



Agenda: Thursday December 14, 2017, 7:00 a.m.

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

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - A. Minutes from October 26, 2017
 - B. October 2017 Financials
 - C. October 2017 Payables
 - D. November 2017 Financials
 - E. November 2017 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. **Paradise Creek Flood Study Proposal – Bill Belknap**

Thompson Development is under contract to purchase three properties currently addressed as 213 Spotswood, 225 Spotswood and 222 Troy Road, all located within the Legacy Crossing District and just east of the South Couplet. Through the course of completing their due diligence work, Thompson Development identified that the subject property is located within the mapped 100 year floodplain and any new structures placed upon the property would be required to be elevated approximately three feet above current property elevation. Further examination by Staff appears to indicate that the current floodplain boundary may be the result of outdated FEMA map data which includes three bridge crossings that no longer exist and which previously presented an obstruction to flood waters. Staff has contacted Alta Science and Engineering about conducting an analysis to update the model to reflect current conditions and analyze the resulting impact upon the 100 year flood plain elevations and extents. If there are substantial reductions to flood elevations and extents, the Agency and City could pursue a Letter of Map Revision (LOMR) to amend the designated floodplain boundaries and elevations within the area. There are 29 parcels, including those under contract by Thompson Development, that are impacted by the current floodplain boundary and 14 of those parcels are located within the Legacy Crossing Urban Renewal District. A lowering and/or reduction of the regulatory floodplain would significantly assist in the potential redevelopment of the impacted properties.

The floodplain study is proposed to be conducted in three phases. Phase I would include the conversion of the prior FEMA floodplain model to the current modeling platform and updating the model to reflect the two current bridge structures in the study area based upon the bridge construction drawings and other available existing data. If the Phase I analysis appears to indicate an anticipated reduction of flood elevations, the study would proceed to Phase II which would include field survey work to collect current channel and floodplain cross sections necessary for a full modeling analysis. If the full model analysis continues to show a beneficial reduction of flood

elevations and extents the project would proceed to Phase III which would include the assistance and support in preparation and processing of the LOMR application to FEMA to facilitate the remapping process.

ACTIONS: Authorize proceeding with Phase I of the floodplain study in the amount not to exceed \$1,800; or take other action as deemed appropriate.

5. Legacy Crossing Expansion Eligibility Study Update – Bill Belknap

As the Board is aware, the Agency's Strategic Plan identified as an action item the development of a district boundary amendment proposal and amendment process timeline to expand the District to include Main Street in the downtown area by June 1, 2018. Staff will provide an update to the Board on the status of this effort.

ACTIONS: Receive report and provide direction as deemed appropriate.

6. Commissioner Weber Memorial Discussion – Bill Belknap

Commissioner John Weber passed away on November 8th after a courageous battle with cancer. John was a founder member of the Moscow Urban Renewal Agency appointed to the Board in June of 1996 and was an active member and proponent of the creation of the Alturas Technology Park as the Agency's first urban renewal project. In recognition of John's exceptional service to the Agency and Community, Staff is recommending that the Agency partner with the City on installation of a bench in Alturas Park in John's memory. Staff is seeking direction from the Board in this matter.

ACTIONS: Authorize a contribution in the amount of \$900 from the Alturas maintenance and repair fund, or other action as deemed appropriate.

7. 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, October 26, 2017, 7:00 a.m.

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

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

Chair McGeehan called the meeting to order at 7:02 a.m.

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 October 5, 2017*

B. *September 2017 Payables*

C. *September 2017 Financials*

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

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

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

Garrett Thompson, 1024 Pinecrest Road, Moscow, said he supports URA efforts but had concerns about price being considered for the Sixth & Jackson property and that the Sangria Downtown LLC proposal has changed significantly since the RFP award three years ago. (Full comments attached.)

3. **Announcements**

None.

4. **Sangria Downtown LLC Development and Disposition and Owner Participation Agreements – Bill Belknap**

On April 24, 2015, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Sangria Downtown LLC to acquire and develop the Agency's Sixth and Jackson property. The ENA contained a schedule of performance for the negotiations that required the completion of certain tasks by specific dates. The schedule of performance was formally extended by the Board on January 21, 2016, June 16, 2016, and March 2, 2017 due to both delays in the environmental remediation of the property as well as the development design process that Sangria Downtown has undertaken. At the Board's October 5th meeting the ENA was extended to November 10, 2017. The fair use appraisal has been completed for the two remnant triangles located on both sides of the Hello Walk (one of approximately 16,000 square feet and one of approximately 11,000 square feet) by Gem Valley Appraisal and the Disposition and Development Agreement (DDA) had been prepared for the Board's consideration. Under the DDA, Sangria Downtown LLC is required to construct the project as previously approved by the Board which includes construction of a 15,421 square foot building including 6,107 square feet of ground floor

commercial space, 12 lofted residential units and associated site improvements. Sangria Downtown is required to secure their final financing approval within 120 days and initiate construction by no later than May 31, 2018 and complete construction by no later than June 30, 2019. In consideration these restrictions and conditions the remnant triangles on either side of the Hello Walk would be sold to the Sangria Downtown for \$100,000, which is above the remnant property's appraisal's fair use value of \$25,503. The property conveyance would not occur until the developer's financing and final construction plans have been approved by the Board. Sangria has also requested reimbursement of the frontage improvements on Jackson Street which would include street, curb and sidewalk reconstruction and installation of decorative pavers, street trees and lights with an estimated total cost of \$97,448 through a standard Owner Participation Agreement (OPA) where Sangria would fund the improvements and would be reimbursed from tax increment received from their project. Staff has prepared the OPA agreement for the Board's review.

ACTIONS:

1. Approve the proposed Disposition and Development Agreement and with Sangria Downtown LLC; or take other action as deemed appropriate.
2. Approve the proposed Owner Participation Agreement and associated Resolution with Sangria Downtown LLC; or take other action as deemed appropriate.

Sullivan recused herself from this agenda item to prevent any perceived conflict of interest because Carly Lilly serves as Sullivan's City Council election campaign treasurer.

Belknap presented historical background of the property and said the Hello Walk concept began with UI's 1908 Campus Masterplan which called for "the land to the east be improved so that the main group of University buildings would forever have a handsome, dignified frontage...kept open to view from the railroad and the city." That same vision was included in the 2002 Downtown Revitalization Plan as well as 2007-2008 architecture student projects. In 2010 the MURA purchased the high-profile Sixth & Jackson parcel specifically for Hello Walk with the stated intention of selling the remnant triangle pieces to help pay off the debt. Design Guidelines adopted in 2012 were intended to guide the redevelopment of the former agricultural industrial Legacy Crossing area, and pedestrian connectivity--including the envisioned Hello Walk Corridor--was addressed in these Guidelines. In 2015 Sangria Downtown LLC was chosen in response to a required public Request for Proposals and entered into an Exclusive Negotiation Agreement (ENA) with the Agency. Belknap described Sangria Group's mixed-use project that includes the quality of construction desired by the Agency on that site. Ground remediation on the parcel delayed Sangria's project because under terms of the Brownfields grant, ownership could not be conveyed until remediation was complete. The Agency has also participated with the City in realignment of the Sixth Street frontage to improve an unsafe intersection and to bury all utility lines.

Belknap explained the Disposition and Development Agreement (DDA) serves as the purchase sale contract and governs development of the property. Idaho Code specifies sale of Agency property must be "not less than fair market value for uses in accordance with the urban renewal plan" and the Agency shall take into consideration the uses provided in the plan and the obligations being placed on the developer, and how those affect the fair use value of the property. Basic components of determining residual land value include market rental rates, operating expenses, construction costs, and capitalization rates. Belknap illustrated how construction costs and land value tend to work against each other, because as project quality (construction cost) increases, the available land value decreases. He said this is the standard process used by all Agencies throughout the state, with each analysis being unique to each project, and the overall analysis is also sensitive to the cap rate selected. The MURA engaged Gem State Appraisals to analyze the Sangria project and their report indicates a residual land value of \$25,503. Palouse Commercial conducted a third-party review and noted Gem State's expense ratios and cap rates

appeared to be below common market rates. Their analysis included developer fees, TI allowances and more conservative operational expenses, which resulted in a residual land value of -\$441,446. Sangria Downtown LLC is proposing \$100,000 purchase price and they are willing to take a lower developer fee. They would like Agency assistance on the frontage improvements through a standard Owner Participation Agreement. The DDA requires the developer to obtain final approval of construction drawings by December 31, conveyance and construction commencement by May 31, 2018, and construction completion by June 30, 2018. Belknap concluded by reporting that the Finance Committee met on October 24th to review the proposed DDA and OPA and they recommended approval.

Brian Foisy, representing the Finance Committee, said they spent significant time deliberating the DDA and OPA and believe their recommendation for approval of both is consistent with the Agency's initial acquisition of the property, and that it never intended to recapture the investment of the land. This project helps fulfill the goals and objectives of the District Plan and will serve as a catalyst for further development. The committee's recommendation is consistent with legal requirements for establishing fair use value, and the committee believes the Agency will be able to fulfill its obligations under the DDA and OPA. Foisy added if the goal was to maximize return on investment the Agency would relax all standards and sell to a national franchise, but the result would not meet the purposes of the Agency nor the community vision for the area. Sangria Downtown LLC is offering more than the calculated fair use value, will forego a developer fee, and has agreed to a below-market rate of return.

McGraw said it was important to remember the role of the URA is to address urban blight and make property available for private development that would not otherwise occur. Drown agreed, saying the value of the project and it being a catalyst for further development makes it worth doing. He acknowledged the property would sell for much more on the open market but he believed in the purposes of the URA and taking on these responsibilities. Weber said he is very conservative but he agreed the URA's job is to assist in Moscow's development. Although he wished the sale price was higher, he supported the project. Bettge commented that a conventional developer wouldn't have waited out the lengthy remediation project. He added that developing two triangle pieces is very difficult and he thought this project serves as a great capstone into Legacy Crossing that he continues to support. McGeehan agreed with all the comments and said the project fulfills the original intent of the RFP. Bettge moved approval of the DDA with Sangria Downtown, LLC. Drown seconded the motion which carried unanimously by roll call vote.

Bettge said the OPA would be the perfect mechanism to complete the project and goals of the URA. McGraw stated that he believed the project accomplishes the role of the URA. Bettge moved approval of the OPA and associated Resolution of Sangria Downtown, LLC, and was seconded by Drown. Motion carried unanimously by roll call vote.

5. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Thompson invited Agency members to join him and DEQ on a tour of his Spotswood property on November 2 and hopes to have remediation completed for property conveyance by the end of the year.
- Alturas District
 - Belknap attended the Alturas Association meeting last week where the annual expenses were reviewed. A main topic was the higher-than-normal snow removal costs, which the Agency is excluded from under the Covenants. Belknap may bring a future proposal for how the Agency could possibly help during large snow events.

- General Agency Business
 - Nothing further.

The meeting adjourned at 7:55 AM.

Steve McGeehan, Agency Chair

Date

DRAFT



**Balance Sheet
October 31, 2017**

	<u>Total Funds</u>
ASSETS	
Cash	9,015
Investments-LGIP	416,878
Investments-Zions Debt Reserve	44,318
Taxes Receivable	-
Accounts Receivable	
Land Held For Resale	531,256
Land	<u>656,256</u>
Total Assets	<u><u>1,657,723</u></u>
LIABILITIES	
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	<u>105,037</u>
Total Liabilities	<u><u>487,537</u></u>
FUND BALANCES	
Net Assets Invest. Cap Assets	326,568
Restricted Fund Balance	44,312
Unrestricted Fund Balance	<u>803,076</u>
Total Fund Balance	<u><u>1,173,956</u></u>
Retained Earnings:	<u><u>-3,769</u></u>
Total Fund Balance and Retained Earnings:	<u><u>1,170,186</u></u>
Total Liabilities, Fund Balance and Retained Earnings:	<u><u>\$1,657,723</u></u>

General Ledger Revenue Analysis

User: jmeekhof

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Period 01 - 01

Fiscal Year 2018

October 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	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-410-01	Property Taxes - Legacy	\$ 228,980.00	\$ 2,424.90	\$ 2,424.90	\$ 226,555.10	\$ 226,555.10	98.94%	1.06%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 497.44	\$ 497.44	\$ 502.56	\$ 502.56	50.26%	49.74%
890-000-00-478-10	Sale of Land - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 229,980.00	\$ 2,922.34	\$ 2,922.34	\$ 227,057.66	\$ 227,057.66	98.73%	1.27%
Revenue Total		\$ 229,980.00	\$ 2,922.34	\$ 2,922.34	\$ 227,057.66	\$ 227,057.66	98.73%	1.27%

General Ledger

Exp to Bud

User: jmeekhof

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Period 01 - 01

Fiscal Year 2018

October 2017



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA - General Agency						
890-880-10-642-00	Administrative Services	\$ 47,741.00	\$ 3,978.42	\$ 3,978.42	\$ 43,762.58	\$ 43,762.58	8.33%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	0.00%
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	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
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	\$ 1,507.00	\$ 143.00	\$ 143.00	91.33%
E02	Contractual	\$ 62,391.00	\$ 5,485.42	\$ 5,485.42	\$ 56,905.58	\$ 56,905.58	8.79%
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%
890-880-10-644-15	Alturas Marketing/Maintenance	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00	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	\$ 6.37	\$ 6.37	\$ 493.63	\$ 493.63	1.27%
E03	Commodities	\$ 7,500.00	\$ 6.37	\$ 6.37	\$ 7,493.63	\$ 7,493.63	0.08%
880	URA - General Agency	\$ 69,891.00	\$ 5,491.79	\$ 5,491.79	\$ 64,399.21	\$ 64,399.21	7.86%
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	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
E02	Contractual	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-647-10	Travel & Meetings-Alturas	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-658-10	Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-669-10	Misc. Expense-Alturas	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
E03	Commodities	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
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	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
895	URA - Legacy Crossing											
890-895-10-642-10	Professional Services-Legacy	\$	10,000.00	\$	1,200.00	\$	1,200.00	\$	8,800.00	\$	8,800.00	12.00%
890-895-10-642-12	Land Sale Expense-Legacy	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$	2,000.00	\$	-	\$	-	\$	2,000.00	\$	2,000.00	0.00%
E02	Contractual	\$	12,000.00	\$	1,200.00	\$	1,200.00	\$	10,800.00	\$	10,800.00	10.00%
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	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	0.00%
890-895-10-658-10	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-658-51	Development Participation	\$ -	\$ -	\$ -	\$ -	\$ -	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	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	0.00%
890-895-10-676-17	Jackson St Owner Part. Agr.	\$ 21,385.00	\$ -	\$ -	\$ 21,385.00	\$ 21,385.00	0.00%
890-895-10-676-20	Agreement Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E03	Commodities	\$ 30,635.00	\$ -	\$ -	\$ 30,635.00	\$ 30,635.00	0.00%
890-895-10-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-676-10	Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-890-00	Transfer To: General Fund	\$ 65,391.00	\$ -	\$ -	\$ 65,391.00	\$ 65,391.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ 232,310.00	\$ -	\$ -	\$ 232,310.00	\$ 232,310.00	0.00%
E10	Transfers To	\$ 297,701.00	\$ -	\$ -	\$ 297,701.00	\$ 297,701.00	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	\$ 355,336.00	\$ 1,200.00	\$ 1,200.00	\$ 354,136.00	\$ 354,136.00	0.34%
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	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%

890-899-12-791-01	Bond Interest - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 18,681.00	\$ -	\$ -	\$ 18,681.00	\$ 18,681.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 26,400.00	\$ -	\$ -	\$ 26,400.00	\$ 26,400.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 55,443.00	\$ -	\$ -	\$ 55,443.00	\$ 55,443.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E95	Ending Fund Balance	\$ 100,524.00	\$ -	\$ -	\$ 100,524.00	\$ 100,524.00	0.00%
899	Dept	\$ 100,524.00	\$ -	\$ -	\$ 100,524.00	\$ 100,524.00	0.00%
890	Moscow Urban Renewal Agency	\$ 525,751.00	\$ 6,691.79	\$ 6,691.79	\$ 519,059.21	\$ 519,059.21	1.27%

Checks for Approval

User: jmeekhof
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October 2017



Check	Check Date	Account Name	Vendor	Void	Amount
4505	10/12/2017	Moscow Urban Renewal Agency	Alta Science & Engineering		1,200.00
4506	10/12/2017	Moscow Urban Renewal Agency	ALTURAS TECHNOLOGY PARK INC.		2,054.40
4507	10/12/2017	Moscow Urban Renewal Agency	Avista		38.48
4508	10/12/2017	Moscow Urban Renewal Agency	City of Moscow		920.00
4508	10/12/2017	Moscow Urban Renewal Agency	City of Moscow		489.00
4508	10/12/2017	Moscow Urban Renewal Agency	City of Moscow		3,978.42
4508	10/12/2017	Moscow Urban Renewal Agency	City of Moscow		188.95
4509	10/12/2017	Moscow Urban Renewal Agency	Elam & Burke		240.50
4510	10/12/2017	Moscow Urban Renewal Agency	ICRMP		1,507.00
4511	10/12/2017	Moscow Urban Renewal Agency	Rosauers		6.37
4511	10/12/2017	Moscow Urban Renewal Agency	Rosauers		6.76
4512	10/19/2017	Moscow Urban Renewal Agency	City of Moscow		118,110.80
				Report Total:	<u>128,740.68</u>

Steve McGeehan, Chairperson

Bill Belknap, Executive Director

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.

Gary J Riedner, Treasurer

Checks by Date - Detail By Check Date

User: jmeekhof
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October 2017

				Check Amount
4505	UALTASCI	Alta Science & Engineering	10/12/2017	
	A1073	6th and Jackson remediation landfarm sampling & repair		1,200.00
Total for Check Number 4505:				1,200.00
4506	UALTURAS	ALTURAS TECHNOLOGY PARK INC.	10/12/2017	
	171	Alturas Irrigation Water 2017		2,054.40
Total for Check Number 4506:				2,054.40
4507	UAVISTA	Avista	10/12/2017	
	Sept 2017	6th & Jackson Service		38.48
Total for Check Number 4507:				38.48
4508	UCITYMOS	City of Moscow	10/12/2017	
	2017	Alturas Moving		920.00
	2017	6th & Jackson Maint. & weed control		489.00
	Oct 2017	City admin services		3,978.42
	Sept 2017	6th & Jackson Utilities		188.95
Total for Check Number 4508:				5,576.37
4509	UELAMBUR	Elam & Burke	10/12/2017	
	170161	Conflict of Interest		240.50
Total for Check Number 4509:				240.50
4510	UICRMP	ICRMP	10/12/2017	
	37A180131-00117	Annual Membership		1,507.00
Total for Check Number 4510:				1,507.00
4511	UROSAUER	Rosauers	10/12/2017	
	01-823714	Meeting Materials		6.37
	03-370049	Meeting Materials		6.76
Total for Check Number 4511:				13.13
Total for 10/12/2017:				10,629.88
4512	UCITYMOS	City of Moscow	10/19/2017	
	10/17/17	Sixth & Jackson Realignment Engineering		118,110.80
Total for Check Number 4512:				118,110.80
Total for 10/19/2017:				118,110.80
Total Bills for October 2017:				128,740.68



Balance Sheet
November 30, 2017

	Total Funds
ASSETS	
Cash	12,141
Investments-LGIP	403,062
Investments-Zions Debt Reserve	44,318
Taxes Receivable	-
Accounts Receivable	-
Land Held For Resale	531,256
Land	679,420
Total Assets	1,670,196
LIABILITIES	
Accounts Payable	-
Deposits Payable	5,000
Series 2010 Bond - due within one year	28,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	319,000
Latah County payback agreement - due after one year	101,537
Total Liabilities	457,037
FUND BALANCES	
Net Assets Invest. Cap Assets	332,420
Restricted Fund Balance	43,999
Unrestricted Fund Balance	851,201
Total Fund Balance	1,227,620
Retained Earnings:	-14,460
Total Fund Balance and Retained Earnings:	1,213,159
Total Liabilities, Fund Balance and Retained Earnings:	\$1,670,196

Checks by Date - Detail By Check Date

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November 2017

				Check Amount
4513	UANDERSO	Anderson Group, LLC	11/09/2017	
	3803-09-17	Anderson Property Frontage Design Reimbursement		6,370.00
Total for Check Number 4513:				6,370.00
4514	UAVISTA	Avista	11/09/2017	
	Oct. 2017	6th & Jackson Service- October 2017		39.61
Total for Check Number 4514:				39.61
4515	UCITYMOS	City of Moscow	11/09/2017	
	Nov. 2017	Administrative Services- November 2017		3,978.42
	Oct. 2017	6th & Jackson Utilites - October 2017		199.35
Total for Check Number 4515:				4,177.77
4516	UGemvall	Gem Valley Appraisal	43048	
	81-4674818	6th & Jackson Appraisal		2,200.00
Total for Check Number 4516:				2,200.00
4517	UREDEV	Redevelopment Association of Idaho, Inc.	43048	
	M16004	RAI Dues		850.00
Total for Check Number 4517:				850.00
4518	UROSAUER	Rosauers	43048	
	09-660073	Meeting Materials		9.98
	10-1285600	Meeting Materials Finance Cmtee 10/24/17		7.27
Total for Check Number 4518:				17.25
Total for 11/9/2017:				13,654.63
Total Bills for November 2017:				13,654.63

Checks for Approval

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November 2017



Check	Check Date	Account Name	Vendor	Void	Amount
4513	11/09/2017	Development Participation	Anderson Group, LLC		6,370.00
4514	11/09/2017	Heat, Lights & Utilities	Avista		39.61
4515	11/09/2017	Administrative Services	City of Moscow		3,978.42
4515	11/09/2017	Heat, Lights & Utilities	City of Moscow		199.35
4516	11/09/2017	Professional Services-Legacy	Gem Valley Appraisal		2,200.00
4517	11/09/2017	Professional Services-Other	Redevelopment Association of Idaho, Inc.		850.00
4518	11/09/2017	Misc. Expense-General	Rosauers		9.98
4518	11/09/2017	Misc. Expense-General	Rosauers		7.27

Report Total: 13,654.63

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

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November 2017

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Period 02 - 02

Fiscal Year 2018



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA - General Agency						
890-880-10-642-00	Administrative Services	\$ 47,741.00	\$ 3,978.42	\$ 7,956.84	\$ 39,784.16	\$ 39,784.16	16.67%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ 850.00	\$ 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	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
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	\$ 62,391.00	\$ 4,828.42	\$ 10,313.84	\$ 52,077.16	\$ 52,077.16	16.53%
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%
890-880-10-644-15	Alturas Marketing/Maintenance	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00	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	\$ 17.25	\$ 23.62	\$ 476.38	\$ 476.38	4.72%
E03	Commodities	\$ 7,500.00	\$ 17.25	\$ 23.62	\$ 7,476.38	\$ 7,476.38	0.31%
880	URA - General Agency	\$ 69,891.00	\$ 4,845.67	\$ 10,337.46	\$ 59,553.54	\$ 59,553.54	14.79%
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	\$	-	\$	-	\$	-	\$	-	0.00%
E02	Contractual	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-647-10	Travel & Meetings-Alturas	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-658-10	Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	0.00%
890-890-10-669-10	Misc. Expense-Alturas	\$	-	\$	-	\$	-	\$	-	0.00%
E03	Commodities	\$	-	\$	-	\$	-	\$	-	0.00%
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	\$	-	\$	-	\$	-	\$	-	0.00%
895	URA - Legacy Crossing									
890-895-10-642-10	Professional Services-Legacy	\$	10,000.00	\$	2,200.00	\$	3,400.00	\$	6,600.00	34.00%
890-895-10-642-12	Land Sale Expense-Legacy	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$	2,000.00	\$	-	\$	-	\$	2,000.00	0.00%
E02	Contractual	\$	12,000.00	\$	2,200.00	\$	3,400.00	\$	8,600.00	28.33%
890-895-10-647-10	Travel & Meetings-Legacy	\$	1,000.00	\$	-	\$	-	\$	1,000.00	0.00%

890-895-10-652-10	Heat, Lights & Utilities	\$ 2,000.00	\$ 238.96	\$ 238.96	\$ 1,761.04	\$ 1,761.04	11.95%
890-895-10-658-10	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-658-51	Development Participation	\$ -	\$ 6,370.00	\$ 6,370.00	\$ (6,370.00)	\$ (6,370.00)	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	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	0.00%
890-895-10-676-17	Jackson St Owner Part. Agr.	\$ 21,385.00	\$ -	\$ -	\$ 21,385.00	\$ 21,385.00	0.00%
890-895-10-676-20	Agreement Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E03	Commodities	\$ 30,635.00	\$ 6,608.96	\$ 6,608.96	\$ 24,026.04	\$ 24,026.04	21.57%
890-895-10-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-676-10	Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-890-00	Transfer To: General Fund	\$ 65,391.00	\$ -	\$ -	\$ 65,391.00	\$ 65,391.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ 232,310.00	\$ -	\$ -	\$ 232,310.00	\$ 232,310.00	0.00%
E10	Transfers To	\$ 297,701.00	\$ -	\$ -	\$ 297,701.00	\$ 297,701.00	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	\$ 355,336.00	\$ 8,808.96	\$ 10,008.96	\$ 345,327.04	\$ 345,327.04	2.82%
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	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%

890-899-12-791-01	Bond Interest - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E05	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 18,681.00	\$ -	\$ -	\$ 18,681.00	\$ 18,681.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 26,400.00	\$ -	\$ -	\$ 26,400.00	\$ 26,400.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 55,443.00	\$ -	\$ -	\$ 55,443.00	\$ 55,443.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E95	Ending Fund Balance	\$ 100,524.00	\$ -	\$ -	\$ 100,524.00	\$ 100,524.00	0.00%
899	Dept	\$ 100,524.00	\$ -	\$ -	\$ 100,524.00	\$ 100,524.00	0.00%
890	Moscow Urban Renewal Agency	\$ 525,751.00	\$ 13,654.63	\$ 20,346.42	\$ 505,404.58	\$ 505,404.58	3.87%

General Ledger Revenue Analysis

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Period 02 - 02

Fiscal Year 2018

November 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	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-410-01	Property Taxes - Legacy	\$ 228,980.00	\$ 2,480.28	\$ 4,905.18	\$ 224,074.82	\$ 224,074.82	97.86%	2.14%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 483.60	\$ 981.04	\$ 18.96	\$ 18.96	1.90%	98.10%
890-000-00-478-10	Sale of Land - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 229,980.00	\$ 2,963.88	\$ 5,886.22	\$ 224,093.78	\$ 224,093.78	97.44%	2.56%
Revenue Total		\$ 229,980.00	\$ 2,963.88	\$ 5,886.22	\$ 224,093.78	\$ 224,093.78	97.44%	2.56%