alturas Research and Technology Park. The restated plan of 2005 provided for the termination of the Plan no later than December 31, 2015, with the exception of revenues that may be received in 2016 or otherwise, if the Agency determines an earlier termination date in consideration of Agency financial obligations. Staff will review the procedures and requirements related to the closure of the Alturas Research and Technology Park Urban Renewal District and seek Board direction regarding District closure.

ACTION: Authorize Staff to proceed with the development of a District closure plan and budget for closure of the Alturas Research and Technology Park Urban Renewal District by December 31, 2015; or take such other action deemed appropriate.

This was discussed with item 5 above and staff was directed to proceed with the development of a District closure plan.

8. Preliminary Budget Discussion – Gary J. Riedner/Bill Belknap

Riedner informed the Board that staff is working on a budget and will provide it to the Board for review prior to the budget hearing in August.

9. General District Updates – Gary J. Riedner

- Legacy Crossing District
 - Meeting with Idaho Transportation Department (ITD) regarding Jackson Street streetscape improvements

- Stubbs seed warehouse site activity
- 6th and Jackson property updates
- Alturas District

Riedner said staff continues to have discussions with ITD about the the Jackson Street streetscape improvements. Belknap explained that the City would like to have the same style of improvement down to College Street. ITD has basically consented to the design but the one concern is still by Jimmy John's and removal of the substandard turn lane.

Belknap said there have been more development inquiries in Legacy Crossing and around the City. He said an offer has been accepted for Stubbs seed warehouse so it looks like things will be happening there. Some changes are anticipated but there are some challenges that need to be dealt with regarding public infrastructure so the URA may get a request. There was some discussion.

10. Summer Meeting Schedule Discussion – Gary J. Riedner

Riedner said staff would like to have a two hour meeting on May 27th because there is business that needs to be discussed. Riedner said a meeting will be held on June 10 and likely June 24 as well. He will be out of town on June 10 but Bill will be here to run the meeting.

11. Adjourn

The meeting concluded at 8:13 a.m.

General Ledger Revenue Analysis

User: jDinubilo
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Period 07 - 07
Fiscal Year 2015

April 2015



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Uncollected Bal	% Received
890	Moscow Urban Renewal Agency					
890-000-00-410-00	Property Taxes - Alturas	\$ 394,000.00	\$ 1.55	\$ 244,881.27	\$ 149,118.73	62.15%
890-000-00-410-01	Property Taxes - Legacy	\$ 100,000.00	\$ 1,080.67	\$ 114,853.06	\$ (14,853.06)	114.85%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ 111,757.00	\$ -	\$ -	\$ 111,757.00	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 179.60	\$ 1,475.09	\$ (475.09)	147.51%
890-000-00-478-10	Sale of Land - Alturas	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ 467,965.00	\$ -	\$ -	\$ 467,965.00	0.00%
890-000-00-910-00	Beg Fund Bal Unassigned	\$ 46,349.00	\$ -	\$ -	\$ 46,349.00	0.00%
890-000-00-911-00	Beg Fund Bal Assigned-Alturas	\$ 617,250.00	\$ -	\$ -	\$ 617,250.00	0.00%
890-000-00-911-01	Beg Fund Bal Res-Alturas	\$ 115,175.00	\$ -	\$ -	\$ 115,175.00	0.00%
890-000-00-912-00	Beg Fund Bal Assigned-Legacy	\$ 183,194.00	\$ -	\$ -	\$ 183,194.00	0.00%
890-000-00-912-01	Beg Fund Bal Res-Legacy	\$ 68,312.00	\$ -	\$ -	\$ 68,312.00	0.00%
890	Moscow Urban Renewal Agency	\$ 2,262,382.00	\$ 1,261.82	\$ 361,209.42	\$ 1,901,172.58	15.97%
Revenue Total		\$ 2,262,382.00	\$ 1,261.82	\$ 361,209.42	\$ 1,901,172.58	16.00%

General Ledger Expense vs Budget

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Period 07 - 07

Fiscal Year 2015

April 2015



Account Number	Description	Budget	Period Amount	End Bal	Variance	Avail/Uncollect	% Collected
890	Moscow Urban Renewal Agency						
880	URA - General Agency						
890-880-10-642-00	Administrative Services	\$ 30,000.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	50.00%
890-880-10-642-10	Professional Services-Exec Dir	\$ 51,420.00	\$ 4,285.00	\$ 29,995.00	\$ 21,425.00	\$ 21,425.00	58.33%
890-880-10-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 2,808.00	\$ 2,192.00	\$ 2,192.00	56.16%
890-880-10-642-20	Professional Services-Auditing	\$ 4,700.00	\$ 4,500.00	\$ 4,500.00	\$ 200.00	\$ 200.00	95.74%
890-880-10-642-30	Professional Services-Computer	\$ 2,000.00	\$ -	\$ 19.95	\$ 1,980.05	\$ 1,980.05	1.00%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ 50.16	\$ 350.16	\$ 649.84	\$ 649.84	35.02%
890-880-10-668-10	Liability Insurance-General	\$ 1,540.00	\$ -	\$ 1,492.00	\$ 48.00	\$ 48.00	96.88%
E02	Contractual	\$ 95,660.00	\$ 8,835.16	\$ 54,165.11	\$ 41,494.89	\$ 41,494.89	56.62%
890-880-10-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	0.00%
890-880-10-631-20	Printing and Binding	\$ 400.00	\$ 60.00	\$ 60.00	\$ 340.00	\$ 340.00	15.00%
890-880-10-647-10	Travel & Meetings-General	\$ 1,000.00	\$ 26.19	\$ 138.41	\$ 861.59	\$ 861.59	13.84%
890-880-10-649-10	Professional Development	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ 34.97	\$ 465.03	\$ 465.03	6.99%
E03	Commodities	\$ 3,000.00	\$ 86.19	\$ 233.38	\$ 2,766.62	\$ 2,766.62	7.78%
880	URA - General Agency	\$ 98,660.00	\$ 8,921.35	\$ 54,398.49	\$ 44,261.51	\$ 44,261.51	55.14%
890	Urban Renewal Agency						
890-890-10-642-10	Professional Services-Alturas	\$ 40,000.00	\$ -	\$ 1,141.50	\$ 38,858.50	\$ 38,858.50	2.85%
890-890-10-642-12	Land Sale Expense-Alturas	\$ 23,000.00	\$ -	\$ -	\$ 23,000.00	\$ 23,000.00	0.00%
890-890-10-644-10	Marketing Expense-Alturas	\$ 10,000.00	\$ 64.60	\$ 387.60	\$ 9,612.40	\$ 9,612.40	3.88%
E02	Contractual	\$ 73,000.00	\$ 64.60	\$ 1,529.10	\$ 71,470.90	\$ 71,470.90	2.09%
890-890-10-647-10	Travel & Meetings-Alturas	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	0.00%
890-890-10-658-10	Repairs & Maintenance	\$ 10,750.00	\$ 38.25	\$ 98.58	\$ 10,651.42	\$ 10,651.42	0.92%
890-890-10-669-10	Misc. Expense-Alturas	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
E03	Commodities	\$ 12,750.00	\$ 38.25	\$ 98.58	\$ 12,651.42	\$ 12,651.42	0.77%

General Ledger Expense vs Budget

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Period 07 - 07

Fiscal Year 2015

April 2015



Account Number	Description	Budget	Period Amount	End Bal	Variance	Avail/Uncollect	% Collected
890-890-10-770-73	Improvements-Alturas	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
E04	Capital Outlay	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
890-890-10-699-74	Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-699-99	Amortization Expense	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E81	Depreciation & Amortization	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-900-01	Contingency - Alturas	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	\$ 157,380.00	0.00%
E90	Contingency	\$ 157,380.00	\$ -	\$ -	\$ 157,380.00	\$ 157,380.00	0.00%
890	Urban Renewal Agency	\$ 283,130.00	\$ 102.85	\$ 1,627.68	\$ 281,502.32	\$ 281,502.32	0.57%
895	URA - Legacy Crossing						
890-895-10-642-10	Professional Services-Legacy	\$ 12,500.00	\$ 522.50	\$ 6,789.00	\$ 5,711.00	\$ 5,711.00	54.31%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 3,000.00	\$ -	\$ 198.27	\$ 2,801.73	\$ 2,801.73	6.61%
E02	Contractual	\$ 55,500.00	\$ 522.50	\$ 6,987.27	\$ 48,512.73	\$ 48,512.73	12.59%
890-895-10-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-652-10	Heat, Lights & Utilities	\$ 1,925.00	\$ 168.45	\$ 1,010.70	\$ 914.30	\$ 914.30	52.50%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,750.00	\$ -	\$ -	\$ 1,750.00	\$ 1,750.00	0.00%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 2,000.00	\$ -	\$ 4,000.00	\$ (2,000.00)	\$ (2,000.00)	200.00%
890-895-10-676-17	Jackson St Owner Part. Agr.	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00	0.00%
890-895-10-676-20	Agreement Cost	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00	\$ 1,200.00	0.00%
E03	Commodities	\$ 17,375.00	\$ 168.45	\$ 5,010.70	\$ 12,364.30	\$ 12,364.30	28.84%
890-895-10-770-35	1% Public Art	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%

General Ledger Expense vs Budget

User: jDinubilo

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Period 07 - 07

Fiscal Year 2015

April 2015



Account Number	Description	Budget	Period Amount	End Bal	Variance	Avail/Uncollect	% Collected
890-895-10-770-73	Improvements-Legacy	\$ 142,457.00	\$ -	\$ -	\$ 142,457.00	\$ 142,457.00	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ 143,457.00	\$ -	\$ -	\$ 143,457.00	\$ 143,457.00	0.00%
890-895-10-676-10	Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 16,500.00	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	0.00%
E90	Contingency	\$ 16,500.00	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	0.00%
895	URA - Legacy Crossing	\$ 232,832.00	\$ 690.95	\$ 11,997.97	\$ 220,834.03	\$ 220,834.03	5.15%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ 109,950.00	\$ -	\$ -	\$ 109,950.00	\$ 109,950.00	0.00%
890-899-11-791-01	Bond Interest-Alturas	\$ 5,225.00	\$ -	\$ -	\$ 5,225.00	\$ 5,225.00	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 423,000.00	\$ -	\$ -	\$ 423,000.00	\$ 423,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 19,490.00	\$ -	\$ 9,742.75	\$ 9,747.25	\$ 9,747.25	49.99%
E05	Debt Service	\$ 557,665.00	\$ -	\$ 9,742.75	\$ 547,922.25	\$ 547,922.25	1.75%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 47,349.00	\$ -	\$ -	\$ 47,349.00	\$ 47,349.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ 786,840.00	\$ -	\$ -	\$ 786,840.00	\$ 786,840.00	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 186,594.00	\$ -	\$ -	\$ 186,594.00	\$ 186,594.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ 69,312.00	\$ -	\$ -	\$ 69,312.00	\$ 69,312.00	0.00%
E95	Ending Fund Balance	\$ 1,090,095.00	\$ -	\$ -	\$ 1,090,095.00	\$ 1,090,095.00	0.00%
899	Dept	\$ 1,647,760.00	\$ -	\$ 9,742.75	\$ 1,638,017.25	\$ 1,638,017.25	0.59%
890	Moscow Urban Renewal Agency	\$ 2,262,382.00	\$ 9,715.15	\$ 77,766.89	\$ 2,184,615.11	\$ 2,184,615.11	3.44%



Balance Sheet
April 30, 2015

	Total Funds
ASSETS	
Cash	6,522
Investments-LGIP	1,331,584
Investments-Zions Debt Reserve	42,606
Land Held For Resale	531,256
Land	505,803
Infrastructure Assets	1,186,207
Accumulated Depreciation	(694,989)
Total Assets	2,908,989
LIABILITIES	
Series 2007 Bond - due within one year	109,948
Series 2010 Bond - due within one year	24,000
Latah County payback agreement - due within one year	4,000
Series 2010 Bond - due after one year	399,000
Latah County payback agreement - due after one year	110,537
Total Liabilities	647,485
FUND BALANCES	
Net Assets Invest. Cap Assets	508,385
Restricted Fund Balance	159,483
Unrestricted Fund Balance	1,310,193
Total Fund Balance	1,978,061
Retained Earnings:	283,443
Total Fund Balance and Retained Earnings:	2,261,504
Total Liabilities, Fund Balance and Retained Earnings:	\$2,908,989

**AGREEMENT FOR SERVICES BETWEEN THE CITY OF MOSCOW, IDAHO
AND THE MOSCOW URBAN RENEWAL AGENCY**

THIS AGREEMENT FOR SERVICES BETWEEN THE CITY OF MOSCOW, IDAHO AND THE MOSCOW URBAN RENEWAL AGENCY (hereinafter "Agreement for Services") is made and entered into this _____ day of _____, 2015.

RECITALS

WHEREAS, City of Moscow, Idaho, a municipal corporation of the State of Idaho, is duly organized and existing under, and by virtue of, Title 50 of the Idaho Code, as amended (hereinafter "CITY");

WHEREAS, the Moscow Urban Renewal Agency (hereinafter "MURA"), is an independent public body, corporate and politic, and an urban renewal agency organized and existing by virtue of the laws of the State of Idaho (Idaho Code Section 50-2001, *et seq.*, as amended);

WHEREAS, MURA is authorized to undertake and carry out various urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with CITY;

WHEREAS, the Act, as defined below, (specifically Idaho Code Section 50-2015) allows for some limited cooperation by CITY for MURA activities, including aid in carrying out the urban renewal plan and related activities;

WHEREAS, the Urban Renewal Plan(s) (as described below), and any subsequently adopted Plan(s), provide for certain actions by CITY to fulfill the purposes of such adopted Urban Renewal Plan(s) including agreements between MURA and CITY for administration, supporting services and funding sources;

WHEREAS, CITY and MURA hereby find and determine that this Agreement for Services enables them to contractually cooperate in a manner that will accord with the needs and development of CITY and of MURA;

WHEREAS, nothing in this Agreement For Services is meant to or shall in any way alter MURA's obligations, covenants, promises, or commitments related to any Urban Renewal Plan(s) or Project(s) duly adopted and approved according to law or any debt or debt service existing during the term of this Agreement For Services;

NOW, THEREFORE, CITY and MURA do hereby agree as follows:

OPERATIVE PROVISIONS

Section 1. DEFINITIONS

As used in this Agreement for Services, the following words, unless the context dictates otherwise, shall have the following meaning:

|

Act shall mean collectively the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented.

Annual Budget shall mean the annual budget of MURA, as amended or supplemented, adopted or in effect for a particular Fiscal Year.

Board shall mean the Board of Commissioners of MURA as the same shall be duly and regularly constituted from time to time.

Bonds shall mean any bonds authorized and issued by the Moscow Urban Renewal Agency according to law., and, in addition, any other Bonds issued by MURA prior to or during the term of this Agreement for Services.

Debt Service Fund shall mean any fund created by MURA for the purpose of paying expenses, including repayment of principal and interest, whether created prior to or during the term of this Agreement for Services.

Fiscal Year shall mean the fiscal year of MURA currently commencing on October 1 of each year and ending on September 30 of the following year, as the same may be altered by law.

MURA shall mean the Urban Renewal Agency of the City of Moscow, Idaho, an urban renewal agency created by and existing under the authority of the Act as an independent public body, corporate and politic.

Owner Participation Note or Owner Participation Notes shall have the meaning assigned to that term in any relevant Resolution duly adopted and approved according to law before or during the term of this Agreement for Services.

Pledged Revenues shall mean, for each Fiscal Year, the incremental tax revenues received by MURA pursuant to the Act, and as provided in any Urban Renewal Plan(s) or Project(s) and all monies in the Debt Service Fund(s).

Project Revenue Allocation Area shall mean the "Revenue Allocation Area" as described in any Urban Renewal Plan(s) related to a Project duly adopted and approved according to law and which is subject to the calculating and payment of the incremental tax revenues.

Registered Owner(s) shall mean the person or persons in whose name or names the bonds shall be registered in the Bond Register maintained by a Trustee in accordance with the terms of a Resolution duly adopted and approved according to law.

Resolution shall mean any applicable Resolution duly adopted and approved according to law before or during the term of this Agreement for Services.

Revenue Allocation Fund shall mean the fund described in the Act and any Bond Resolution duly adopted and approved according to law before or during the term of this Agreement for Services.

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Urban Renewal Plan shall mean those certain documents entitled “Research and Technology Park Competitively Disadvantaged Border Community Urban Renewal Plan” approved by CITY and MURA, pursuant to the Act, and City Ordinance No. 96-12, approved July 1, 1996 , and "Legacy Crossing Urban Renewal District Plan" approved by CITY and MURA, pursuant to the Act, and City Ordinance 2008-10, approved June 2, 2008, and any other Urban Renewal Plan(s) and Project(s) duly adopted and approved according to law before or during the term of this Agreement For Services.

Section 2. PURPOSE

The purpose of this Agreement for Service is to assure the continuing independent status of MURA and MURA’s sole liability for its debts and obligations, and to provide for the administration and implementation of any Urban Renewal Plan(s) and Project(s) duly adopted and approved according to law before or during the term of this Agreement for Services. Nothing in this Agreement for Services is meant to or shall in any way alter MURA’s obligations, covenants, promises, or commitments related to any Urban Renewal Plan(s) and Project(s) duly adopted and approved according to law or any debt or debt service existing during the term of this Agreement for Services. Nothing in this Agreement for Services shall act to create any association or agreement between CITY and MURA other than a contract for administrative and support services for purposes set out herein.

Section 3. BONDS, OR OTHER DEBT ISSUED BY MURA

MURA may have issued Bonds to finance all or part of Urban Renewal Project(s), as outlined in the respective Urban Renewal Plan(s) and as authorized by the respective Resolutions duly adopted and approved according to law. Any Bonds authorized by MURA will be payable, both principal and interest, solely from the income, proceeds, revenues, and funds of MURA derived from and in connection with revenue allocation proceeds generated from its respective Revenue Allocation Area.

Bonds shall be payable, both principal and interest, solely from Pledged Revenues.

Bonds, or other debt is not an indebtedness within the meaning of any constitutional or statutory debt limitation and is not and will not be a debt of CITY, and CITY shall not be liable thereon.

Section 4. PROJECT ADMINISTRATION AND FUNDING PROJECT

CITY and MURA agree that CITY will, on behalf of MURA:

Make available certain personnel services and other assistance to MURA, including, but not limited to:

1. An identified City Staff member to serve as Executive Director;
2. Services through CITY Administration department;
3. Services through the CITY Public Works Department;
4. Services through CITY Finance Department; and
5. Services through CITY Community Development Department.

CITY Finance Department will provide MURA Board with financial reports and copies of all financial transactions related to this Agreement for Services on a monthly basis.

For CITY services identified above MURA shall pay an annual fee of forty five thousand dollars (\$45,000) to be paid in two (2) installments of twenty two thousand five hundred dollars (\$22,500) on or before the fifteenth (15th) of February and the fifteenth (15th) of August of each year this agreement is in effect.

CITY shall be obligated to provide assistance to MURA only as contemplated by this Agreement for Services and shall provide only services related to administrative support services and funding sources as directed by MURA in this Agreement for Services. Nothing in this Agreement for Services shall act to create any association between CITY and MURA other than as a contract for administrative and support services for purposes set out herein.

Section 5. AMENDMENT

This Agreement for Services may be amended at any time, and from time to time, by the mutual written consent of CITY and MURA for any of the following purposes:

1. To add provisions to this Agreement for Services to benefit CITY, or MURA, or any Registered Owner.
2. To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provisions with respect or matters or questions arising under this Agreement For Services which are not inconsistent with the provisions of this Agreement For Services.
3. To accommodate increased services or changed circumstances due to additional projects.

Nothing in this Agreement For Services may be amended in a manner which is reasonably likely to create or to result in a conclusion CITY has any additional obligation other than as set forth in this Agreement for Services, and nothing in this Agreement For Services may be amended to create between the parties a relationship which will, in any way, put at risk any Urban Renewal Plan(s) or Urban Renewal Project(s) duly adopted and approved according to law before or during the term of this Agreement For Services.

Section 6. TERMINATION

Either party may terminate this Agreement for Services upon sixty (60) days notice to the other party.

Section 7. SEVERABILITY

In the event any provision of this Agreement for Services shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not, in any way, be adversely affected or impaired thereby.

IN WITNESS WHEREOF, each of the parties have executed two (2) copies of this Agreement for Services by their duly authorized officials.

DATED This _____ day of _____, 2015.

CITY OF MOSCOW, IDAHO

By _____

ATTEST:

Stephanie Kalasz, City Clerk

DATED This _____ day of _____, 2015.

MOSCOW URBAN RENEWAL AGENCY

By _____
John McCabe, Chair

ATTEST:

Steve McGeehan, Vice-Chair



Fiscal Year 2016 Proposed Budget

Fiscal Year Beginning October 1, 2015 Ending September 30, 2016

Commissioners:

John McCabe, Chair
Steven McGeehan, Vice-Chair
Brandy Sullivan, Secretary
Art Bettge, Commissioner

Steve Drown, Commissioner
Dave McGraw, Commissioner
John Weber, Commissioner

Administration:

Gary J. Riedner, Interim Executive Director
Stephanie Kalasz, Clerk

Don Palmer, Treasurer

FY2016 LINE ITEMS DESCRIPTIONS:

General Agency Revenues

General Agency Expenses

Alturas District Expenses

Legacy Crossing Expenses

All Districts Debt Service

All Districts Beginning Fund Balance

All Districts Ending Fund Balance

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

Account Number	URA Revenue Account Description	2013 Actual	2014 Actual	2015 Adopted Budget	2015 Through April	2015 Estimated	2016 Proposed Budget
890-000-00-410-00	Property Taxes-Alturas	394,093	393,705	394,000	244,880	394,000	0
890-000-00-410-01	Property Taxes-Legacy	97,548	116,809	100,000	114,853	130,000	141,000
	Total Taxes	491,641	510,514	494,000	359,733	524,000	141,000
890-000-00-431-11	EPA Clean-up Grant - Legacy	0	3,560	111,757	0	94,205	108,235
	Total Intergovernmental Income	0	3,560	111,757	0	94,205	108,235
890-000-00-471-00	Investment Earnings	-848	3,744	1,000	1,475	2,000	1,000
890-000-00-478-10	Sale of Land-Alturas	0	0	157,380	0	0	0
890-000-00-478-11	Sale of Land-Legacy	0	0	467,965	0	0	450,000
	Total Miscellaneous Income	-848	3,744	626,345	1,475	2,000	451,000
890-000-00-493-20	Legacy Loan Proceeds	0	0	0	0	0	0
890-000-00-493-00	Bond Proceeds	0	0	0	0	0	0
	Other Financing Sources	0	0	0	0	0	0
	Total URA Revenue	490,793	517,818	1,232,102	361,208	620,205	700,235

Fiscal Year 2016
Moscow Urban Renewal Agency Budget Revenues
890-000-00-

Line Item	Description	Proposed
410-00 Property Taxes - Alturas	The Alturas Technology Park Urban Renewal District Revenue Allocation Area will be closed in 2015 and no additional tax revenues will be received by the Agency from the District.	0
410-01 Property Taxes - Legacy	The estimate of tax increment from the Legacy Crossing District has stabilized since 2013 after a dramatic decrease due to a Latah County tax increment calculation error discovered in FY 2012. We are estimating an increase of 3.3% over the actual FY 2014 tax increment due to property improvements within the Legacy tax allocation area.	141,000
431-11 EPA Clean-up Grant	Environmental Protection Agency (EPA) Grant for Brownfield Clean-up at 6 th and Jackson lot owned by Legacy Crossing District. The total grant award was \$200,000 this line item represents the FY2015 unexpended grant funding and additional grant revenues to be received FY 2016.	108,235
471-00 Investment Earnings	Interest earned on investments will be determined by the amount of dollars receipted through land sales and balances in the Agency's accounts throughout the fiscal year.	1,000
478-10 Sale of Land - Alturas	Sale of 2 lots (block 2 lot 4 and block 1 lot 3).	0
478-11 Sale of Land - Legacy	Sale of Legacy Crossing property at 6th and Jackson.	450,000

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

General Agency Expenses		2013	2014	2015	2015	2015	2016
Account Number	Account Description	Actual	Actual	Adopted Budget	Through April	Estimated	Proposed Budget
890-880-10-631-10	Postage Expense	0	0	100	0	100	100
890-880-10-631-20	Printing and Binding	0	60	400	60	400	400
890-880-10-642-00	Administrative Services	30,000	30,000	30,000	15,000	30,000	45,000
890-880-10-642-10	Professional Services - Executive Director	48,230	49,920	51,420	29,995	51,420	0
890-880-10-642-15	Professional Services - Other	11,464	2,449	5,000	2,808	5,000	6,000
890-880-10-642-20	Professional Services - Auditing	4,300	4,400	4,700	4,500	4,700	5,000
890-880-10-642-30	Professional Services - Computer	1,123	0	2,000	20	2,000	1,000
890-880-10-644-10	Advertising & Marketing Expense	489	583	1,000	350	1,000	1,000
890-880-10-647-10	Travel & Meetings	114	677	1,000	138	1,000	1,000
890-880-10-649-10	Professional Development	0	0	1,000	0	1,000	1,000
890-880-10-668-10	Liability Insurance	1,538	1,492	1,540	1,492	1,540	1,650
890-880-10-669-10	Miscellaneous Expense	0	1,014	500	35	500	500
Subtotal General Agency Expenses		97,258	90,595	98,660	54,398	98,660	62,650
Total General Agency Expenses		97,258	90,595	98,660	54,398	98,660	62,650

Fiscal Year 2016
Moscow Urban Renewal Agency Budget Expenses-General Agency
890-880-10-

Line Item	Description	Proposed
631-10 Postage Expense	Postage expenses.	100
631-20 Printing and Binding	Printing and binding expenses.	400
642-00 Administrative Services	The administrative fee is a \$45,000 reimbursement to the City of Moscow for executive, administration, finance, legal, engineering, information systems, and community development staff time related to services rendered to the URA.	45,000
642-10 Professional Services - Executive Director	Contract for services with the City of Moscow for the URA Executive Director.	0
642-15 Professional Services - Other	Professional services including legal fees, dues, and memberships.	6,000
642-20 Professional Services - Auditing	Expenses related to the annual financial audit.	5,000
642-30 Professional Services - Computer	An annual shared cost with the City of Moscow for an online software application –WebLOCI and ESRI Business Solutions.	1,000
644-10 Advertising & Marketing Expense	Costs related to general advertising & marketing.	1,000
647-10 Travel & Meetings	Commissioners and/or support staff's traveling and meetings expense related to the Agency's business.	1,000
649-10 Professional Development	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.	1,000
668-10 Liability Insurance	This represents the annual insurance premium for liability, errors and omissions for public officials. 100% of the insurance will be paid by the General Agency.	1,650
669-10 Miscellaneous Expenses	These fees are for incidental expenses incurred by the Agency that are not captured in other categories.	500

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

	Alturas Expenses	2013	2014	2015	2015	2015	2016
				Adopted	Through	Estimated	Proposed
Account Number	Account Description	Actual	Actual	Budget	April		Budget
890-890-10-642-10	Professional Services	0	2,764	40,000	1,142	10,000	10,000
890-890-10-642-12	Land Sale Expense	0	0	23,000	0	0	0
890-890-10-644-10	Advertising & Marketing Expense	768	807	10,000	388	2,000	4,000
890-890-10-647-10	Travel & Meetings	0	0	1,500	0	500	0
890-890-10-658-10	Repairs & Maintenance	981	994	10,750	99	4,480	5,000
890-890-10-669-10	Miscellaneous Expense	0	0	500	0	500	0
	Subtotal Alturas Expenses	1,749	4,565	85,750	1,629	17,480	19,000
890-890-10-770-73	Improvements	69,410	0	40,000	0	15,000	0
	Alturas Capital Outlay	69,410	0	40,000	0	15,000	0
890-890-10-800-00	RAA Termination Plan	0	0	0	0	0	767,044
	Other Financing Uses	0	0	0	0	0	767,044
890-890-10-900-01	Contingency	0	0	157,380	0	0	40,000
	Contingency	0	0	157,380	0	0	40,000
	Total Alturas Expenses	71,159	4,565	283,130	1,629	32,480	826,044

Fiscal Year 2016
Moscow Urban Renewal Agency Budget Expenses- Alturas District
890-890-10-

Line Item	Description	Proposed
642-10 Professional Services	Professional services including legal, engineering support, appraisal & valuation and expenses associated with the development of the Alturas Technology Park Close-Out Plan.	10,000
642-12 Land Sale Expense	This cost represents expenses relating to land sales.	0
644-10 Advertising & Marketing Expense	Advertising & marketing expenses the Agency may incur in relation to lot sales, publications, and hearing notices.	4,000
647-10 Travel & Meetings	Executive Director, commissioners and/or support staff's traveling and meetings expense directly related to Alturas Technology Park.	0
658-10 Repairs & Maintenance	Costs associated with necessary repairs and maintenance for Alturas Technology Park.	5,000
669-10 Miscellaneous Expense	Expenses directly related to Alturas Technology Park not specifically covered in other line items.	0
770-73 Improvements	Funds to be used at the commissioner's discretion to make public improvements within the Agency's project area in accordance with the plan. Future projects may include lot preparation (grading, drainage and site utility work), transit/parking improvements and/or improved broadband services are a few examples that may occur within the district.	0
800-00 RAA Termination Plan	This cost represents the anticipated tax increment funds to be disbursed to the taxing entities at the closure of the Alturas Revenue Allocation Area.	767,044
900-01 Contingency	It is important to have a contingency for Alturas for unforeseen shortfalls in either revenue or unforeseen expenses. In any event prior to any contingent action a determination would come before the URA board.	40,000

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

Legacy Crossing Expenses		2013	2014	2015	2015	2015	2016
Account Number	Account Description	Actual	Actual	Adopted Budget	Through April	Estimated	Proposed Budget
890-895-10-642-10	Professional Services	5,922	2,466	12,500	6,789	10,000	10,000
890-895-10-642-12	Land Sale Expense	0	0	40,000	0	0	10,000
890-895-10-644-10	Advertising & Marketing Expense	222	0	3,000	198	500	2,000
890-895-10-647-10	Travel & Meetings	0	3,906	1,000	0	1,000	1,000
890-895-10-652-10	Heat, Lights & Utilities	1,567	1,801	1,925	1,011	1,750	2,000
890-895-10-669-10	Miscellaneous Expense	0	410	500	0	500	1,000
890-895-10-675-00	Fiscal Agent Trustee Fees	1,500	1,500	1,750	0	1,500	1,750
890-895-10-676-15	Latah County Reimbursement Agreement	0	0	2,000	4,000	4,000	2,000
890-895-10-676-17	Jackson Street Owner Participation Agreement	0	0	9,000	0	9,000	9,000
890-895-10-676-20	Anderson Group LLC Agreement Cost	2,000	0	1,200	0	600	600
	Subtotal Legacy Crossing Expenses	11,211	10,083	72,875	11,998	28,850	39,350
890-895-10-770-35	1% Public Art	0	0	1,000	0	1,000	1,210
890-895-10-770-71	Land	0	0	0	0	0	0
890-895-10-770-73	Improvements	0	0	16,500	0	16,500	80,640
890-895-10-770-73	EPA Clean-up	0	0	125,957	0	100,765	113,035
890-895-10-770-97	Infrastructure Improvements	0	0	0	0	0	0
	Legacy Capital Outlay	0	0	143,457	0	118,265	194,885
890-895-10-900-01	Contingency	0	0	16,500	0	0	15,000
	Contingency	0	0	16,500	0	0	15,000
	Total Legacy Crossing Expenses	11,211	10,083	232,832	11,998	147,115	249,235

Fiscal Year 2016
Moscow Urban Renewal Agency Budget Expenses- Legacy Crossing District
890-895-10-

Line Item	Description	Proposed
642-10 Professional Services	Legal fees relating to the preparation of the disposition and development agreement for the property located at 6th & Jackson. Predevelopment soft costs for design, engineering and permits relating to items like "Hello Walk project or other participation costs.	10,000
642-12 Land Sale Expense	Costs associated with the sale of 6th and Jackson property.	10,000
644-10 Advertising & Marketing Expense	Advertising & marketing expenses the Agency may incur in relation to Legacy Crossing District.	2,000
647-10 Travel & Meetings	Executive Director, commissioners and/or support staff's traveling and meetings expense directly related to Legacy Crossing.	1,000
652-10 Heat, Lights & Utilities	Utilities directly related to the property located at 6 th & Jackson.	2,000
669-10 Miscellaneous Expense	Expenses directly related to Legacy Crossing District not specifically covered in other line items.	1,000
675-00 Fiscal Agent Trustee Fees	This expense is the annual fees associated with the Bond held by Legacy Crossing.	1,750
676-15 Agreement Cost – Latah County Tax Increment	In 2012 Latah County Assessor's office discovered a miscalculation in assessments resulting in reduced tax increment revenue. An agreement with Latah County was negotiated to repay the mistaken overage of \$115,000. The proposed repayment schedule is attached as Exhibit D.	2,000
676-17 Agreement Cost – Jackson Street Owner	Owner Participation Agreement currently being negotiated between the Agency and the owner/developer of the News-Review Building located on Jackson Street. The reimbursement of \$9,000 is based on 50% of increment generated from the remodeled/re-purposed property (50% of the increment will be retained by the Agency). The Agency's total obligation will be authorized by the Agency Board when approved.	9,000
676-20 Agreement Cost – Anderson Group	Owner Participation Agreement between the Anderson Group, LLC and the Agency. Reimbursement of \$600 is based on 50% of increment generated from the Anderson Group, LLC property (50% of the increment will be retained by the Agency). The Agency's total obligation will not exceed \$110,884.69 over the lifetime of the district.	600
770-35 1% Public Art	Allocation of 1% of Legacy Crossing's annual increment revenues to public arts projects.	1,210
770-73 Improvements	This item is for various infrastructure improvement projects within the Legacy Crossing District.	80,640
770-73 EPA Clean-up	Environmental Protection Agency (EPA) Grant for Brownfield Clean-up at 6 th and Jackson lot owned by Legacy Crossing District. The total project cost is estimated at \$213,800. The FY2016 amount represents the remaining cleanup costs anticipated to be incurred within FY2016 of which \$13,800 is to be expended for the grant match.	113,035

Fiscal Year 2016
Moscow Urban Renewal Agency Budget Expenses- Legacy Crossing District
890-895-10-

Line Item	Description	Proposed
900-01 Contingency	It is important to have a contingency for Legacy for unforeseen shortfalls in either revenue or unforeseen expenses. In any event prior to any contingent action a determination would come before the URA board. This contingency amount is the amount considered in the event the land does not occur and so as to not overstate fund balance.	15,000

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

URA Debt Service		2013	2014	2015	2015	2015	2016
Account Number	Account Description	Actual	Actual	Adopted Budget	Through April	Estimated	Proposed Budget
890-899-11-790-01	Bond Principal-Alturas	80,642	95,965	109,950	0	109,950	0
890-899-11-791-01	Bond Interest-Alturas	13,597	9,766	5,225	0	5,225	0
890-899-12-790-01	Bond Principal-Legacy	22,000	23,000	423,000	0	24,000	399,000
890-899-12-791-01	Bond Interest-Legacy	21,305	20,445	19,490	9,743	19,490	18,435
Total URA Debt Service		137,544	149,176	557,665	9,743	158,665	417,435

Fiscal Year 2016
Moscow Urban Renewal Agency Debt Service
890-899-

Line Item	Description	Proposed
11-790-01 Bond Principal - Alturas	The Series 2007 Bonds were issued in the aggregate principal amount of \$561,795.24, in fully registered form as a single bond, bearing interest from their date, or from the most recent date to which interest has been paid or duly provided for, at the fixed rate of 4.75% per annum, payable on August 1 and annually thereafter on each August 1 until their respective dates of maturity or prior redemption. This Bond was paid in full FY 2015.	0
11-791-01 Bond Interest - Alturas	This Bond was paid in full FY 2015	0
12-790-01 Bond Principal - Legacy	The Series 2010A Bonds were issued in the aggregate principal amount of \$510,000, payable on September 1 annually with final maturity on September 1, 2027 or until called on a prior redemption. For fiscal year beginning October 1, 2015 the balance is \$399,000. The scheduled payment will be \$43,435 of which principal is \$25,000 and interest of \$18,435. In the event the lot is sold, we must pay off the loan outstanding in accordance with the bond covenants. If the lot does not sell, the regularly scheduled payment stipulated above will be paid per the debt service schedule.	399,000
12-791-01 Bond Interest - Legacy	The average coupon rate for the 2010A bond series is 4.527%. The Agency will pay \$18,435 in FY 2016.	18,435

MOSCOW URBAN RENEWAL AGENCY FY 2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

URA Budget Summary		2013	2014	2015	2015	2015	2016
		Actual	Actual	Adopted Budget	Through April	Estimated	Proposed Budget
Total URA Revenues		<u>490,793</u>	<u>517,818</u>	<u>1,232,102</u>	<u>361,208</u>	<u>620,205</u>	<u>700,235</u>
	Total General Expenses	97,258	90,595	98,660	54,398	98,660	62,650
	Total Alturas Expenses	71,159	4,565	283,130	1,629	32,480	826,044
	Total Legacy Expenses	11,211	10,083	232,832	11,998	147,115	249,235
	Total Alturas Debt Service	94,239	105,731	115,175	0	115,175	0
	Total Legacy Debt Service	43,305	43,445	442,490	9,743	43,490	417,435
Total URA Expenditures		<u>317,172</u>	<u>254,419</u>	<u>1,172,287</u>	<u>77,768</u>	<u>436,920</u>	<u>1,555,364</u>
Net Change in Fund Balance		<u>173,621</u>	<u>263,399</u>	<u>59,815</u>	<u>283,440</u>	<u>183,285</u>	<u>-855,129</u>
890-000-00-910-00	Beginning Fund Balance Unassigned-General	44,419	45,699	46,349	46,704	46,705	48,705
890-000-00-911-00	Beginning Fund Balance Assigned-Alturas	336,180	456,125	617,250	639,512	639,513	902,369
890-000-00-911-01	Beginning Fund Balance Restricted-Alturas	94,253	105,745	115,175	115,171	115,171	0
890-000-00-912-00	Beginning Fund Balance Assigned-Legacy	119,085	158,989	183,194	226,569	226,568	260,165
890-000-00-912-01	Beginning Fund Balance Restricted-Legacy	66,312	67,312	68,312	69,312	69,312	69,315
Total URA Beginning Fund Balance		<u>660,249</u>	<u>833,870</u>	<u>1,030,280</u>	<u>1,097,268</u>	<u>1,097,269</u>	<u>1,280,554</u>
890-899-10-990-00	Ending Fund Balance Unassigned-General	45,699	46,705	47,349	48,179	48,705	49,705
890-899-11-990-00	Ending Fund Balance Assigned-Alturas	456,125	639,513	786,840	828,361	902,369	0
890-899-11-990-01	Ending Fund Balance Restricted-Alturas	105,745	115,171	0	115,175	0	45,000
890-899-12-990-00	Ending Fund Balance Assigned-Legacy	158,989	226,568	186,594	319,682	260,165	261,405
890-899-12-990-01	Ending Fund Balance Restricted-Legacy	67,312	69,312	69,312	69,311	69,315	69,315
Total URA Ending Fund Balance		<u>833,870</u>	<u>1,097,269</u>	<u>1,090,095</u>	<u>1,380,708</u>	<u>1,280,554</u>	<u>425,425</u>

Fiscal Year 2016
Moscow Urban Renewal Agency – Beginning Fund Balance
890-000-00-

Line Item	Description	Proposed
910-00 Unassigned - General	Beginning Fund Balance for FY2016 is a resource available from income derived from other sources other than tax increment by either Alturas or Legacy tax allocation areas. This resource is eligible for FY2016 as General Agency expenses.	48,705
911-00 Assigned - Alturas	Beginning Fund Balance for FY2016 is a resource available from income derived from tax increment by Alturas tax allocation area. This resource is eligible for FY2016 as Alturas District expenses.	902,369
911-01 Restricted - Alturas	Beginning Fund Balance for FY2016 is a resource made available from income derived from tax increment generated by the Alturas tax allocation area. This resource is restricted for FY2016 for the Alturas Districts annual debt service payment.	0
912-00 Assigned - Legacy	Beginning Fund Balance for FY2016 is a resource made available from income derived from tax increment generated by the Legacy tax allocation area. This resource is eligible for FY2016 as Legacy Crossing District expenses.	260,165
912-01 Restricted - Legacy	Beginning Fund Balance for FY2016 is a resource available from income derived from tax increment generated by the Legacy tax allocation area. This resource is restricted for FY2016 for the Legacy Crossing Districts annual debt service payment and is segregated by the bond covenants. Monies equal to an annual debt service payment is held in trust by Zions Bank and is restricted by the bond covenants.	69,315

Fiscal Year 2016
Moscow Urban Renewal Agency – Ending Fund Balance
890-899-

Line Item	Description	Proposed
10-990-00 Unassigned - General	Ending Fund Balance for FY2016 is funds remaining after all projected expenditures are made against all resources available during the FY2017. The ending fund balance is monies derived from other sources other than tax increment by either Alturas or Legacy tax allocation areas. This resource will be eligible for FY2016 as General Agency expenses.	49,705
11-990-00 Assigned - Alturas	Ending Fund Balance for FY2016 is funds remaining after all projected expenditures are made against all resources generated by Alturas Tax increment allocation. This resource is eligible for FY2017 as Alturas District expenses.	0
11-990-01 Restricted - Alturas	Ending Fund Balance for FY2016 is funds remaining after all projected debt service expenditures are made against Alturas tax resources made available during the FY2016. The designated ending fund balance for Alturas District is monies set aside for future Alturas annual debt service payments. At September 30, 2016 the remaining balance of debt is zero and it will not be necessary to restrict future monies for this purpose.	45,000
12-990-00 Assigned - Legacy	Ending Fund Balance for FY2016 and is a resource available from income derived from tax increment generated by the Legacy tax allocation. This resource is eligible for FY 2017 as Legacy Crossing District expenses.	261,405
12-990-01 Restricted - Legacy	Ending Fund Balance for FY2016 is funds remaining after all projected debt service expenditures are made against Legacy tax resources made available during the FY2017. The designated ending fund balance for Legacy Crossing District is monies set aside for future Legacy annual debt service payments.	69,315

MOSCOW URBAN RENEWAL AGENCY FY2016 BUDGET

FISCAL YEAR October 1, 2015 to September 30, 2016

Sources and Uses Budget Statement

Sources

Revenue	700,235
Beginning Fund Balance	<u>1,280,554</u>
Total Sources	<u>\$1,980,789</u>

Uses

Expenses	1,555,364
Ending Fund Balance	<u>425,425</u>
Total Uses	<u>\$1,980,789</u>

FY2016 BUDGET APPENDICES

Appendix A: Incremental Assessed Valuation and Revenue by District

Appendix B: URA Legacy Bond Schedule

Appendix C: Latah County Tax Increment Repayment Schedule

Incremental Assessed Valuation and Revenue by District

The Agency has no direct taxing power. The amount of revenue received from property taxes is determined by the amount of taxable property value and by the aggregate tax rate that the taxing entities within the Revenue Allocation Area set. The Agency receives the taxes collected on the increased valuation of property in the Revenue Allocation area. These taxes have increased since the base year (1996).

Alturas Technology Park Incremental Assessed Valuation and Revenue

<u>Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
1996	Base Year	\$0
1997	\$412,961	\$0
1998	\$2,152,755	\$8,715
1999	\$3,035,029	\$37,802
2000	\$6,733,645	\$55,711
2001	\$7,870,259	\$122,694
2002	\$7,791,240	\$142,102
2003	\$9,154,368	\$158,102
2004	\$12,532,351	\$182,716
2005	\$13,902,634	\$216,171
2006	\$15,874,049	\$226,213
2007	\$16,528,808	\$267,176
2008	\$17,743,264	\$272,758
2009	\$22,026,234	\$310,320
2010	\$20,507,461	\$365,086
2011	\$21,781,341	\$349,530
2012	\$20,097,246	\$344,205
2013	\$20,942,288	\$394,093
2014	\$20,923,376	\$393,705
2015	Not Available	\$0

Legacy Crossing Incremental Assessed Valuation and Revenue

<u>Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
2008	Base Year	\$0
2009	\$3,345,847	\$0
2010	\$8,910,448	\$53,020
2011	\$5,340,592	\$129,830
2012	\$4,898,388	\$144,052
2013	\$8,186,143	\$97,548
2014	\$8,170,320	\$116,809
2015	Not Available	\$141,000

URA Legacy Bond Schedule

URA LEGACY SERIES 2010A BOND SCHEDULE:

AMORTIZATION:

Urban Renewal Agency of the City of Moscow

AMOUNT AMORTIZED	\$510,000.00 Balance Forward
INTEREST RATE	Average Coupon 4.526599%
PAYMENT	ANNUAL Principal + Interest
MATURITY	September. 1, 2027

DATE	PMT #	Int. Rate	PMT AMT	INTEREST	PRINCIPAL	BALANCE
13-Aug-10	0			Balance Forward		\$510,000.00
01-Sep-11	1	3.64%	\$44,104.46	\$24,104.46	\$20,000.00	\$490,000.00
01-Sep-12	2	3.65%	\$44,107.80	\$22,107.80	\$22,000.00	\$468,000.00
01-Sep-13	3	3.91%	\$43,304.80	\$21,304.80	\$22,000.00	\$446,000.00
01-Sep-14	4	4.17%	\$43,444.60	\$20,444.60	\$23,000.00	\$423,000.00
01-Sep-15	5	4.39%	\$43,485.50	\$19,485.50	\$24,000.00	\$399,000.00
01-Sep-16	6	4.58%	\$43,431.90	\$18,431.90	\$25,000.00	\$374,000.00
01-Sep-17	7	4.77%	\$44,286.90	\$17,286.90	\$27,000.00	\$347,000.00
01-Sep-18	8	5.03%	\$43,999.00	\$15,999.00	\$28,000.00	\$319,000.00
01-Sep-19	9	5.29%	\$43,590.60	\$14,590.60	\$29,000.00	\$290,000.00
01-Sep-20	10	5.44%	\$44,056.50	\$13,056.50	\$31,000.00	\$259,000.00
01-Sep-21	11	4.39%	\$43,370.10	\$11,370.10	\$32,000.00	\$227,000.00
01-Sep-22	12	4.39%	\$43,965.30	\$9,965.30	\$34,000.00	\$193,000.00
01-Sep-23	13	4.39%	\$43,472.70	\$8,472.70	\$35,000.00	\$158,000.00
01-Sep-24	14	4.39%	\$43,936.20	\$6,936.20	\$37,000.00	\$121,000.00
01-Sep-25	15	4.39%	\$44,311.90	\$5,311.90	\$39,000.00	\$82,000.00
01-Sep-26	16	4.39%	\$43,599.80	\$3,599.80	\$40,000.00	\$42,000.00
01-Sep-27	17	4.39%	\$43,843.80	\$1,843.80	\$42,000.00	\$0.00
GRAND TOTAL			\$744,311.86	\$234,311.86	\$510,000.00	

**Latah County
Tax Increment
Repayment
Schedule**

FY2015	\$2,000
FY2016	\$2,000
FY2017	\$2,000
FY2018	\$3,500
FY2019	\$3,500
FY2020	\$3,500
FY2021	\$3,500
FY2022	\$5,000
FY2023	\$5,000
FY2024	\$5,000
FY2025	\$5,000
FY2026	\$5,000
FY2027	\$10,000
FY2028	\$12,000
FY2029	\$23,000
FY2030	\$25,000
Total	\$115,000