



Agenda: Thursday, February 16, 2017, 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 February 2, 2017
  - B. January 2017 Payables
  - C. January 2017 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. **Adoption of 2017 Moscow Urban Renewal Agency Strategic Plan – Bill Belknap**

The Board has been working on development of a strategic plan to help guide and provide direction to the activities of the Agency. The Board has reviewed the draft strategic plan and capital improvement plan over the course of the last three Board meetings providing staff with input and direction. Staff has prepare the final draft of the strategic and capital improvement plan for the Board's review and adoption.

**ACTION:** Review and adopt the proposed 2017-2021 Strategic and Capital Improvement Plan; or take other action as deemed appropriate.

5. **Sixth and Jackson Environmental Remediation Report – Bill Belknap**

The Agency has been pursuing environmental remediation of the 6th and Jackson Property through the Idaho Department of Environmental Quality's (IDEQ) Voluntary Cleanup Program (VCP) over the last 24 months. The active remediation effort is completed and staff and IDEQ are working on the VCP closeout process. Staff will provide a report on the closeout process and schedule.

**ACTION:** Receive report and provide staff with further direction.

6. **Development Report from Sangria Downtown LLC – Bill Belknap**

Representatives of Sangria Downtown LLC will provide an update on the status of their development plans for the 6th and Jackson property project.

**ACTION:** Receive report and provide staff with direction as deemed appropriate.

**7. Agency Draft 2016 Annual Report Review – Bill Belknap**

In Accordance with State Statute, all urban renewal agencies are required to file an annual report describing the activities of the agency for the preceding year with the local governing body by March 31st of each year. Agencies are required to hold a public meeting to report the findings of the annual report and to take comments from the public prior to filing the report with the governing body. Staff has prepared the initial draft of the annual report and proposes to conduct the public meeting on the final report at the Agency's upcoming March 2<sup>nd</sup> meeting. After approval of the Annual Report it will be presented to the City Council at their March 20<sup>th</sup> meeting.

**ACTION:** Review draft 2016 Annual Report and provide staff with direction.

**8. Discussion Regarding March Meeting Schedule – Bill Belknap**

The Agency's second March meeting falls on March 16th which is during the local school and university spring break period when many community members may be out of town. Staff is recommending that the Board cancel the March 16th meeting. The next meeting would be on April 6th.

**ACTION:** Receive report and provide direction as deemed appropriate.

**9. General Agency Updates – Bill Belknap**

- Legacy Crossing District
- Alturas District
- General Agency Business

**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: Thursday, February 2, 2017, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Art Bettge	Bill Lambert, Mayor
Dave McGraw	Steve Drown	Bill Belknap, MURA Executive Director
Ron Smith		Gary Riedner, Interim Treasurer
Brandy Sullivan		Anne Peterson, MURA Clerk
John Weber		

- 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 January 19, 2017**

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

Weber moved approval of the consent agenda, seconded by McGraw. Motion passed unanimously.

- Public Comment for items *not on agenda***

No comments.

- Announcements**

No announcements.

- Agency Draft Strategic and Capital Improvement Plan Review – Bill Belknap**

*The Board has been working on development of a strategic plan to help guide and provide direction to the activities of the Agency. The Board conducted a review of the preliminary draft of the capital improvement plan at their January 19, 2017 meeting. This is back before the Board for final review and approval.*

**ACTION:** Review discussion draft of the strategic plan and provide staff with direction.

Belknap reviewed the four investment portfolio components within the Capital Improvement Plan, which is intended to be a 5-year planning document to provide general guidance regarding obligations while retaining flexibility to take on new projects as they arise. McGraw asked about the allocation for art installation and Belknap said it reflected the 1% commitment the Agency has made to the District. \$50,000 has accumulated on the increment since 2008 but there are no specific public art installations identified at this time. McGeehan asked about the revenue side. Belknap replied by elaborating on the estimated revenue of anticipated projects and their expected valuations, but said those figures will need to be assessed annually with partner entities. Belknap will bring the final Strategic Plan document to the next meeting for review and adoption.

- Discussion Regarding Potential New South Moscow Urban Renewal District – Bill Belknap**

*During the recent strategic planning process, one action/strategy that was identified by the City of Moscow was the potential creation of an urban renewal district in south Moscow to support new industrial and commercial*

*development in Moscow. Staff desires to introduce the concept and facilitate a discussion of the potential new district with the Board to receive direction and guidance.*

**ACTION:** Receive presentation and provide staff with direction.

Belknap provided an overview of the general area under consideration for a potential new district, acknowledging it will take many months to work through the details preceding adoption. He outlined the major considerations that lead the identification of the study area:

- 1) Sanitary service basins and the infrastructure necessary to support gravity sanitary sewer service within the South Fork drainage.
- 2) Topography that is relatively level and could more easily support larger industrial/commercial users.
- 3) Future land use designations and directing location of future industrial/commercial development.
- 4) Prior industrial park master planning locations which focused upon the area around the Fountain Industrial park.
- 5) Known or anticipated infrastructure needs including sewer, water and roadway improvements.
- 6) Other known or anticipated projects or needs including the new U.S. 95 alignment, City's Palouse River Drive ball field property, the South Fork greenbelt and pathway.

Belknap reminded Board members that last year's legislative action resets the base value if boundaries are changed after district creation, so he recommended keeping an open mind toward all areas that might possibly be suitable for district inclusion in order to avoid a boundary modification later. The Sanitary Sewer Master Plan already calls for upgrades to the south lift station and ultimately the extension of a trunk line to the next lift station serving the Southwest Sewer District. Completion of that will create continuous gravity sewer service to everything in the South Fork of the Palouse River drainage which would open up more of that area for possible development. There could be possible Agency involvement in street improvements on east and west Palouse River Drive and Highway 8 to White Avenue; greenbelt areas to mediate floodplains and tie into Moscow's pathway system, and perhaps signalization to help with Highway 95 access points. Some of these features were included in a Southeast Moscow Industrial Park Master Plan conceptualized in 2010 that Belknap shared with the Board. Considering the potential ballfields, greenbelt, infrastructure, industrial park, sanitary sewer, road improvements and planned projects, Belknap said a *potential* district could measure up to 650 acres (map attached). Weber asked about the size limits for URA districts and Belknap replied it wasn't the acreage but rather the valuation at the time of formation. Property within all districts together cannot exceed 10% of the total assessed valuation of all City property. Belknap's preliminary calculations including Legacy Crossing, a possible LC expansion, plus this possible industrial district might equal about 8-8.5% of the City's valuation. He also cautioned these calculations and district boundaries were all very preliminary and staff needs to work closing with property owners to understand their future plans and desires. McGraw mentioned the County has been exploring a new location for the Fairgrounds but lack of utilities has been the biggest hurdle, and this could help. PEP Director Gina Taruscio stated from the audience that she was very excited about the possibilities this type of District could provide and Belknap said at least four possible tenants have already expressed interest in a south Moscow industrial district. Regarding the proposed boundary lines extending beyond current City limits, Belknap said state statute allows for cooperative agreements between cities and counties, although rare, and Riedner added the City of Moscow typically has not extended utilities beyond the city limits so annexation would be the preferred route.

## **6. General Agency Updates – Bill Belknap**

- Legacy Crossing District
  - Nothing new to report.
- Alturas District
  - Real estate contract has expired and Belknap has discussed with the listing agent making some changes about listing vs. marketing efforts to give the Agency more involvement in how the properties are marketed and limit the expense and effort expended by the listing agency. Weber asked if the land

use restrictions are still in effect and Belknap said they remain in place until 2019 unless the covenants are dissolved by 100% approval of the Association.

- Belknap said two companies have recently expressed interest in Alturas lots.
- General Agency Business
  - Annual report coming up in March.
  - Budget structure will change to accommodate the capital improvement plan.

Mayor Lambert shared that at the AIC meetings last week some legislators mentioned there were no plans to discuss URAs this year. Riedner added there were a couple “clean-up” bills and property tax bills under consideration, however.

McGeehan declared the meeting adjourned at 8:04am.

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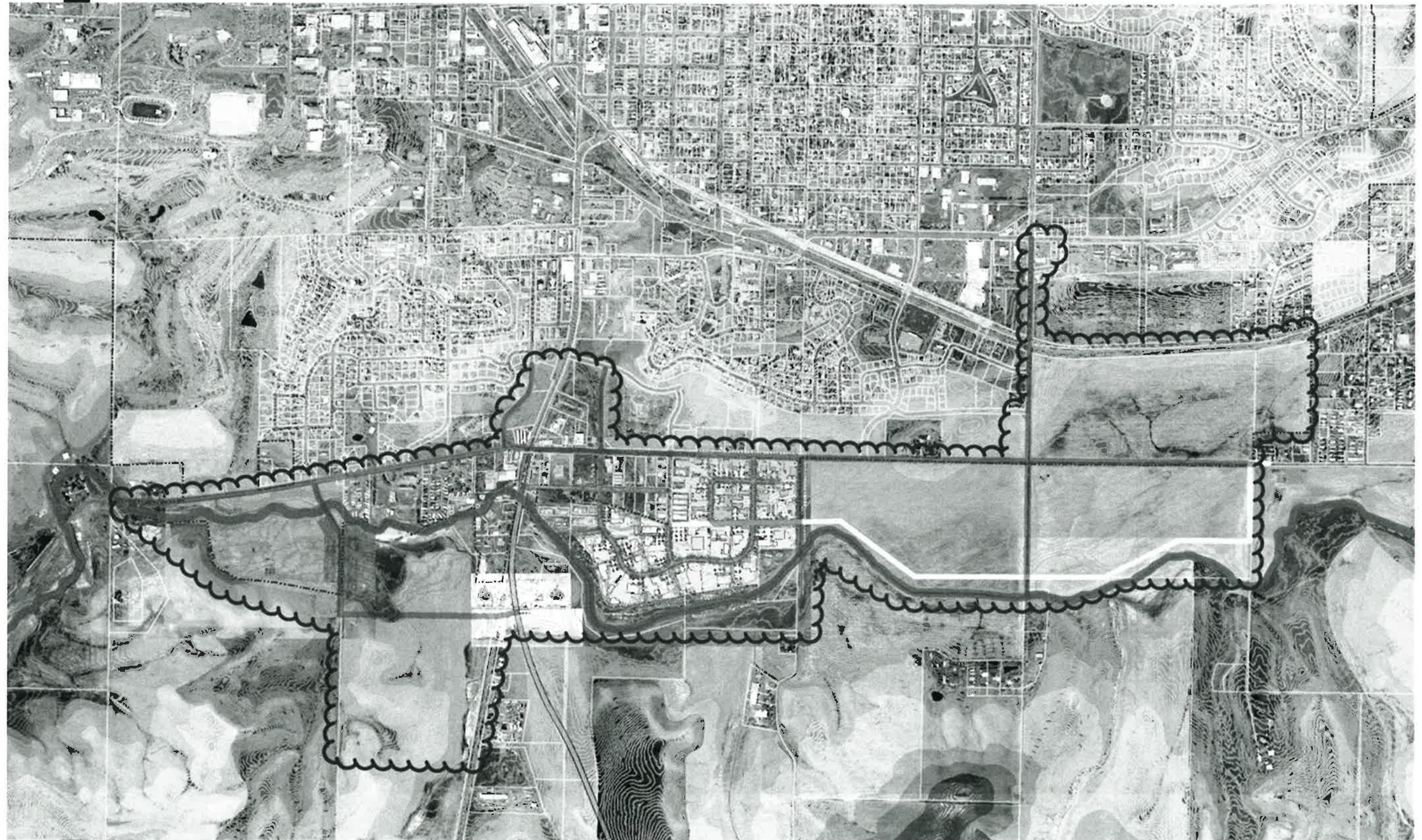
Steve McGeehan, Agency Chair

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Date



# District Study Area







**Balance Sheet**  
**January 31, 2017**

	Total Funds
<b>ASSETS</b>	
Cash	123,732
Investments-LGIP	502,375
Investments-Zions Debt Reserve	44,312
Accounts Receivable	-
Land Held For Resale	531,256
Land	656,256
<b>Total Assets</b>	<b>1,857,931</b>
<b>LIABILITIES</b>	
Accounts Payable	-
Deposits Payable	5,000
Series 2010 Bond - due within one year	27,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	347,000
Latah County payback agreement - due after one year	105,037
<b>Total Liabilities</b>	<b>487,537</b>
<b>FUND BALANCES</b>	
Net Assets Invest. Cap Assets	326,568
Restricted Fund Balance	44,312
Unrestricted Fund Balance	937,133
<b>Total Fund Balance</b>	<b>1,308,013</b>
<b>Retained Earnings:</b>	<b>62,381</b>
<b>Total Fund Balance and Retained Earnings:</b>	<b>1,370,394.13</b>
<b>Total Liabilities, Fund Balance and Retained Earnings:</b>	<b>\$1,857,931</b>

# Checks by Date - Detail By Check Date

User: jspellman  
 Printed: 2/8/2017 10:35 AM



January 2017

				Check Amount
4446	UCITYMOS	City of Moscow	1/17/2017	
	December 2016	Utility Bill Dec 1 - Dec 31 2016		\$ 188.95
	January 2017	Administrative Service January 2017		\$ 3,862.50
Total for Check Number 4446:				\$ 4,051.45
4447	UDELUXEB	Deluxe Small Business Sales, Inc.	1/17/2017	
	2038874044	Re-ordered URA Checks		\$ 164.99
Total for Check Number 4447:				\$ 164.99
4448	UFIRSTST	First Step Internet	1/17/2017	
	161230-0075	Virtual Server Pack Jan 13 - Feb 13 2017		\$ 30.00
Total for Check Number 4448:				\$ 30.00
4449	UROSAUER	Rosauers	1/17/2017	
	10-842204	Meeting Materials		\$ 7.35
	10-868547	Meeting Materials		\$ 8.98
Total for Check Number 4449:				\$ 16.33
<b>Total Bills for January 2017</b>				<b>4,262.77</b>



## Checks for Approval

User: jspellman  
Printed: 2/8/2017 - 10:36 AM

January 2017



Check	Check Date	Account Name	Vendor	Void	Amount
4446	01/17/2017	Heat, Lights & Utilities	City of Moscow		188.95
4446	01/17/2017	Administrative Services	City of Moscow		3,862.50
4447	01/17/2017	Misc. Expense-General	Deluxe Small Business Sales, Inc.		164.99
4448	01/17/2017	Professional Services-Computer	First Step Internet		30.00
4449	01/17/2017	Misc. Expense-General	Rosauers		7.35
4449	01/17/2017	Misc. Expense-General	Rosauers		8.98

Report Total: 4,262.77

\_\_\_\_\_  
Steve McGeehan, Chairperson

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

\_\_\_\_\_  
Bill Belknap, Executive Director

\_\_\_\_\_  
Gary J Riedner, Treasurer

# General Ledger

## Exp to Bud

User: jspellman  
 Printed: 02/08/17 11:21:09  
 Period 01 - 04  
 Fiscal Year 2017

January 2017



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	\$ 46,350.00	\$ 3,862.50	\$ 15,450.00	\$ 30,900.00	\$ 30,900.00	33.33%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ -	\$ 850.00	\$ 5,150.00	\$ 5,150.00	14.17%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 1,000.00	\$ 30.00	\$ 1,249.45	\$ (249.45)	\$ (249.45)	124.95%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-668-10	Liability Insurance-General	\$ 1,650.00	\$ -	\$ 1,507.00	\$ 143.00	\$ 143.00	91.33%
E02	Contractual	\$ 61,000.00	\$ 3,892.50	\$ 19,056.45	\$ 41,943.55	\$ 41,943.55	31.24%
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	\$ -	\$ -	\$ 400.00	\$ 400.00	0.00%
890-880-10-647-10	Travel & Meetings-General	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
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	\$ 181.32	\$ 208.28	\$ 291.72	\$ 291.72	41.66%
E03	Commodities	\$ 3,000.00	\$ 181.32	\$ 208.28	\$ 2,791.72	\$ 2,791.72	6.94%
880	URA - General Agency	\$ 64,000.00	\$ 4,073.82	\$ 19,264.73	\$ 44,735.27	\$ 44,735.27	30.10%
890	Urban Renewal Agency						
890-890-10-642-10	Professional Services-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-642-12	Land Sale Expense-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-644-10	Marketing Expense-Alturas	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00	0.00%
E02	Contractual	\$ 4,000.00	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00	0.00%
890-890-10-647-10	Travel & Meetings-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-658-10	Repairs & Maintenance	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-890-10-669-10	Misc. Expense-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E03	Commodities	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%

# General Ledger

## Exp to Bud

User: jspellman  
 Printed: 02/08/17 11:21:09  
 Period 01 - 04  
 Fiscal Year 2017

January 2017



Account Number	Description	Budget	Period Amount	End Bal	Variance	Avail/Uncollect	% Collected
890-890-10-770-73	Improvements-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-800-00	Termination Plan	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E20	Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	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	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E90	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890	Urban Renewal Agency	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00	0.00%
895	URA - Legacy Crossing						
890-895-10-642-10	Professional Services-Legacy	\$ 10,000.00	\$ -	\$ 601.00	\$ 9,399.00	\$ 9,399.00	6.01%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	0.00%
E02	Contractual	\$ 22,000.00	\$ -	\$ 601.00	\$ 21,399.00	\$ 21,399.00	2.73%
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	\$ 2,000.00	\$ 188.95	\$ 566.85	\$ 1,433.15	\$ 1,433.15	28.34%
890-895-10-658-10	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-669-10	Misc. Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	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	\$ 3,500.00	\$ 3,500.00	\$ (1,500.00)	\$ (1,500.00)	175.00%
890-895-10-676-17	Jackson St Owner Part. Agr.	\$ 8,300.00	\$ -	\$ -	\$ 8,300.00	\$ 8,300.00	0.00%
890-895-10-676-20	Agreement Cost	\$ 40.00	\$ -	\$ -	\$ 40.00	\$ 40.00	0.00%
E03	Commodities	\$ 16,090.00	\$ 3,688.95	\$ 4,066.85	\$ 12,023.15	\$ 12,023.15	25.28%



# General Ledger

## Exp to Bud

User: jspellman  
 Printed: 02/08/17 11:21:09  
 Period 01 - 04  
 Fiscal Year 2017

January 2017



Account Number	Description	Budget	Period Amount	End Bal	Variance	Avail/Uncollect	% Collected
890-895-10-770-35	1% Public Art	\$ 1,825.00	\$ -	\$ -	\$ 1,825.00	\$ 1,825.00	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ 500,000.00	\$ -	\$ 19,083.50	\$ 480,916.50	\$ 480,916.50	3.82%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ 501,825.00	\$ -	\$ 19,083.50	\$ 482,741.50	\$ 482,741.50	3.80%
890-895-10-676-10	Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
895	URA - Legacy Crossing	\$ 554,915.00	\$ 3,688.95	\$ 23,751.35	\$ 531,163.65	\$ 531,163.65	4.28%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-791-01	Bond Interest-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 374,000.00	\$ -	\$ -	\$ 374,000.00	\$ 374,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 17,286.00	\$ -	\$ -	\$ 17,286.00	\$ 17,286.00	0.00%
E05	Debt Service	\$ 391,286.00	\$ -	\$ -	\$ 391,286.00	\$ 391,286.00	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 56,461.00	\$ -	\$ -	\$ 56,461.00	\$ 56,461.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ 41,900.00	\$ -	\$ -	\$ 41,900.00	\$ 41,900.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 160,217.00	\$ -	\$ -	\$ 160,217.00	\$ 160,217.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E95	Ending Fund Balance	\$ 258,578.00	\$ -	\$ -	\$ 258,578.00	\$ 258,578.00	0.00%
899	Dept	\$ 649,864.00	\$ -	\$ -	\$ 649,864.00	\$ 649,864.00	0.00%
890	Moscow Urban Renewal Agency	\$ 1,277,779.00	\$ 7,762.77	\$ 43,016.08	\$ 1,234,762.92	\$ 1,234,762.92	3.37%

# General Revenue

User: jspellman  
Printed: 02/08/17 11:18:11  
Period 01 - 04  
Fiscal Year 2017

**JANUARY 2017**



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-00-410-00	Property Taxes - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
890-000-00-410-01	Property Taxes - Legacy	\$ 182,500.00	\$ 104,859.41	\$ 104,859.41	\$ 77,640.59	\$ 77,640.59	43%	57%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 533.17	\$ 533.17	\$ 466.83	\$ 466.83	47%	53%
890-000-00-478-10	Sale of Land - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%
890-000-00-478-11	Sale of Land - Legacy	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	100%	0%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 683,500.00</b>	<b>\$ 105,392.58</b>	<b>\$ 105,392.58</b>	<b>\$ 578,107.42</b>	<b>\$ 578,107.42</b>	<b>85%</b>	<b>15%</b>
<b>Revenue Total</b>		<b>\$ 683,500.00</b>	<b>\$ 105,392.58</b>	<b>\$ 105,392.58</b>	<b>\$ 578,107.42</b>	<b>\$ 578,107.42</b>	<b>85%</b>	<b>15%</b>

Recording Requested By and  
When Recorded Return to:

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SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT IMPOSING ACTIVITY AND USE LIMITATIONS PURSUANT TO THE UNIFORM ENVIRONMENTAL COVENANTS ACT, IDAHO CODE § 55-3001, et seq.**

**ENVIRONMENTAL COVENANT**

This instrument is an Environmental Covenant ("Environmental Covenant") executed by the Moscow Urban Renewal Agency, a public body, corporate and politic (hereinafter "AGENCY"), organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Idaho Department of Environmental Quality ("DEPARTMENT") pursuant to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. This Environmental Covenant sets forth protective provisions, covenants, restrictions and conditions (collectively referred to as "Activity and Use Limitations") on the Property described below. The Activity and Use Limitations are designed to protect natural resources, human health and the environment. AGENCY is a "holder" as defined in Idaho Code § 55-3002(6). AGENCY, as the current property owner grants this Environmental Covenant to all signatories to this instrument.

Property. This Environmental Covenant concerns real property 217 W. Sixth Street, Moscow, County of Latah, State of Idaho, is legally described as follows(hereafter referred to as "the Property"):

A parcel of land located in the NE ¼ of Section 18, Township 39 North, Range 5 West, B.M., and as shown on Record of Survey recorded under Recorder's Fee No. 506752 and being more particularly described as follows: Beginning at the northeast corner of said section 18, thence S 87°45'28" W, 363.92 feet (record 355.69 feet) along the north line of said section 18, thence S 00°45'10" W, 40.19 feet, to a point on the west right of way line of Jackson Street and the TRUE POINT OF BEGINNING, thence S 00°45'10", 153.39 feet; thence S 88°17'28" W, 207.70 feet (record 216.18 feet); thence N 40°29'13" W, 53.83 feet, thence N 01°42'23" W, 111.29 feet; thence N88°17'28" E, 248.00 feet (record 256.27 feet) to the TRUE POINT OF BEGINNING.

Property Ownership. AGENCY hereby represents and warrants to the other signatories to this Environmental Covenant that it is the sole owner of the property, holds fee simple title to the property and AGENCY has the power and authority to enter into this Environmental Covenant.



Reason for Activity and Use Limitations. The Property described above was previously used to store and distribute agricultural fertilizers, becoming contaminated with nitrates. On May 2, 2014, AGENCY entered into a Voluntary Remediation Agreement with the Department to remediate the Property. AGENCY implemented a corrective action plan ("CAP") on the Property. This Environmental Covenant is required because the CAP resulted in residual concentrations of nitrates in groundwater underlying the Property. These concentrations are above allowable risk-based concentration as determined by the Department therefore future use of the Property shall be limited to protect human health and the environment.

The administrative record for the Sixth and Jackson Property located at 217 West Sixth Street, Moscow, Idaho can be found at the Idaho Department of Environmental Quality Lewiston Regional Office, 1118 "F" St. Lewiston, Idaho, Brownfields TRIM Container: 2014BBC2 & VCP TRIM Container: 2014BAV2.

Activity and Use Limitations. By acceptance and recordation of this Environmental Covenant, AGENCY, and any successors in interest, are hereby restricted from using the Property, now or at any time in the future, as specifically set forth below:

1. There shall be no extraction of groundwater under, the Property for any purpose, including, without limitation, drinking by animals or human beings, irrigation or an industrial or commercial use.
2. AGENCY shall be responsible for the continued operation and maintenance of the administrative control (pump and discharge system) in perpetuity until such a time as the compliance well samples meet the compliance criteria specified in the Voluntary Remediation Work Plan.
3. The Operation and Maintenance Plan for the engineering controls used upon the property is attached to this Declaration as Attachment 1 and is incorporated into this Declaration. AGENCY, and any successors in interest, shall comply with the Operation and Maintenance Plan. The Operations and Maintenance Plan may be modified upon mutual consent from the Department and AGENCY, or its successor in interest, as provided in the Uniform Environmental Covenants Act, Idaho Code § 55-3010.
4. AGENCY shall establish, and AGENCY and its successors in interest shall maintain, an escrow account in the amount of five thousand two hundred sixty dollars (\$5,260.00) for the specific purpose of future operation and maintenance costs associated with the engineering controls for this property. The escrow account shall be maintained for the benefit of the State of Idaho for future use at the Property in case the Department determines that no viable responsible party is available to ensure compliance with this Declaration.

Breach and Cure of Activity and Use Limitations AGENCY, or its successors in interest, shall be responsible for demonstrating that use on the Property is in conformity with the Activity and Use Limitations. If any event or action occurs that constitutes or may constitute a breach of the activity and use limitations, the AGENCY or any successors in interest, shall notify the Department within thirty (30) days of becoming aware of the event or action, and shall remedy the breach of the activity and use limitations within sixty (60) days of becoming aware of the

event or action, or such other time frame as may be agreed to by the AGENCY or any successors in interest, and Department.

Amendment by Consent. The Environmental Covenant may be amended by consent pursuant to Idaho Code § 55-3010. Except for an assignment undertaken pursuant to a governmental reorganization, assignment of the Environmental Covenant to a new holder is an amendment.

Duration and Termination. The Activity and Use Limitations shall apply to the Property, or any subdivided portion thereof, in perpetuity unless terminated by court action as provided in Idaho Code § 55-3009 or by consent pursuant to Idaho Code § 55-3010. The AGENCY, or its successors in interest, may seek consent to terminate the Activity and Use Limitations that apply to the Property, or any subdivided portion thereof, pursuant to Idaho Code § 55-3010, by demonstrating with the record before the Department that groundwater nitrates are at levels the Department deems in writing to be adequate for the Property to be developed for unrestricted use.

Provisions to Run With the Land. Each and all of the Activity and Use Limitations shall run with the land, and pass with each and every portion of the Property, and shall apply to and bind the respective successors in interest thereof. Each and all of the Activity and Use Limitations are imposed upon the entire Property unless expressly stated as applicable to a specific portion of the Property.

Concurrence of Subsequent Owners Presumed. All purchasers, lessees, or possessors of any portion of the Property shall be deemed by their purchase, leasing, or possession of such Property, to be in accord with the foregoing and to agree for and among themselves, and their successors, that the Activity and Use Limitations as herein established must be adhered to and that their interest in the Property shall be subject to the Activity and Use Limitations contained herein.

Recording/Filing of Environmental Covenant. This Environmental Covenant and any amendment or termination of the Environmental Covenant shall be recorded in the county recorder's office of every county in which any portion of the Property subject to the Environmental Covenant is located. The Environmental Covenant or any amendment or termination shall be recorded by AGENCY, or its successors in interest, within ten (10) days of receipt of this Environmental Covenant signed by the Department. Within ten (10) days of the recording of this Environmental Covenant, or any amendment or termination, AGENCY, or its successors in interest, shall provide to the Department a copy of this recorded Environmental Covenant, or any amendment or termination of this Environmental Covenant. Upon receipt of the copy of the recorded Environmental Covenant, and any amendment or termination therein, the Department shall post the copy of the fully executed instrument in the Registry as required by Idaho Code Section 55-3012(1). In addition, a copy of the recorded Environmental Covenant, or any amendment or termination, shall be provided by AGENCY, or by its successors in interest, to the following persons: (a) each person that signed the Environmental Covenant; (b) each person holding a recorded interest in the Property; (c) each person in possession of the Property; (d) each municipality or other local government in which the Property is located; and (e) any other person the Department requires. The validity of the Environmental Covenant is not affected by failure to provide a copy of the Environmental Covenant as required under this section.

Compliance Reporting. AGENCY, or and any successors in interest, shall submit to the

Department on an annual basis written documentation verifying that the activity and use limitations remain in place and their compliance with the activity and use limitations.

Enforcement. The Department and any party of the Environmental Covenant shall have authority to enforce the Activity and Use Limitations against AGENCY or its successors-in-interest, including subsequent owners of the Property and any other person using the Property. Failure of AGENCY, or its successor in interest, to comply with any of the Activity and Use Limitations set forth herein shall be grounds for the Department, or its successor, and/or any party to this Environmental Covenant to require that the AGENCY correct or remove any violations of this Environmental Covenant. Violation of this Environmental Covenant shall be grounds for the Department, or its successor, and/or any persons identified in Idaho Code § 55-3011 to file civil actions against the AGENCY or its successors-in-interest, as provided by law or in equity, including without limitation, the Uniform Environmental Covenants Act, Idaho Code § 55-3011.

Non-Waiver. No failure on the part of the Department or any holder at any time to require performance of any term of this Environmental Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's or any holder's rights to enforce such term.

Property Access. The Department shall have a right of access to the Property at reasonable times for the purposes of evaluating compliance with this Environmental Covenant.

Notice of Conveyance of Property. Within thirty (30) days of the closing of any conveyance of the Property, or part thereof, the Conveyor of the Property, shall provide written notice to the Department and each municipality or other local government in which the Property is located, the name and address of all the then Owners and/or Occupants of the Property, or part thereof, conveyed. The Department shall not, by reason of this Environmental Covenant, have authority to approve, disapprove, or otherwise affect any conveyance of the Property except as otherwise provided by law.

Notices. All notices required or permitted to be given hereunder shall be in writing and mailed in the United States Mail, postage prepaid, by certified or registered mail, return receipt requested, to the appropriate address indicated below or at such other place or places as either AGENCY or its successors, or the Department or its successors, may, from time to time, respectively, designate in a written notice given to the other. Notices which are deposited in the United States Mail in accordance with the terms of this provision shall be deemed received three (3) days after the date of mailing thereof.

AGENCY: Moscow Urban Renewal Agency  
ATTN: Executive Director  
221 E. Second Street  
Moscow, ID 83843

THE DEPARTMENT:  
Idaho Department of Environmental Quality  
**ATTN:** State Response Program Manager  
1410 N. Hilton  
Boise, ID 83706



Costs and Expenses. All costs of terminating this Environmental Covenant, including the cost of any remediation or abatement of any environmental condition related to Activity and Use Limitations pertaining to the Property, shall be borne by the party seeking such termination.

Partial Invalidity. If any portion of the Environmental Covenant or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such invalidated portion had not been included herein.

Headings. Headings at the beginning of each section of this Environmental Covenant are solely for the convenience of the parties and are not a part of the Environmental Covenant.

Idaho Code References. All references to the Idaho Code sections include successor provisions.

Reservation of Rights. Notwithstanding any provision of this Environmental Covenant, the Department retains all of its access and enforcement authorities under any applicable statute or rule. Nothing in this Environmental Covenant shall affect the Department's ability to enforce the terms of any voluntary consent order or other agreement relating to remediation of the Property entered into between the Department and AGENCY or any other responsible party. Nothing in this Environmental Covenant shall affect the obligations of AGENCY or any other responsible party under such voluntary consent order or other agreement. The Department's acceptance hereunder is based upon the information presently known or available to the Department with respect to the environmental condition of the Property, and the Department reserves the right to take appropriate action under applicable authorities in the event the Department determines new information warrants such action.

Effective Date. The effective date of this instrument shall be the date the fully executed Environmental Covenant is recorded at the county recorder's office.

Signature and Acknowledgments  
Accepted:

Idaho Department of Environmental Quality

Signature: \_\_\_\_\_

Printed Name: John H. Tippetts

Title: Director, Idaho Department of Environmental Quality

Date: \_\_\_\_\_

State of Idaho            )  
                                      ) ss.  
County of Ada            )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared John H. Tippetts, known or identified to me to be the Director of the Idaho Department of Environmental Quality that executed this Environmental Covenant, and acknowledged to me that the Idaho Department of Environmental Quality executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Accepted:

AGENCY \_\_\_\_\_  
Steve McGeehan, Chair

#### ACKNOWLEDGMENTS

State of \_\_\_\_\_ )  
                                      ) ss.  
County of \_\_\_\_\_ )

On this day personally appeared before me Steve McGeehan, in his official capacity as Chair of the Moscow Urban Renewal Agency, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same on behalf of the Moscow Urban Renewal Agency as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public for Idaho: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



# Annual Report

## & Financial Statements for Fiscal Year 2016

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# 2016 Annual Report



## **2016 ANNUAL REPORT FOR THE MOSCOW URBAN RENEWAL AGENCY**

The Mission of the Agency (Agency) is to promote and support projects that achieve sustainable economic growth, vitality, and which enhance the community.

Per Idaho Code §50-2006(c), urban renewal agencies are to provide an annual report by March 31 of each year to the jurisdiction's governing body. For the Agency that is the Moscow City Council. This report is submitted in fulfillment of that requirement and to provide information to the public. The report will be available from February 24 through March 16, 2017, for inspection during business hours in the office of the City Clerk or on the Urban Renewal Agency's website at [www.moscowura.com](http://www.moscowura.com).

As required by Idaho Code §50-2006(c), the Agency will consider for approval the draft annual report of the Agency's 2016 activities at their meeting on March 2, 2017. Written comments are welcomed and may be submitted to the Agency in advance of the meeting. Comments and responses from that period will be included in the final version of this report.

**The comment period will remain open from February 24, 2017 to March 16, 2017.**

### ***FOR MORE INFORMATION...***

As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact:

**Bill Belknap, Executive Director**  
221 E. Second Street Moscow, Idaho 83843  
(208)883-7011  
[www.moscowura.com](http://www.moscowura.com)  
[bbelknap@ci.moscow.id.us](mailto:bbelknap@ci.moscow.id.us)



### *Understanding URAs*

Urban renewal and revenue allocation financing are the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas. The State of Idaho provides limited options for cities and counties to use in financing site preparation, infrastructure and other needed incentives necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site ready for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding.

Urban renewal and revenue allocation financing is particularly important because of the competitive nature of economic development, where Idaho communities face competition from communities in other states or countries where incentives such as tax abatements, local revenue sharing, and incentives for recruitment often exist. Many Idaho cities (some with more than one project area), have chosen these tools to revitalize their city. The positive impacts of urban renewal can be seen across the state of Idaho.



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### *MOSCOW URBAN RENEWAL AGENCY PROFILE*

The Agency was organized by the Moscow City Council in 1995 pursuant to resolution 95-08 in accordance with Idaho Urban Renewal Law, Ch. 20, Title 50, Idaho Code (the "Law") and the Local Economic Development Act, Ch. 29, Title 50, Idaho Code (the "Act"). The Agency acts as an arm of the Idaho State government, entirely separate and distinct from the City of Moscow as provided in Idaho Code Section 50-2006.

The purpose of the Agency is to undertake urban renewal projects in areas designated by the City of Moscow to be deteriorating, and to undertake this rehabilitation, conservation, redevelopment or a combination thereof in the interest of the public health, safety, morals or welfare of the residents of the City of Moscow.

The Agency is comprised of seven Commissioners appointed by the Mayor and confirmed by the City Council, with terms as specified by the Mayor as authorized by Moscow City Council Resolution 2008-17. Membership is constituted as follows: Two (2) members of the Moscow City Council; one (1) member of the Latah County Commission; and, four (4) members from the citizenry at large. Terms are staggered in such a fashion that no more than three (3) expire in any given year. The Board of Commissioners elects the Chairman, Vice-Chairman and Secretary from the ranks of the Commission, the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission.

The Chairperson is the Chief presiding officer of the Agency. The Chair executes all deeds, bonds, contracts and other legal documents authorized by the Commission. Some of the Chair's duties may be delegated by the Board of Commission to the Agency's Executive Director who oversees the day-to-day operations of the Agency and carries out the policies of the Board.



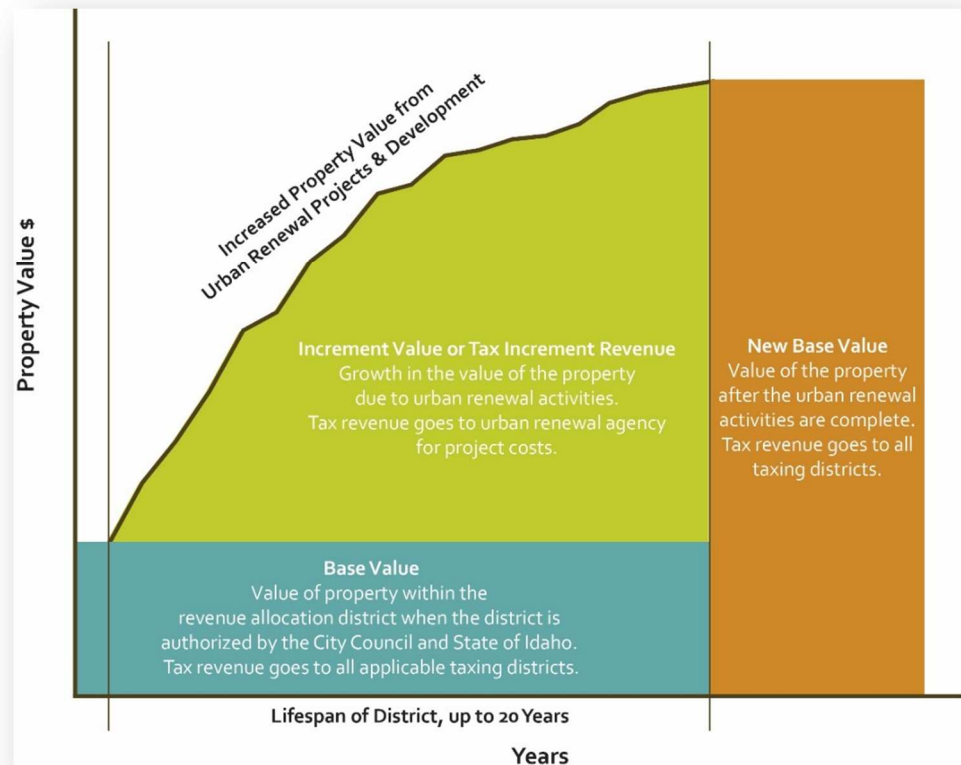
*Comtech EF Data Corporation*

The City of Moscow is responsible for defining the geographic boundaries and legal creation of all urban renewal districts within the city. The Alturas Technology Park District was created in 1995 and the Legacy Crossing District was created in 2008. The Agency works with the City of Moscow and the private sector to remedy blight and to facilitate economic development within these two districts. The Agency's activities within these districts are directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.

As illustrated in the graphic on this page, when the city establishes a tax increment financing district, the value on the property in the district is set as of the date the district is created. The property tax revenue collected on this base value goes to the various taxing entities providing services to that property. Any increase in value over the base is called the increment value and the tax revenue generated from the increment value is transferred to the Agency.

These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (now up to 20 years) the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county.

Though urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.





### *AGENCY BOARD OF COMMISSIONERS*

The Agency is comprised of seven Commissioners appointed by the Mayor, and confirmed by the City Council, with terms specified by the Mayor, as authorized by Moscow City Council Resolution 2008-17. Officers of the agency consist of a Chairperson, Vice Chairperson, Secretary and Treasurer. Formal policy decisions are made by the Agency Board of Commissioners.



### **2016 MURA Board** *(pictured from left to right)*

Steve McGeehan, Chair  
Brandy Sullivan, Vice Chair  
Art Bettge, Secretary  
Steve Drown, Commissioner  
Dave McGraw, Commissioner  
John Weber, Commissioner  
Ron Smith, Commissioner

### *SIGNIFICANT AGENCY ACHIEVEMENTS FOR 2016*

The Agency was active during 2016 with a number of activities including the environmental remediation and future development planning of the Agency's 6<sup>th</sup> and Jackson property began, closure of the Alturas District occurred, the Agency administrative structure was streamline and private development activity increased with the improving national, state and local economy. Below are a few selected Agency achievements from 2016:

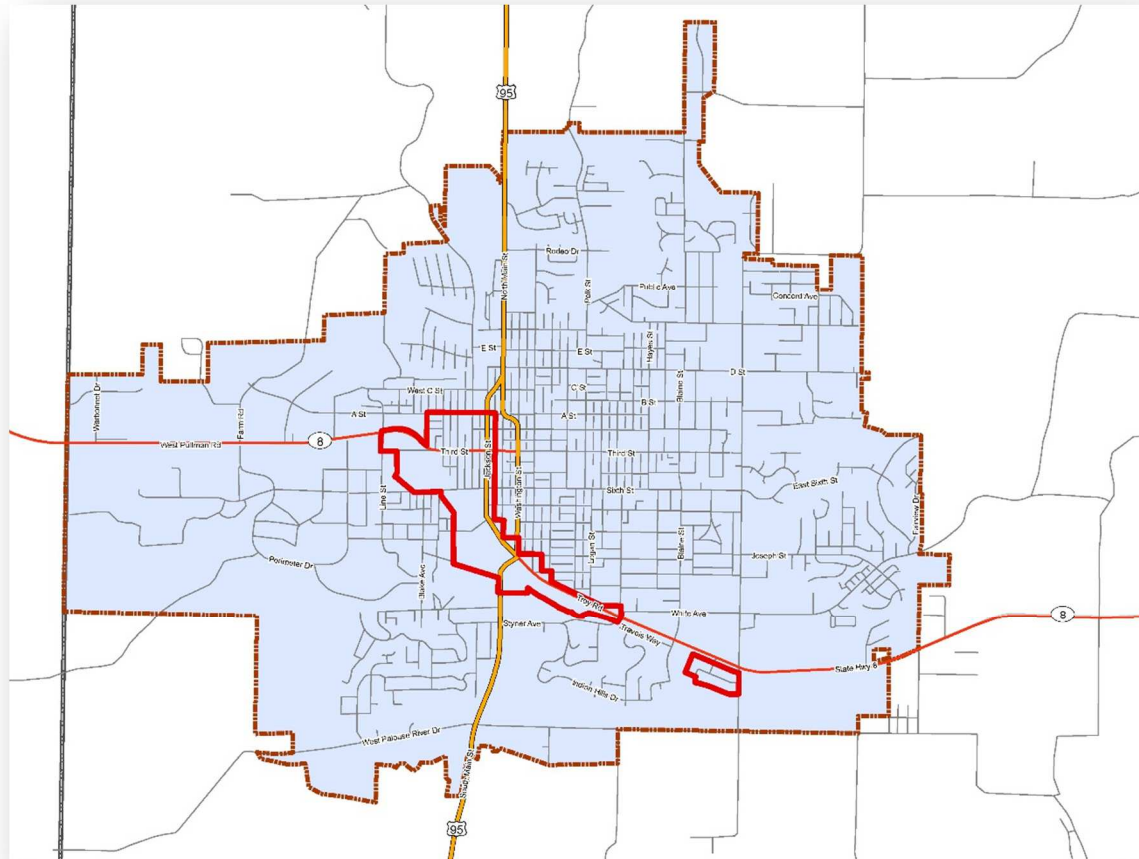
- **Environmental Remediation of 6<sup>th</sup> and Jackson Site:** The Agency's 6<sup>th</sup> and Jackson property underwent extensive environmental assessment and cleanup planning in 2011 and 2012. After the development of a preliminary cleanup plan in 2012, additional contaminants of concern were identify and additional testing and cleanup plan development was required. In 2015 the Agency completed the revised Assessment of Brownfield Cleanup Alternatives (ABCA) and cleanup work plan, selected a cleanup contractor and completed the soil removal and groundwater treatment system installation. This is an important milestone toward future redevelopment of this important property.
- **Selection of future developer for 6<sup>th</sup> and Jackson Site:** In November of 2014 the Agency published a request for proposals for the development of the 6<sup>th</sup> and Jackson property. The Agency sought proposals from interested developers with a vision for a mixed use development that would create energy and excitement in Legacy Crossing. Respondent Sangria Downtown LLC was selected as the successful party with a proposal to build a new 18,000 square foot development on the site that will include the Sangria Grille Restaurant, and additional commercial space and 18 residential units.
- **Private Development Partnerships:** The MURA Board partnered with over \$40 Million in private development projects to assist in funding the cost of needed public infrastructure, environmental remediation and roadway and access improvements through Owner Participation Agreements (OPA). Through the OPA, the Agency reimburses the developer for identified public improvements from increased property taxes that result from the private investment. New OPA's approved in 2016 include the Gritman Medical Office Building, Gateway Project, Dawson's Corner Project and Third and Jackson project.

- **MURA Strategic Plan:** In 2016 the MURA Board conducted a strategic planning process to develop a 5 year strategic plan for the Agency to help guide the activities of the Board and increase public awareness of the Agency's mission and purpose. This effort was concluded with the adoption of the strategic plan in February of 2017.

### *THE DISTRICTS OF THE AGENCY*

The Agency operates in two urban renewal districts: The Alturas Technology Park and Legacy Crossing. The smaller Alturas Technology Park District is located in the southeastern area of the City along State Highway 8, while the larger Legacy Crossing District is located just west of downtown near the University of Idaho Campus.

Applying a variety of redevelopment strategies to improve economic conditions and enhance the quality of life across the city, the Agency's catalog of projects demonstrates that there is no one-size-fits-all solution for community redevelopment. When taken as a whole, this diversity of efforts translates into a cohesive framework, serving critical community, business, and economic development needs.





### ALTURAS TECHNOLOGY PARK URBAN RENEWAL DISTRICT

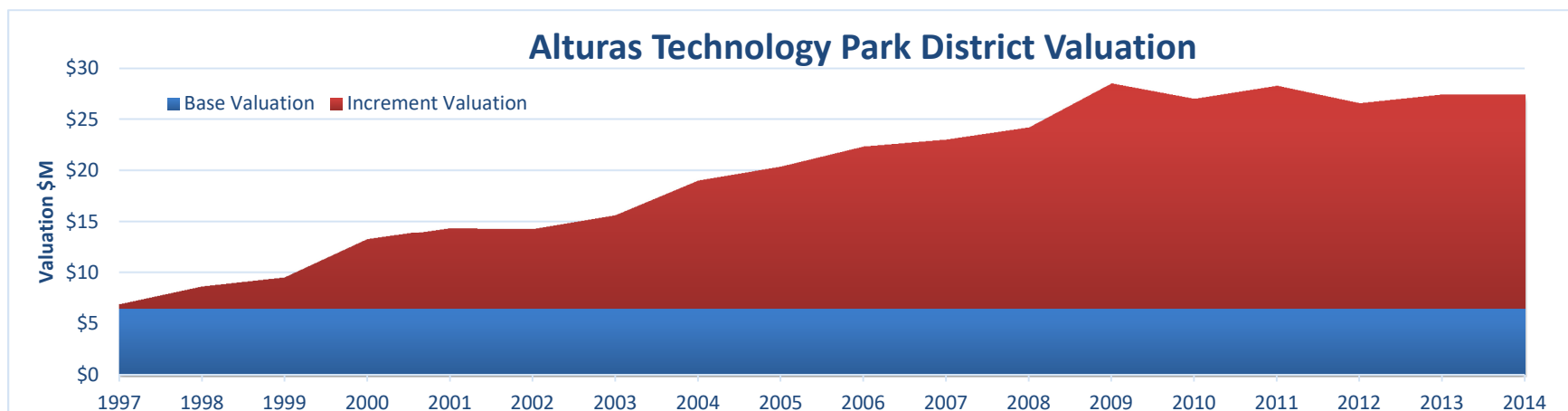
The Alturas Technology Park is the Agency's first District and is currently home to many of Moscow's premier high-tech companies, including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The majority of these firms are linked to outside/non-local markets and are considered primary industries. Wealth enters the local economy principally by way of these industry types.

Established in 1996, the assessed value of property within the revenue allocation area was approximately \$6.4 million. Improvements and developments made as a result of the Alturas Research and Technology Park Urban Renewal Plan have assisted in increasing property values dramatically and today the same area is valued at more than \$22 million.

The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. In the past year these companies had a total payroll of over \$6 million and paid an average wage of over \$50,000, which is significantly higher than the city's median household income of \$35,389. During that period, the park contributed an estimated adjusted impact of \$26.7M to the local community.

#### Alturas Fast Facts

- Established: 1996
- 34 Acres - Revenue Allocation Area
- 13.5 Acres – Project Area
- Base Value: \$6.48 Million
- 2015 Value: \$27.4 Million
- Closure Date: 2015



The Agency has six (6) lots left for sale within the Alturas Technology Park. The lots range in size from 28,370/SF to 38,885/SF and were last appraised at \$2.34/SF (Fair Market Value). As noted later in this report, the Agency continued to market the remaining six lots in Alturas and has engaged Palouse Commercial Real Estate to provide marketing and real estate brokerage services.

On July 22, 2015, the Agency passed Resolution 2015-02 recommending termination of the Alturas Technology Park revenue allocation area to the Moscow City Council. Following this recommendation, the City Council passed Ordinance 2015-15 terminating the Alturas revenue allocation area. Therefore the Agency will not receive any future tax increment revenues beyond the 2015 fiscal year. The Agency was pleased to be able to close the revenue allocation area a year ahead of the schedule and allow the tax revenues to return to the taxing districts as soon as possible.



### LEGACY CROSSING URBAN RENEWAL DISTRICT

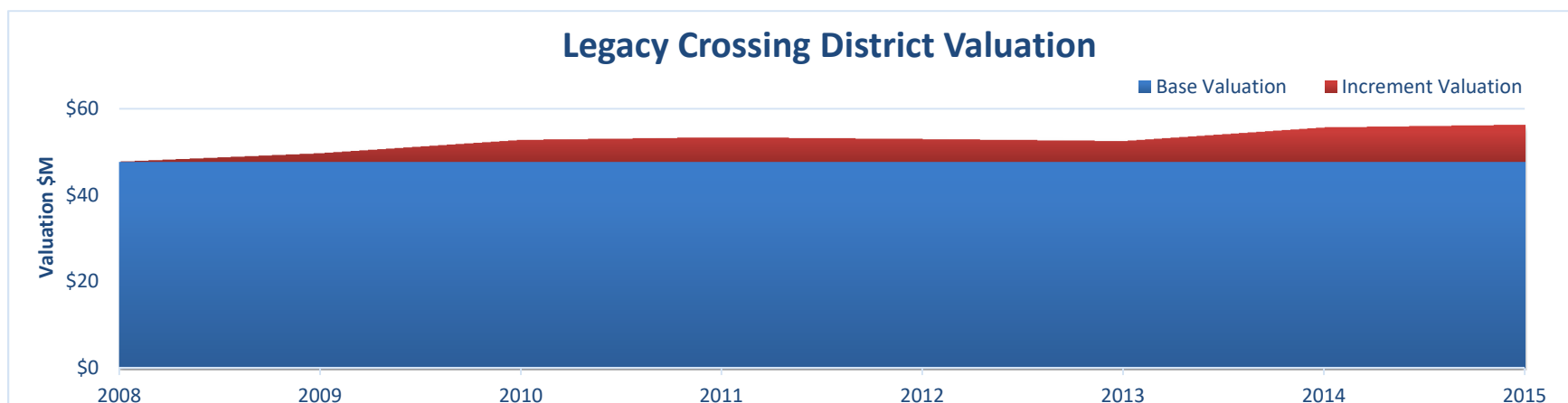
The Legacy Crossing District was created in June of 2008 and is the Agency's second urban renewal district. The Legacy Crossing District covers approximately 163 acres and includes a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho.

By definition, reurbanization involves redeveloping already urbanized areas, which decreases pressure for development of greenfield sites outside the City. Reurbanization provides an opportunity to learn from mistakes of the past and to create high-quality, livable urban environments while building at a human scale. Reurbanization can ensure a range of places where new kinds of businesses can locate and promote diversity of housing types and choice. Finally, reurbanization can support community building and social integration.

The opening of the Intermodal Transit Center, the reconstruction of College Street and the placement of the new bike/pedestrian bridge have provided a huge boost in capital and have jump-started the process of reurbanization. This is evidenced by EMSI's move into a newly remodeled building within the district, as well as by the construction of a new Jimmy John's restaurant and plans by several other property owners to build or renovate existing buildings within the District.

#### Legacy Crossing Fast Facts

- Established: 2008
- 162 Acres
- Base Value: \$47.76 Million
- 2016 Value: \$56.31 Million
- Closure Date: 2032



In 2010, the Agency purchased a property with the District located at the southwestern corner of the intersection of 6<sup>th</sup> and Jackson streets. The property was purchased to enhance opportunities to connect downtown Moscow to the University of Idaho campus. The Agency and the City of Moscow understood that the property was the keystone to connectivity between the University and downtown and to the development of Hello Walk.

The property was the site of a former agricultural business and the Agency immediately began to clear the site, removing structures and debris. The site was then evaluated through the EPA Brownfields Assessment Coalition grant. Certain pollutants were discovered during Phase I and Phase II environmental assessments. The Assessment grant is also being used to develop a plan for site remediation to a level which is acceptable to the EPA and Idaho Department of Environmental Quality (DEQ).

The Agency applied for and was successful in obtaining an EPA cleanup grant in the amount of \$115,317. The EPA cleanup grant will be utilized to conduct the actual remediation and monitoring of the property, which will allow for its re-use. The active cleanup construction was completed in 2016 with additional monitoring to occur until environmental compliance is reached.

In November 2014, the Agency issued a Request for Proposals (RFP) for the redevelopment of the property seeking developers who are willing to develop this lot for purposes and uses in conformance with the Legacy Crossing District Plan, Urban Mixed Commercial Zone, Legacy Crossing District Overlay District and Legacy Crossing District Overlay District Design Guidelines. The Agency envisions urban development of an esthetically pleasing and efficient mixed-use project that complements





downtown and create energy and excitement and activate this key location.

Sangria Downtown LLC was selected as the successful respondent and in April of 2015 the Agency entered into an Exclusive Negotiation Agreement (ENA) with the selected respondent. The ENA guides discussions regarding development nature and form, agency project assistance, and conditions and obligations of disposition. The goal of the ENA is to provide a process for negotiating a Disposition and Development Agreement (DDA) to formally document terms of transaction and responsibilities of the parties.

The proposal from Sangria Downtown LLC included a two-story mixed-use development that is proposed to house the Sangria Grill restaurant along with a second commercial space on the ground floor with 18 apartments located on the second floor. Sangria Downtown LLC is currently finalizing their development plans with construction expected to begin in the summer of 2017.



### EPA BROWNFIELDS COALITION ASSESSMENT & CLEANUP GRANT

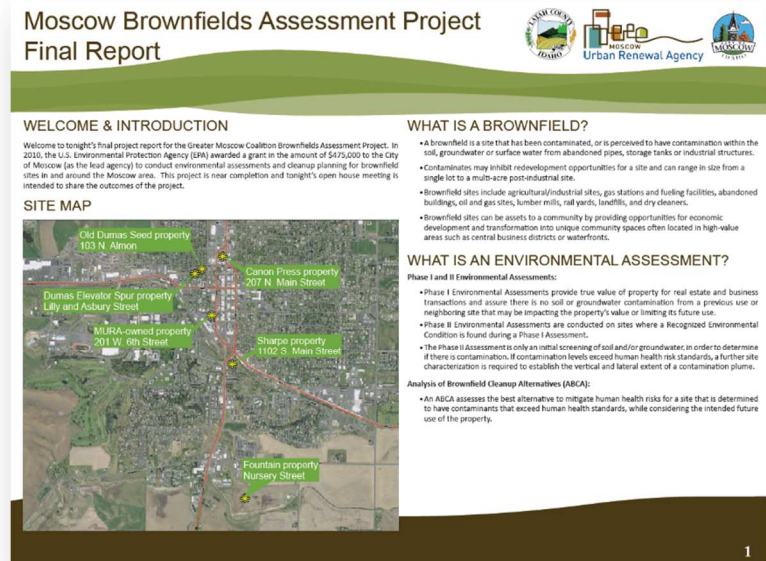
Creating the opportunity for economic revitalization through Brownfield redevelopment is a primary goal of the Agency.

The United States Environmental Protection Agency (EPA) defines brownfields as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” These problem properties are not uncommon. According to the General Accounting Office (GAO), there are close to 450,000 brownfields in the United States.

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

The grant allows for environmental assessments and cleanup planning for sites located primarily within the Legacy Crossing District. The Agency’s Executive Director and City’s Environmental Compliance Officer jointly manage the EPA Brownfield Coalition Grant and partner with Alisa Anderson, City of Moscow Grants Manager, in administering the grant.

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



### *INVENTORY OF MURA OWNED PROPERTIES*

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

As noted above, the Agency owns six (6) lots within the Alturas Technology Park District and one (1) lot within the Legacy Crossing District.

### *Public Comments & Response*

### *Legal Notice*



*FINANCIAL STATEMENTS*