



Agenda: June 10, 2015, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> 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 27, 2015
  - B. May 2015 Payables

**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/Bill Belknap**

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 amended since the Board last saw it to include an annual inflationary adjustment and a five year timeline (it can still be cancelled with a 60 day notice). It was approved by the Moscow City Council on June 1, 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 October 1, 2015 or take such other action deemed appropriate.

**5. Authorization to Prepare Closure of Alturas Revenue Allocation Area and to Provide Notice to Idaho State Tax Commission, Latah County Assessor and Latah County Taxing Districts- Gary J. Riedner/Bill Belknap**

At the Agency's May 26 meeting, staff provided information regarding the potential for closure of the Alturas Revenue Allocation Area prior to FY2016 and without taking receipt of tax increment in the FY2016 budget. This information was considered and presented in the first presentation of the FY2016 MURA budget. A Memo has been prepared and is attached outlining the relevant Alturas Technology Park Plan sections and Idaho statutes.

**ACTION:** Review Memo and attached information and direct staff to implement early closure of Alturas Technology Park Plan and Revenue Allocation Area; review draft closure budget and direct staff accordingly; and authorize staff to send a letter to the Idaho State Tax Commission, Latah County Assessor and Latah County taxing districts stating the MURA's intent not to take tax increment in the FY2016 budget or take such other action deemed appropriate..

**6. Second Review FY2016 MURA Budget/Alturas District Closure and Budget Impact Discussion – Gary Riedner/Don Palmer/Bill Belknap**

Attached is the draft of the proposed FY2016 MURA budget for consideration by the Agency Board. The draft budget assumes 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 presented the draft FY2016 MURA Budget and reported on the impacts of the potential closure of Alturas Research and Technology Park RAA at the last meeting of the Agency on May 26, 2015. The Agency Board gave direction to continue to develop the FY2016 budget including termination of Alturas RAA in the current fiscal year.

**ACTION:** Consider draft FY2016 MURA Budget and provide staff further direction. If the draft budget is acceptable, direct staff to present the draft budget at the public hearing set for July 12, 2015 or further direct staff.

**7. General District Updates – Gary J. Riedner/Bill Belknap**

- Legacy Crossing District
  - 6th and Jackson property updates
    - Status of negotiation of disposition and development agreement
    - Environmental assessment and remediation
- Alturas District

**8. 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.



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McCabe called the meeting to order at 7:00 a.m.

Attendance:

Commission Members

Staff Present

Others

John McCabe, Chair	Gary J. Riedner, Interim Exec. Director/City Supervisor	Gina Tarusio, ED Chamber
John Weber	Bill Belknap, Community Development Director	Victoria Seever
Steve McGeehan	Don Palmer, Finance Director	
Brandy Sullivan	Stephanie Kalasz, City Clerk	
Art Bettge		
Dave McGraw		

Absent: Steve Drown

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.

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

2. **Public Comment for items *not on agenda*:** Three minute limit – No public comment was offered.
3. **Announcements** – Riedner said there are no 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.

Riedner provided background information regarding the services that the City has supplied to the Moscow Urban Renewal Agency and the half-time URA Executive Director/Economic Development Specialist position that was shared by the City and URA. He said the City has been providing an executive director for the last year. He said the City can continue to supply executive director services in addition to the other administrative services. He discussed URA finances and explained that it is proposed that adding the executive director services will raise the contract to \$45,000 which will be a cost saving to the URA. He explained that the contract will be revised as duties increase. The contract continues until cancelled. He said he presented this to the City's Administrative Committee and it will be considered by the City Council on Monday. There may be one change proposed to include CPI to cover inflation which is an item included in most City contracts.

Sullivan asked if the City can change who will serve as executive director. Riedner said yes but the URA will need to consent to the change. Weber asked about the current financials for the executive director position and Riedner and Palmer explained how much is budgeted for salary and benefits.

There was general consensus to have staff move forward with the contract.

**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.

Riedner reviewed the URA work plan. He listed tasks included with Alturas Revenue Allocation Area closure and explained them. He discussed possible closing dates. He said there is one payment left on the Series A bonds. He discussed the 6<sup>th</sup> and Jackson Property and the tasks associated with that project. He said the Southeast Moscow Urban Renewal District Study will likely be the next project. The City Council will likely budget for another study to be done. He explained that the URA could not have Alturas, Legacy Crossing and the Southeast Moscow Urban Renewal District at the same time because it cannot have more than 10% of the taxable value in the City at one time. Alturas will have to be closed prior to opening another district. He listed other tasks that need to be addressed including Alturas zoning and Covenant review, MURA website redesign, transition to new agenda management system, access to a revised records management system and budget.

Riedner reviewed the proposed budget for FY2016. He said the budget workshop will be on July 22, 2015 and the budget hearing on August 12, 2015. Public notices will be on July 25, and August 1, 2015. He discussed some of the factors affecting the budget. He said there are six remaining lots for sale in Alturas. He indicated that staff anticipates that legislative challenges will continue. Riedner said he will remain on the RAI. He discussed items included in the budget. He explained what has been done at the Alturas Technology Park. He displayed an aerial photo with the revenue allocation area drawn over it. He listed Alturas successes which included an almost 13% annual growth rate. He discussed Legacy Crossing and its objectives and challenges. He reviewed the budget numbers proposed and explained the reasoning behind them. There was discussion about the 6<sup>th</sup> and Jackson property. Riedner said the budget is based on the closure of Alturas. Belknap explained the expenses associated with the closeout of Alturas. There was discussion about the Alturas closure date and there was discussion.

Belknap reviewed the budget numbers associated with Legacy Crossing. He discussed URA participation in Legacy Crossing projects currently in the planning stage. Riedner said staff has tried to keep as much flexibility as possible. Sullivan asked if the Anderson Owner Participation Agreement continues with the property or the owner or just goes away. Riedner will check on it.

Riedner discussed debt service. Payment for Alturas will be complete in August and payments for the 6<sup>th</sup> and Jackson property will continue. He said there is a sources and uses statement included in the budget. If the Agency agrees staff will move forward with closing Alturas in this budget year.

## **6. General District Updates – Gary J. Riedner**

- Legacy Crossing District
  - 6<sup>th</sup> and Jackson property updates – Belknap said Sangria is working on the final plan for the site. Weber said Maialina took longer than anticipated will this project be the same? Belknap said no they are looking like a \$4,000,000 project and they will need to obtain all of the funding at once. It is anticipated that it will take 12 months to complete. Belknap said the URA cannot convey the property until it is cleaned up which will be next year. The grant must be complete and closed out before the property can be conveyed. Weber asked about moving the power lines underground and who would pay for it. Belknap said typically the developer does but if there will be an increased load then Avista will cost share. Riedner said something could be done when the turn lane is improved. Belknap said once the public improvements are known then the URA can decide how it may want to assist. There was some discussion which included detailed information about the required remediation on the 6<sup>th</sup> and Jackson property.

- Alturas District  
No further information was discussed about Alturas.

## **7. Adjourn**

The meeting adjourned at 8:41 a.m.

DRAFT

Checks by Date - Detail By Check Date

User: jdinubilo  
 Printed: 06/02/2015 11:41 A.M.



May 2015

			Check Amount
Check No: 0	Check Date: 5/11/2015		
Vendor: UCITYMOS	City of Moscow		
Invoice: Monthly Bill	Water, Sewer, Street Light	168.45	
		<u>168.45</u>	
Check No: 4319	Check Date: 5/11/2015		
Vendor: UCITYMOS	City of Moscow		
Invoice: May-15	Executive Director Salary	4,285.00	
		<u>4,285.00</u>	
	Date Total:	<u><u>4,453.45</u></u>	
Check No: 4320	Check Date: 5/22/2015		
Vendor: UELAMBUR	Elam & Burke		
Invoice: 157353	Leal Fees - Alturas	1,065.50	
157354	Legal Fees - Legacy	92.50	
		<u>1,158.00</u>	
Check No: 4321	Check Date: 5/22/2015		
Vendor: UHAWLEY	Hawley, Troxell, Ennis, & Hawley		
Invoice: 285636	Legal Fees - Legacy	294.00	
292120	Legal Fees - Legacy	562.50	
		<u>856.50</u>	
	Date Total:	<u><u>2,014.50</u></u>	
	Report Total:	<u><u>6,467.95</u></u>	

# Checks for Approval

User: jdinubilo  
 Printed: 6/2/2015 - 11:41 AM

## May 2015



Check	Check Date	Account Name	Vendor	Amount
0	05/11/2015	Heat, Lights & Utilities	City of Moscow	168.45
4319	05/11/2015	Professional Services-Exec Dir	City of Moscow	4,285.00
4320	05/22/2015	Professional Services-Alturas	Elam & Burke	1,065.50
4320	05/22/2015	Professional Services-Legacy	Elam & Burke	92.50
4321	05/22/2015	Professional Services-Legacy	Hawley, Troxell, Ennis & Hawley	294.00
4321	05/22/2015	Professional Services-Legacy	Hawley, Troxell, Ennis & Hawley	562.50
			Report Total:	<u>6,467.95</u>

\_\_\_\_\_  
 John McCabe, Chairperson

Accounts payable expenditures as contained herein were made in compliance with the dually adopted budget for the current fiscal year and according to Idaho law.

\_\_\_\_\_  
 Gary Riedner, Interim Executive Director

\_\_\_\_\_  
 Donald L. Palmer, Treasurer



**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.

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, beginning October 1, 2015, MURA shall pay an annual fee in an amount per this Agreement for Services to be paid in two (2) installments on or before the fifteenth (15<sup>th</sup>) of February and the fifteenth (15<sup>th</sup>) of August of each year this Agreement for Services is in effect.

Beginning October 1, 2015, the annual fee is the amount of forty five thousand dollars (\$45,000). Each year thereafter, the annual fee will increase by three percent (3%) and will continue year to year until this Agreement for Services is amended or terminated.

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.            TERM

This Agreement for Services is for a term of five (5) years and, at the end of the term, this Agreement for Services will continue year to year until terminated. During the term of this Agreement for Services or while the Agreement for Services is in effect, 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

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# Memorandum

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**To:** John McCabe, Chair, Moscow Urban Renewal Agency  
Commissioners, Moscow Urban Renewal Agency

**From:** Gary J. Riedner, Interim Executive Director

A handwritten signature in blue ink, appearing to be "Gary J. Riedner", is written over the "From:" line.

**c:** Bill Belknap, Incoming MURA Executive Director  
Don Palmer, MURA Treasurer  
Stephanie Kalasz, MURA Clerk  
Ryan Armbruster, MURA Attorney

**Date:** June 4, 2015

**Re:** Alturas Technology Park Revenue Allocation Area Closure

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The Second Amended and Restated City of Moscow Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan, commonly known as the Alturas Technology Park Plan (hereinafter referred to as the 'Plan') was adopted in 2005, and was an amendment to the 1996 City of Moscow Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan. The Plan was adopted for a period of twenty (20) years from the date of original adoption of the authorizing ordinance by Moscow City Council on June 30, 1996. However, the Plan terms call for a termination date of no later than December 31, 2015.

The Plan provides:

## **SECTION 16: DURATION OF THE RESEARCH PARK PLAN**

Except for the non-discrimination and non-segregation provisions, which shall run in perpetuity, the provisions of this, the Second Amended and Restated Research Park Plan shall be effective, and the provisions of other documents formulated pursuant to it, may be effective for a period of twenty years from the original date of adoption of this, the Second Amended and Restated Research Park Plan by the City Council. It is expected that revenue allocation financing shall be in effect for taxing years up to and including 2015.

This Plan shall terminate no later than December 31, 2015, except for revenues which may be received in January 2016 or otherwise, if the Agency determines an earlier terminate date:

- A. When the revenue allocation area plan budget estimates that all financial obligations have been provided for, the principal of an 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 Section 50-2908, Idaho Code, 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 Urban Renewal Agency under Section 50-2909, Idaho Code, shall thereupon terminate.
- B. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenue in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
- C. For the fiscal year that immediately predates the terminate 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 Section 50-2909(4), Idaho Code. 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 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 Section 50-2909, Idaho Code, 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 Section 63-215, Idaho Code.

The following are pertinent provisions of the Idaho:

Idaho Code §50-2903 Definitions

The following terms used in this chapter shall have the following meanings, unless the context appears otherwise:

- (20) "Termination date" means a specific date no later than twenty (20) years from the effective date of an urban renewal plan or as described in section 50-2904, Idaho Code, on which date the plan shall terminate. Every urban renewal plan shall have a termination date that can be modified or extended subject to the twenty (20) year maximum limitation. Provided however, the duration of a revenue allocation financing provision may be extended as provided in section 50-2904, Idaho Code.

Idaho Code §50-2905 Recommendation of Urban Renewal Agency

In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include:

- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. 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 urban renewal plan; and
- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

Idaho Code §50-2909 Issuance of Bonds – Bond Provisions

- (4) When the revenue allocation area plan budget described in section 50-2903(5), Idaho Code, 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 section 50-



2908, Idaho Code, 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 urban renewal agency under section 50-2909, Idaho Code, shall thereupon terminate.

Idaho Code §63-215 Legal Description and Map of Boundaries to be Recorded and Filed

- (1) Any taxing district which shall be formed or organized hereafter, or which shall change any existing boundaries hereafter, shall cause one (1) copy of the legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of such district or municipality as formed or organized, or as altered, to be recorded with the county recorder and filed with the county assessor in the counties within which the unit is located and with the state tax commission within thirty (30) days following the effective date of such formation, organization or alteration but no later than the tenth day of January of the year following such formation, organization or alteration.....Formation, organization or alteration documents that are filed pursuant to this section shall include contact information that is current at the time of filing and that identifies an individual associated with the taxing district.
- (2) Urban renewal agencies shall comply with the requirements of subsection (1) of this section when a revenue allocation area within the jurisdiction of the urban renewal agency is formed or when the boundaries of such an area are altered.

Staff has provided information to the Agency Commissioners regarding a plan for closure of the Plan, including the Plan's Revenue Allocation Area (RAA), which generates tax increment for the Plan's implementation.

The following is an illustration of the Plan's Revenue Allocation Area:



The MURA had previously sent a letter to the Idaho State Tax Commission which outlined the MURA's intentions to terminate the Plan and the RAA in conformance with the terms of the Plan, including receiving tax increment revenue in 2016, which would represent 2015 taxes. A copy of that letter is attached to this Memo.

Since that letter was sent on April 21, 2015, staff has since met with Alan Dornfest and Gary Houde of the Idaho State Tax Commission and Pat Vaughan, Latah County Assessor to discuss the process of termination of the Plan and the RAA. Staff has also reviewed the prospective budgetary implications of closure and drafted a preliminary budget for the Agency's consideration, which is attached to this Memo.

Staff represents to the Agency Board that, in accordance with Section 16 of the Plan, and Idaho Code §50-2909 (4):

- That all Plan financial obligations have been provided for;
- The remaining principal and interest on the remaining Plan debt will be paid prior to closure or there exist sufficient Plan funds to pay such principal and interest as it comes due;
- All additional project costs funded through revenue allocation proceeds are satisfied; and
- There are no additional project costs to funded through revenue allocation financing.

As the Plan and statutory requirements have been satisfied, and based upon the attached information, it is staff's recommendation that the MURA authorize termination of the Plan and the RAA within the FY2015 budget year. It is also staff's recommendation that the MURA provide notice to the Idaho State Tax Commission, Latah County Assessor and Latah County taxing districts that the MURA intends to terminate the Plan and RAA, and that the MURA will not receive tax increment revenues generated from the RAA in FY2016. This will allow the full value of property within the RAA to be available for levy by the taxing districts.

If the MURA authorizes the requested notice to be sent as recommended, staff will implement the closure process, including:

- Preparation, adoption and publication of a closure budget (a preliminary draft of that budget is attached to this Memo for reference);
- Preparation of a Resolution of the MURA advising and notifying the Moscow City Council, the Latah County Auditor and the Idaho State Tax Commission of the termination and recommending that the Moscow City Council adopt an ordinance for termination of the RAA;

- Proceeding with the closure process, including filing the Ordinance of Termination adopted by the Moscow City Council, and distribution of surplus funds to the taxing districts pursuant to Idaho Code §50-2909, upon closure of the Plan.

M:\Administration\Bin\URA\Alturas Research & Technology Park\Closeout\Closure Memo.doc



April 21, 2015

Gary Houde  
Senior Research Analyst  
Property Tax Division  
Idaho State Tax Commission  
P.O. Box 36  
Boise, ID 83722-0410

Re: Dissolution of Alturas Technology Park RAA

Dear Mr. Houde:

I serve as Interim Executive Director of the Moscow Urban Renewal Agency (MURA). This letter is in response to your previous letter dated April 15, 2014, concerning the Termination Date of the Second Amended and Restated Research Park Plan (hereinafter the Technology Park Plan). As you may know, the Technology Park Plan was initially approved in 1996, amended in 2004, and amended again in 2005. The duration of the plan and, thus, the duration of the revenue allocation authority is governed by the plan provisions themselves and most importantly, Idaho Code § 50-2905(7). Those provisions are set forth herein:

(7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. 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 urban renewal plan;

The Moscow Urban Renewal Agency believes the statutory authority and plan provisions clearly allow the MURA to continue to receive revenue allocation proceeds from the Technology Park Plan revenue allocation authority through 2016. As the revenue allocation authority continues through the 2015 tax year, revenues will not be received by the MURA until January and July 2016. The MURA does intend to prepare its termination budget for its Fiscal Year 2016 budget and complete that process prior to the September 1, 2015, date required by Idaho Code § 50-2903. As the MURA prepares its FY 2016 budget, it shall provide the taxing entities information concerning what funds may be available for distribution toward the end of the MURA's 2016 fiscal year. As the MURA intends to take revenue allocation funds in 2016, the formal process concerning termination of revenue allocation authority,

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Moscow ID 83843  
P: 208-883-7007  
F: 208-883-7018  
[www.moscowura.com](http://www.moscowura.com)

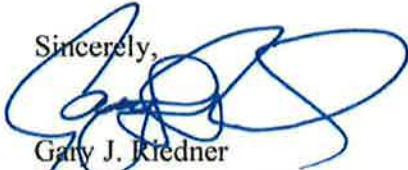
including the use of assessed value of property within the Technology Park Plan revenue allocation authority in 2016 and new construction value since 2007 by the taxing entities, will be formally communicated to the taxing entities in early 2016. To do otherwise would jeopardize the MURA's authority to obtain revenue allocation funds in 2016 based on assessed values, the setting of levy rates, and the collection of taxes based on the 2015 assessment, levy, and tax collection process. The formal termination plan, the required resolution from the MURA, and the approval ordinance from the City of Moscow will be completed in 2016, well prior to the dates set out in the statutes.

We believe the process outlined in this letter complies with the applicable statutes.

In response to one question in your letter, the MURA does have outstanding debt relating to the Alturas RAA in the amount of \$115,170.60 as of this time. The MURA will make final payment and close out that debt prior to the termination of the plan. The MURA intends to use accrued revenues and revenues to be received to pay off outstanding debt and to complete activities outlined in the Alturas Technology Park Plan.

Please contact me with any questions or concerns.

Sincerely,



Gary J. Kiedner  
Interim Executive Director

c: John McCabe, MURA Chair  
Don Palmer, MURA Treasurer  
Bill Belknap, Community Development Director  
Ryan Armbruster, Esq.  
Pat Vaughan, Latah County Assessor

**Moscow Urban Renewal Agency  
Alturas Technology Park Urban Renewal District  
2015 Closing Budget**

**REVENUES**

Beginning Fund Balance Assigned	\$	902,369
Tax Increment Revenue	\$	-
<hr/>		
Total Revenues	\$	902,369

**EXPENDITURES**

Current		
Legal and Professional Fees	\$	14,000
Repairs and Maintenance	\$	5,000
Other Administrative expenses	\$	31,325
Debt Service		
Principal Retirement	\$	-
Interest	\$	-
Capital Outlay		
Improvements	\$	-
Contingency	\$	40,000
<hr/>		
Total Expenditures	\$	90,325

**OTHER FINANCING SOURCES (USES)**

Transfer for Future District Property Operations and Maintenance	\$	45,000
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Unallocated Residual Increment \$ 767,044



# 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
	<b>Total Taxes</b>	<b>491,641</b>	<b>510,514</b>	<b>494,000</b>	<b>359,733</b>	<b>524,000</b>	<b>141,000</b>
890-000-00-431-11	EPA Clean-up Grant - Legacy	0	3,560	111,757	0	94,205	108,235
	<b>Total Intergovernmental Income</b>	<b>0</b>	<b>3,560</b>	<b>111,757</b>	<b>0</b>	<b>94,205</b>	<b>108,235</b>
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
	<b>Total Miscellaneous Income</b>	<b>-848</b>	<b>3,744</b>	<b>626,345</b>	<b>1,475</b>	<b>2,000</b>	<b>451,000</b>
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
	<b>Other Financing Sources</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total URA Revenue</b>	<b>490,793</b>	<b>517,818</b>	<b>1,232,102</b>	<b>361,208</b>	<b>620,205</b>	<b>700,235</b>

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 <sup>th</sup> 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
	<b>Subtotal General Agency Expenses</b>	<b>97,258</b>	<b>90,595</b>	<b>98,660</b>	<b>54,398</b>	<b>98,660</b>	<b>62,650</b>
	<b>Total General Agency Expenses</b>	<b>97,258</b>	<b>90,595</b>	<b>98,660</b>	<b>54,398</b>	<b>98,660</b>	<b>62,650</b>

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

Account Number	Account Description	2013 Actual	2014 Actual	2015 Adopted Budget	2015 Through April	2015 Estimated	2016 Proposed Budget
<b>Alturas Expenses</b>							
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
	<b>Subtotal Alturas Expenses</b>	<b>1,749</b>	<b>4,565</b>	<b>85,750</b>	<b>1,629</b>	<b>17,480</b>	<b>19,000</b>
890-890-10-770-73	Improvements	69,410	0	40,000	0	15,000	0
	<b>Alturas Capital Outlay</b>	<b>69,410</b>	<b>0</b>	<b>40,000</b>	<b>0</b>	<b>15,000</b>	<b>0</b>
890-890-10-800-00	RAA Termination Plan	0	0	0	0	0	767,044
	<b>Other Financing Uses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>767,044</b>
890-890-10-900-01	Contingency	0	0	157,380	0	0	40,000
	<b>Contingency</b>	<b>0</b>	<b>0</b>	<b>157,380</b>	<b>0</b>	<b>0</b>	<b>40,000</b>
	<b>Total Alturas Expenses</b>	<b>71,159</b>	<b>4,565</b>	<b>283,130</b>	<b>1,629</b>	<b>32,480</b>	<b>826,044</b>

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

Account Number	Account Description	2013 Actual	2014 Actual	2015 Adopted Budget	2015 Through April	2015 Estimated	2016 Proposed Budget
<b>Legacy Crossing Expenses</b>							
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
	<b>Subtotal Legacy Crossing Expenses</b>	<b>11,211</b>	<b>10,083</b>	<b>72,875</b>	<b>11,998</b>	<b>28,850</b>	<b>39,350</b>
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
	<b>Legacy Capital Outlay</b>	<b>0</b>	<b>0</b>	<b>143,457</b>	<b>0</b>	<b>118,265</b>	<b>194,885</b>
890-895-10-900-01	Contingency	0	0	16,500	0	0	15,000
	<b>Contingency</b>	<b>0</b>	<b>0</b>	<b>16,500</b>	<b>0</b>	<b>0</b>	<b>15,000</b>
	<b>Total Legacy Crossing Expenses</b>	<b>11,211</b>	<b>10,083</b>	<b>232,832</b>	<b>11,998</b>	<b>147,115</b>	<b>249,235</b>

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 <sup>th</sup> & 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 <sup>th</sup> 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-

<b>Line Item</b>	<b>Description</b>	<b>Proposed</b>
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
	<b>Total URA Debt Service</b>	<b>137,544</b>	<b>149,176</b>	<b>557,665</b>	<b>9,743</b>	<b>158,665</b>	<b>417,435</b>

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
<b>Total URA Revenues</b>		<b>490,793</b>	<b>517,818</b>	<b>1,232,102</b>	<b>361,208</b>	<b>620,205</b>	<b>700,235</b>
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
<b>Total URA Expenditures</b>		<b>317,172</b>	<b>254,419</b>	<b>1,172,287</b>	<b>77,768</b>	<b>436,920</b>	<b>1,555,364</b>
<b>Net Change in Fund Balance</b>		<b>173,621</b>	<b>263,399</b>	<b>59,815</b>	<b>283,440</b>	<b>183,285</b>	<b>-855,129</b>
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
<b>Total URA Beginning Fund Balance</b>		<b>660,249</b>	<b>833,870</b>	<b>1,030,280</b>	<b>1,097,268</b>	<b>1,097,269</b>	<b>1,280,554</b>
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
<b>Total URA Ending Fund Balance</b>		<b>833,870</b>	<b>1,097,269</b>	<b>1,090,095</b>	<b>1,380,708</b>	<b>1,280,554</b>	<b>425,425</b>

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**

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**Sources and Uses Budget Statement**

Sources	
Revenue	700,235
Beginning Fund Balance	<u>1,280,554</u>
<b>Total Sources</b>	<b><u>\$1,980,789</u></b>
Uses	
Expenses	1,555,364
Ending Fund Balance	<u>425,425</u>
<b>Total Uses</b>	<b><u>\$1,980,789</u></b>

## **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
<b>2015</b>	<b>Not Available</b>	<b>\$0</b>

**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
<b>2015</b>	<b>Not Available</b>	<b>\$141,000</b>

**URA Legacy Bond Schedule**

<b>URA LEGACY SERIES 2010A BOND SCHEDULE:</b>						
<b>AMORTIZATION:</b>		<b>Urban Renewal Agency of the City of Moscow</b>				
	AMOUNT AMORTIZED					<b>\$510,000.00</b> 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
<b>13-Aug-10</b>	<b>0</b>					<b>Balance Forward</b>
<b>01-Sep-11</b>	<b>1</b>	<b>3.64%</b>	<b>\$44,104.46</b>	<b>\$24,104.46</b>	<b>\$20,000.00</b>	<b>\$490,000.00</b>
<b>01-Sep-12</b>	<b>2</b>	<b>3.65%</b>	<b>\$44,107.80</b>	<b>\$22,107.80</b>	<b>\$22,000.00</b>	<b>\$468,000.00</b>
<b>01-Sep-13</b>	<b>3</b>	<b>3.91%</b>	<b>\$43,304.80</b>	<b>\$21,304.80</b>	<b>\$22,000.00</b>	<b>\$446,000.00</b>
<b>01-Sep-14</b>	<b>4</b>	<b>4.17%</b>	<b>\$43,444.60</b>	<b>\$20,444.60</b>	<b>\$23,000.00</b>	<b>\$423,000.00</b>
<b>01-Sep-15</b>	<b>5</b>	<b>4.39%</b>	<b>\$43,485.50</b>	<b>\$19,485.50</b>	<b>\$24,000.00</b>	<b>\$399,000.00</b>
<b>01-Sep-16</b>	<b>6</b>	<b>4.58%</b>	<b>\$43,431.90</b>	<b>\$18,431.90</b>	<b>\$25,000.00</b>	<b>\$374,000.00</b>
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
<b>GRAND TOTAL</b>			<b>\$744,311.86</b>	<b>\$234,311.86</b>	<b>\$510,000.00</b>	

**Latah County  
Tax Increment  
Repayment  
Schedule**

<b>FY2015</b>	<b>\$2,000</b>
<b>FY2016</b>	<b>\$2,000</b>
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
<b>Total</b>	<b>\$115,000</b>