



Agenda: Thursday March 1, 2018, 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 February 1, 2018
 - B. January 2018 Payables
 - C. January 2018 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. **Agency FY2017 Audit Presentation – Brittany Gunderson**

The draft 2017 MURA audit is attached and will be presented by MURA Treasurer Brittany Gunderson and the auditors, Presnell Gage PLLC.

ACTION: Receive report and accept the 2017 MURA audit; or take such other action deemed appropriate.

5. **2017 MURA Annual Report – 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 2017 Annual Report which has been available for public review since February 15th. The Board is now considering the annual report and providing an opportunity to accept any public comment. After approval of the Annual Report it will be presented to the City Council at their March 19th meeting.

ACTION: Approve the 2017 Annual Report; or take other action as deemed appropriate.

6. **Legacy Crossing Main Street Expansion Eligibility Study – Bill Belknap**

During the recent Strategic Planning process and joint meetings with the Moscow City Council, the expansion of the Legacy Crossing District Boundary approximately one-half block to the east to include Main Street was identified as a priority project for the Agency. The City Council has identified the deteriorating public infrastructure within the Downtown as a major challenge area and amending the

boundary would allow the Agency to partner with the City in future downtown streetscape and public infrastructure improvements. The first step in the process is to update the prior Eligibility Study that was completed in 2007. Staff has completed that Eligibility Study update which documents the deteriorating public infrastructure and concludes that the study area is a deteriorating area and appropriate for an urban renewal project. The study is now before the Board for the Board's approval and subsequent transmittal to the City Council for their review and further direction to the Agency.

ACTION: Approve the Eligibility Study and associated Resolution authorizing the transmittal of the report to the Moscow City Council; or take other action as deemed appropriate.

7. Rescheduling of March 15 Board Meeting – Bill Belknap

The upcoming March 15 meeting falls upon the week of spring break during which several Board and staff members will be absent. Staff is proposing to reschedule the March 15th meeting to March 22nd.

ACTIONS: Approve rescheduling the March 15th meeting to March 22nd; or take other action as deemed appropriate.

8. 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 TIDD 883-7019, as soon as possible so that arrangements may be made.



Minutes: Thursday, February 1, 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		Bill Belknap, MURA Executive Director
Art Bettge		Anne Peterson, MURA Clerk
Trent Bice		Gary Riedner, Interim Treasurer
Steve Drown		Brittany Gunderson, New Treasurer
Dave McGraw		
Ron Smith		
Brandy Sullivan		

Chair McGeehan called the meeting to order at 7:00 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 January 18, 2018

Smith moved approval, seconded by Bettge. Motion carried.

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

BJ Swanson announced the League of Women Voters has created an Observer Corp so someone will be attending all public meetings. McGeehan and McGraw both thanked Swanson and the League of Women Votes for helping to promote community involvement and transparency in public meetings.

- 3. Announcements**

None.

- 4. Commissioner Conflict of Interest Disclosure – Bill Belknap**

Under State Law, if a Commissioner has a direct or indirect interest in property that is located within an existing district, or an area under consideration to be included within a district, the Commissioner is required to disclose the conflict in writing, it is to be entered into the minutes of the Agency, and the Commissioner shall not participate in any action by the agency affecting such property. Commissioner Bice has a long-standing ownership interest in two properties located in downtown Moscow and Commissioner Sullivan has a leasehold interest in the property where the One World Café is currently located. The subject properties are in an area under consideration for inclusion within the Legacy Crossing District. Agency's legal counsel has advised that both Commissioner Bice and Sullivan provide written disclosures, that such disclosures be recorded in the minutes, and the Commissioners recuse themselves from any action by the Agency affecting the subject properties.

Written disclosures from Bice and Sullivan were provided to all Board members. No one had questions. McGeehan thanked Bice and Sullivan for their transparency. Smith moved to accept the disclosures, seconded by Bettge. Motion carried.

5. Appointment of MURA Treasurer – Bill Belknap

Since the departure of the prior Treasure Don Palmer, City Supervisor Gary Riedner has served as Acting Treasurer in his capacity as Acting Finance Director. Recently the City Finance Department hired Brittany Gunderson for the position of Treasury Management – Internal Auditor within the Finance Department. The City is proposing that Ms. Gunderson be appointed and serve as the MURA Treasurer. Per the Agency's Bylaws the Treasurer is an appointed Officer that may be filled by a member of the Board or by appointing a City staff member. Ms. Gunderson is well qualified for the position with significant financial management experience in both the public and private sector and is a Certified Public Accountant. Staff is presenting Ms. Gunderson for the Boards consideration for appointment to the position of Agency Treasurer.

Bettge moved approval of the appointment of Gunderson as MURA Treasurer, seconded by Smith. Motion carried and Riedner was thanked for his interim service.

6. Sangria Downtown LLC Disposition and Development Agreement Amendment Request – Bill Belknap

On October 26th the Board approved both the Development and Disposition Agreement (DDA) and associated Owner Participation Agreement with Sangria Downtown LLC. Under the prior Exclusive Negotiation Agreement schedule of performance, Sangria Downtown had until November 10th, 2017 to execute the DDA. On November 9th, Staff received a letter from Sangria stating that their attorney had reviewed the DDA and had concerns regarding some aspects of the document. Since that time, Sangria and the Agency's attorneys and Staff have discussed various amendments that Sangria desired to the make to the DDA. That process has been concluded and a revised DDA is being presented for the Board's consideration.

Four primary areas of concern were: clarification of the obligations under the Covenant Not to Sue; request for slight adjustment to the property boundaries to connect the two triangles with a narrow strip of property along with a pedestrian easement across the connecting strip; revision of the form of deed to a Warranty Deed; and, the necessary adjustment to the schedule of performance due to the delay while these changes were negotiated. Belknap requested Board approval of the revised DDA and the amended Schedule of Performance. McGraw inquired whether there were any additional foreseeable delays. Belknap responded as soon as Sangria executes the DDA it will be upon them to meet all funding, construction and completion deadlines. Bettge moved approval of the amended Schedule of Performance. McGraw seconded the motion which carried unanimously. McGraw moved approval of the revised DDA, seconded by Bettge. Motion carried unanimously.

7. Draft 2017 MURA Annual Report – 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 are awaiting the FY2017 financial statements from the Agency's auditor which are expected to be received by February 15th for inclusion in report. The complete

2017 Annual Report would then be available for public review from February 15th through February 28th. The Board would conduct the formal public meeting upon the annual report at the Agency's March 1st meeting where public comment can be received. After approval of the Annual Report it will be presented to the City Council at their March 19th meeting.

Sullivan asked why the Legacy Crossing closure year was more than 20 years after its establishment and Belknap said 24 years was allowed by statute at the time the District was created. Sullivan suggested an explanatory reference to that effect be added to the history section. She also pointed out a discrepancy with the Alturas closing value, which Staff will address. McGeehan suggested adding some narrative regarding the formalization of the Finance Committee's duties. The Board conceded to finalization of the draft report.

8. FY2017 General Fund Operating Transfer Direction – Bill Belknap

Previously general agency operation expenses were addressed through an ending fund balance adjustment between District Funds and the General Fund to account for the approximately \$60,000 in annual general agency operating expenditures. In the FY2018 Budget development process, Staff recommended the inclusion of an operating transfer between the General Fund and District Funds in the Agency's budget in order to account for that transfer more clearly. Historically, the transfer from the District Funds to the General Fund was equal to the total General Fund operating expenses for the year. As a result, the General Fund's fund balance has grown over the last decade and now exceeds common governmental account standards for fund balances which range from 2-4 months of fund expenditures. Staff is recommending that for the FY2017 Fiscal year that ended on September 30, 2017, that the Agency reduce the operating transfer from the Legacy Crossing District Fund to the General Fund to \$35,000. This would result in a General Fund Balance to \$27,463 or just under 5 months of operating expenditures. This in turn would result in a corresponding increase in the Legacy Crossing Fund Balance that is anticipated to be required to fund upcoming projects identified within the Agency's Capital Improvement Plan.

Belknap explained the above and stated this is a minor departure from past practice but there are no Agency policies that address the specific element of General Fund operating expenditure funding. Gunderson was comfortable with the proposal from a general accounting perspective. Smith suggested the Finance Committee be tasked with establishing a policy for future reference. Sullivan moved approval of reducing the operating transfer from the Legacy Crossing Fund to the General Fund in the amount of \$35,000. Drown seconded the motion which carried unanimously.

9. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Belknap reported the request for a City contribution to the floodplain study is on next Monday's City Council agenda, and staff have identified available funds.
- Alturas District
 - None.
- General Agency Business
 - Meetings are being scheduled with Palouse River Drive area property owners for continuing discussions regarding the potential South Moscow District.

McGraw suggested that since the County Assessor is retiring it was important that Board members reach out to anyone who ends up running for election to ensure they understand what the Agency does and the importance of its link to the Assessor's office.

The meeting adjourned at 7:41 AM.

Steve McGeehan, Agency Chair

Date

DRAFT



Balance Sheet
January 31, 2018

	Total Funds
ASSETS	
Cash	112,583
Investments-LGIP	408,154
Investments-Zions Debt Reserve	44,318
Taxes Receivable	-
Accounts Receivable	-
Land Held For Resale	531,256
Land	679,420
Total Assets	1,775,730
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:	91,073
Total Fund Balance and Retained Earnings:	1,318,693.09
Total Liabilities, Fund Balance and Retained Earnings:	\$1,775,730

Checks by Date - Detail by Check Date

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January 2018

Check Number	Description	Check Date	Check Amount
4523	UAVISTA Dec 2017	1/12/2018	
	Avista 6th & Jackson Service		29.60
Total for Check Number 4523:			29.60
4524	UCITYMOS Dec 2017	1/12/2018	
	City of Moscow 6th & Jackson Utilities- Decemeber 2018		199.35
	Jan 2018 City Admin Services- January 2018		3,978.42
Total for Check Number 4524:			4,177.77
4525	UELAMBUR 170937	1/12/2018	
	Elam & Burke Sangria DDA Doc- Review		2,262.50
	171335 Sangria DDA Doc- Review		227.50
Total for Check Number 4525:			2,490.00
4526	UROSAUER 09-700363	1/12/2018	
	Rosauers Meeting Materials		2.07
Total for Check Number 4526:			2.07
Total for 1/12/2018:			6,699.44
Total Bills for January 2018:			6,699.44

Accounts Payable

Checks for Approval

User: bgunderson

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Check	Check Date	Fund Name	Vendor	Void	Amount
4523	01/12/2018	Moscow Urban Renewal Agency	Avista		29.60
4524	01/12/2018	Moscow Urban Renewal Agency	City of Moscow		199.35
4524	01/12/2018	Moscow Urban Renewal Agency	City of Moscow		3,978.42
4525	01/12/2018	Moscow Urban Renewal Agency	Elam & Burke		2,262.50
4525	01/12/2018	Moscow Urban Renewal Agency	Elam & Burke		227.50
4526	01/12/2018	Moscow Urban Renewal Agency	Rosauers		<u>2.07</u>
Report Total:					<u><u>6,699.44</u></u>

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

Brittany Gunderson, Treasurer

General Ledger Revenue Analysis

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Period 04 - 04
Fiscal Year 2018

January 2018



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	\$ 110,961.90	\$ 125,154.23	\$ 103,825.77	\$ 103,825.77	45.34%	54.66%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 430.13	\$ 1,823.58	\$ (823.58)	\$ (823.58)	-82.36%	182.36%
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	\$ 111,392.03	\$ 126,977.81	\$ 103,002.19	\$ 103,002.19	44.79%	55.21%
Revenue Total		\$ 229,980.00	\$ 111,392.03	\$ 126,977.81	\$ 103,002.19	\$ 103,002.19	44.79%	55.21%

General Ledger

Exp to Bud

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Period 04 - 04

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	\$ 15,913.68	\$ 31,827.32	\$ 31,827.32	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	\$ -	\$ -	\$ 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	\$ 3,978.42	\$ 18,270.68	\$ 44,120.32	\$ 44,120.32	29.28%
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	\$ 2.07	\$ 25.69	\$ 474.31	\$ 474.31	5.14%
E03	Commodities	\$ 7,500.00	\$ 2.07	\$ 25.69	\$ 7,474.31	\$ 7,474.31	0.34%
880	URA - General Agency	\$ 69,891.00	\$ 3,980.49	\$ 18,296.37	\$ 51,594.63	\$ 51,594.63	26.18%

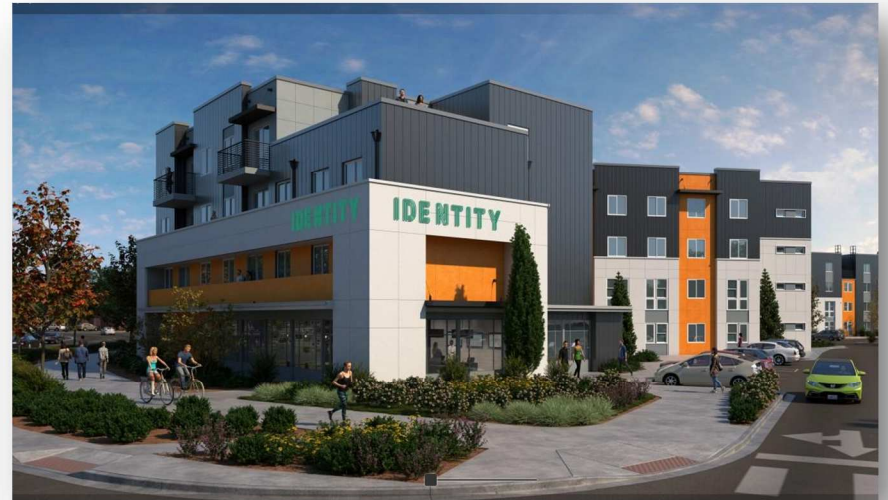
Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Urban Renewal Agency						
890-890-10-642-10	Professional Services-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-642-12	Land Sale Expense-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-890-10-644-10	Marketing 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	\$ 2,490.00	\$ 7,019.95	\$ 2,980.05	\$ 2,980.05	70.20%
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	\$ 2,490.00	\$ 7,019.95	\$ 4,980.05	\$ 4,980.05	58.50%

Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
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	\$ 228.95	\$ 718.05	\$ 1,281.95	\$ 1,281.95	35.90%
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)	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	\$ -	\$ -	100.00%
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	\$ 3,728.95	\$ 10,588.05	\$ 20,046.95	\$ 20,046.95	34.56%
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	\$ 6,218.95	\$ 17,608.00	\$ 337,728.00	\$ 337,728.00	4.96%



Annual Report

& Financial Statements for Fiscal Year 2017



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2017 Annual Report



2017 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 31st 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 16th through March 1st, for inspection during business hours in the Urban Renewal Agency's office or on the Agency website at 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 2017 activities at their meeting on March 1st, 2018. 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 15, 2018 to March 1, 2018.

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
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 Commissioners to the Agency's Executive Director who oversees the day-to-day operations of the Agency and carries out the policies of the Board.



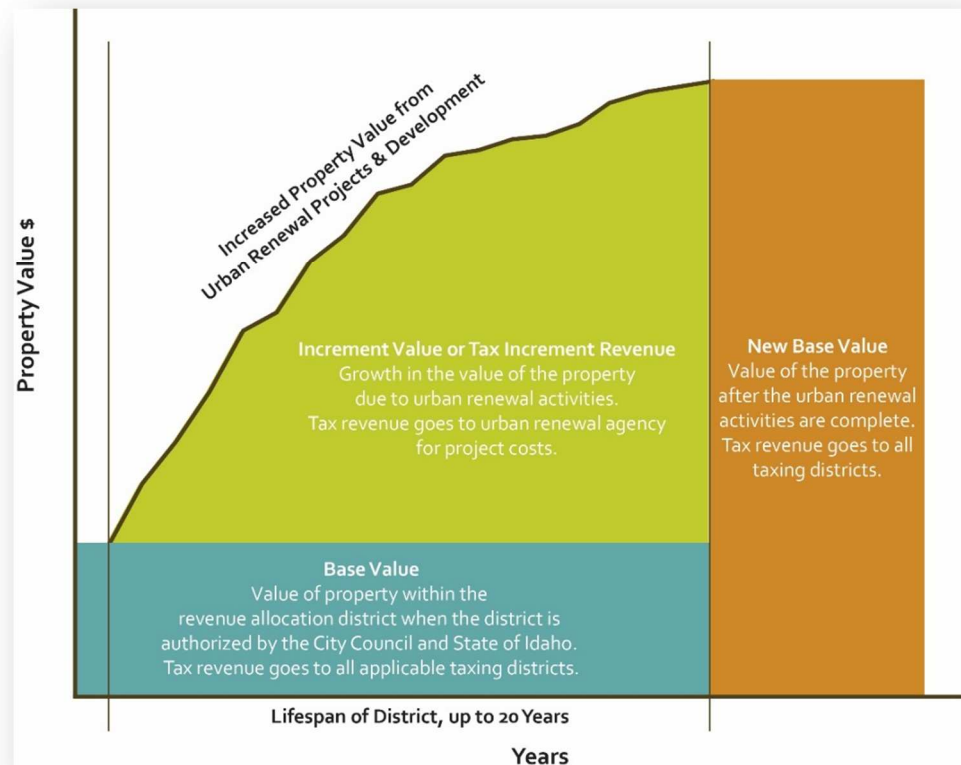
Comtech EF Data Corporation

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 (previously 24 years when the Legacy Crossing District was created and now currently 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. In all significant financial matters the Board receives recommendations from a standing Finance Committee that is comprised of two Board members and three community members. For 2017 the Finance Committee membership included Chair McGeehan, Commissioner Smith, Brian Foisy and Jon Kimberling with the additional community member position vacant.



2017 MURA Board *(pictured from left to right)*

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

SIGNIFICANT AGENCY ACHIEVEMENTS FOR 2017

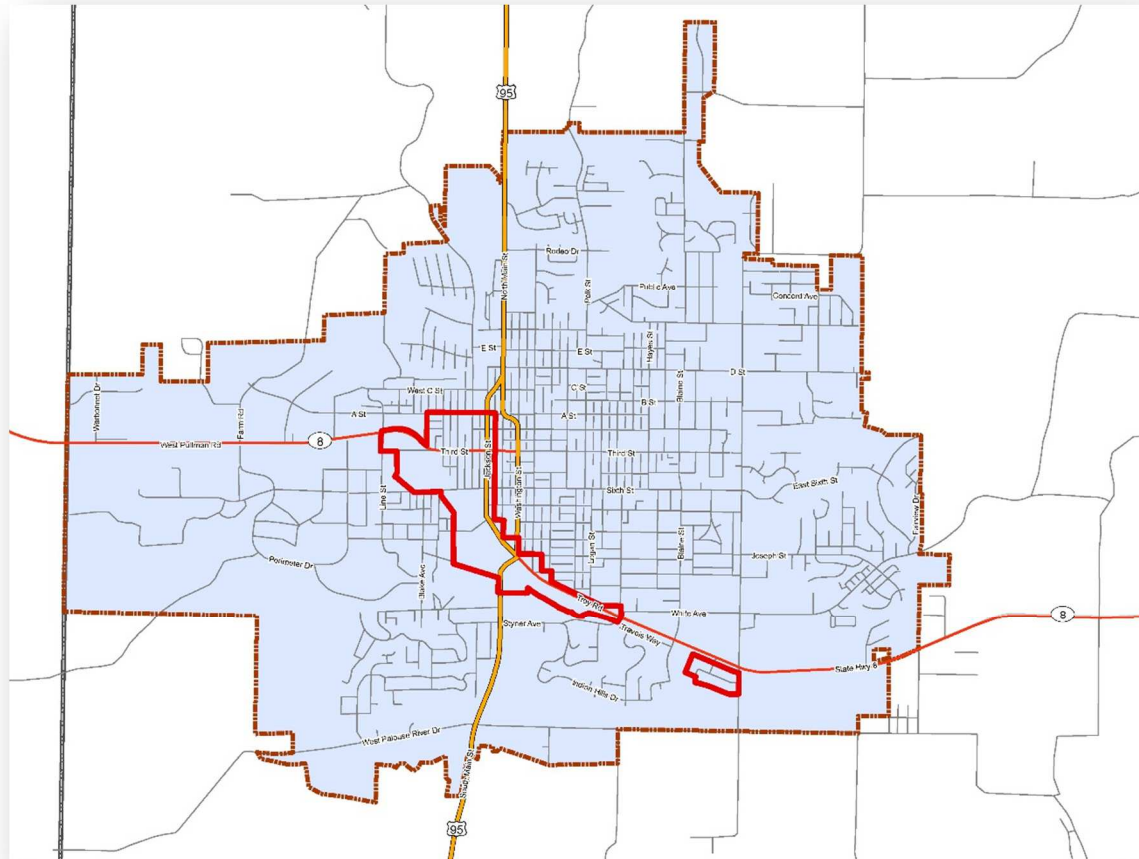
The Agency was active during 2017 with a number of accomplishments. Below are a few selected Agency achievements from 2017:

- **Adoption of MURA Strategic Plan:** In 2017 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.
- **New Agency Website:** In 2017 the MURA completed and launched a new website intended to provide a more intuitive and attractive user experience, provide greater access to MURA records and documents, and provide increased public communication regarding the activities of the Agency.
- **Completion of Environmental Remediation of 6th and Jackson Property:** The MURA completed the active construction phase of the environmental remediation of the 6th and Jackson Property and received the Certificate of Completion and Covenant Not to Sue from the State of Idaho Department of Environmental Quality in April of 2017, clearing the way for future development on the site.
- **Contributions to Valuable Community Projects:** The MURA contributed to several public projects in 2017, including a \$27,000 contribution to the Downtown Restroom Project, a \$10,000 contribution to Idaho Transportation Department for sidewalk improvements associated with the Latah Paving Project, and future commitments of \$15,000 toward the Highway 8 Pedestrian/Bike Underpass Project and \$87,000 toward the 3rd Street Corridor Streetscape and Pedestrian Safety Improvement Project.
- **Private Development Partnerships:** The MURA Board partnered in 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 OPAs approved in 2016 include the Gritman Medical Office Building, Identity on Main, Dawson's Corner and Third and Jackson projects.

THE DISTRICTS OF THE AGENCY

The Agency historically operated two urban renewal districts: The Alturas Technology Park and Legacy Crossing. The smaller Alturas Technology Park District was closed in 2015 and was 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

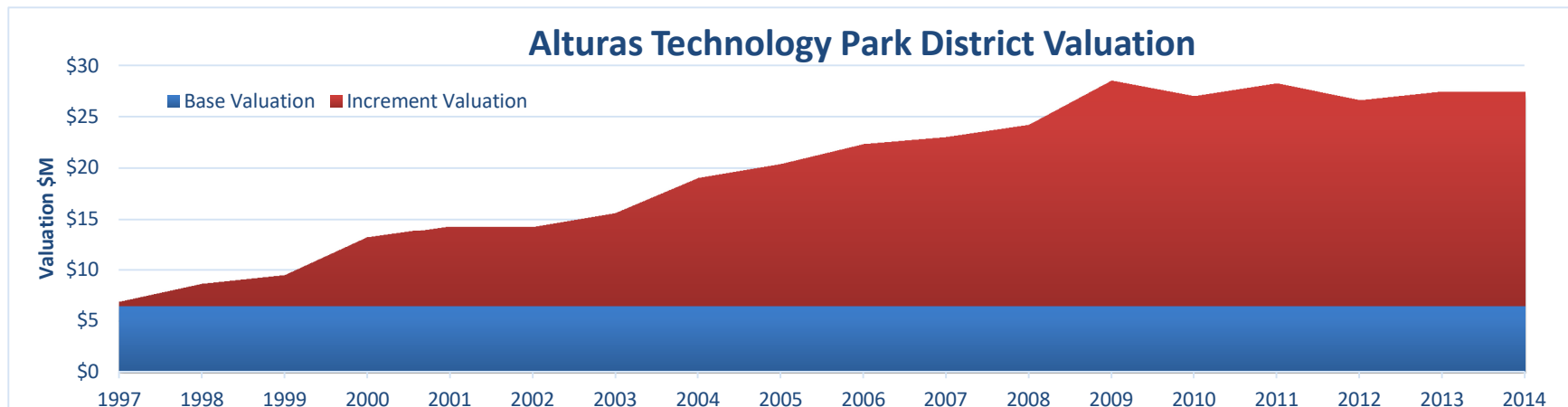
The Alturas Technology Park is the Agency's first District and is currently home to many of Moscow's premier high-tech companies, including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The majority of these firms are linked to outside/non-local markets 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 \$27 million.

The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. As of the closure of the District, 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 \$26.7 million 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



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

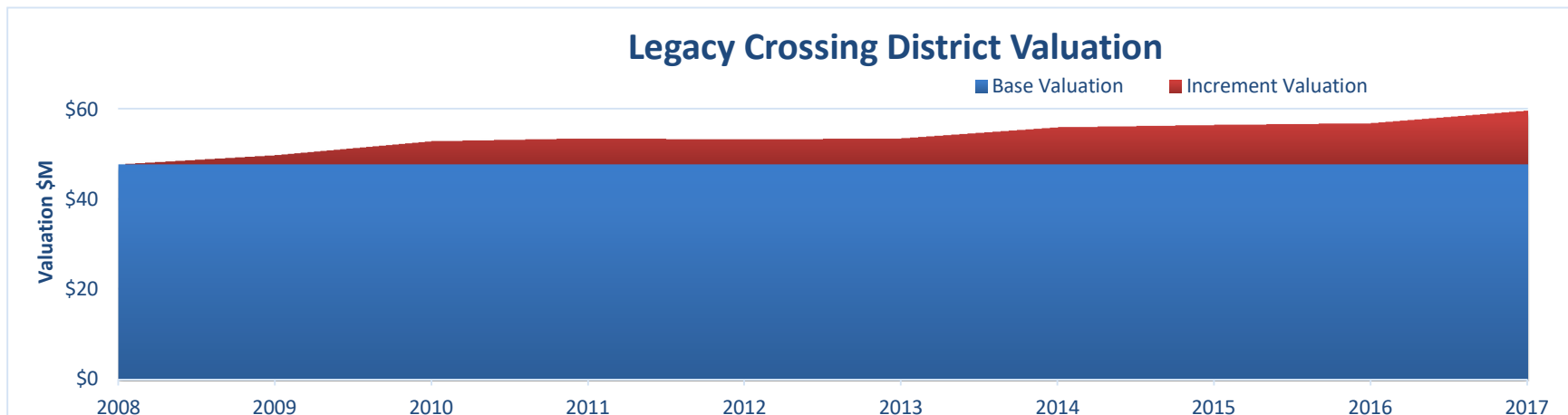
The Legacy Crossing District was created in June of 2008 and is the Agency's second urban renewal district. The Legacy Crossing District covers approximately 163 acres and includes a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of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

In 2017 development continued to expand with over \$40 Million in new development under construction or in the planning phases within the District. Gritman Medical Park completed the construction of a new \$10 Million 54,000 square foot medical office building that houses the CHAS Latah Community Health offices that provides health care on an income cost basis to the regions residents along with the University of Idaho medical program anatomy lab and medical education facility. Nearby within the District, the \$24 Million Identity on Main mixed use project began construction with a projected completion in summer of 2018.

Legacy Crossing Fast Facts

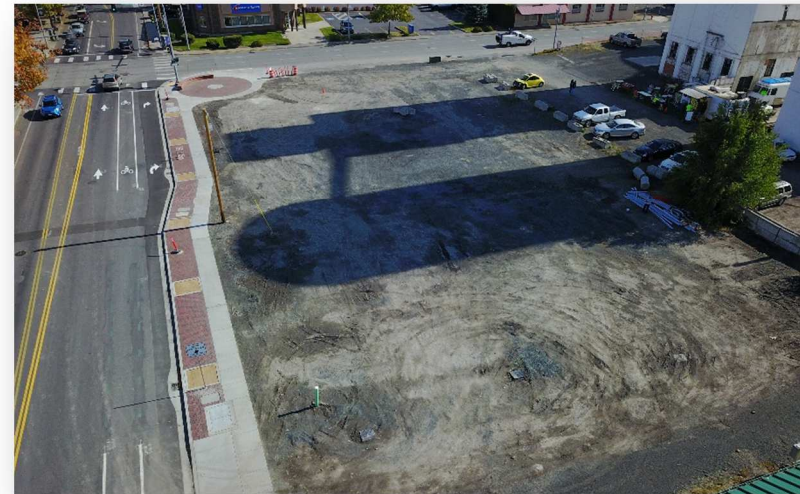
- Established: 2008
- 163 Acres
- Base Value: \$47.76 Million
- 2016 Value: \$59.7 Million
- Closure Date: 2032



In 2010, the Agency purchased a property within the District located at the southwestern corner of the intersection of 6th 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 Agency applied for and was successful in obtaining an EPA cleanup grant in the amount of \$115,317. The EPA cleanup grant was 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 the fall 2016 and the Agency received the Certificate of Completion and Covenant Not to Sue from the State of Idaho Department of Environmental Quality in April of 2017, clearing the way for future development on the site.

In response to an RFP issued in the fall of 2014, Sangria Downtown LLC was selected as the successful respondent and in April of 2015 the Agency entered into an Exclusive Negotiation Agreement (ENA) with Sangria Downtown LLC. 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 DDA was approved by the Board on October 26, 2017. The proposal from Sangria Downtown LLC included a two-story mixed-use development that is proposed to house the



Sangria Grill restaurant on the ground floor with 12 apartments located on the second floor. Sangria Downtown LLC is currently finalizing their development plans with construction scheduled to begin in the spring/summer of 2018.



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 th 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. The Alturas lots are actively marketed for sale to technology and research based businesses in accordance with the applicable zoning regulations and private covenants upon the property.

Public Comments & Response

Legal Notice

LEGAL NOTICE

As required by Idaho Code §50-2006(c), the Moscow Urban Renewal Agency will consider for approval the Annual Report of the Agency's 2017 activities at the Agency's upcoming March 1, 2018 meeting to be held at 7:00 AM in Council Chambers of Moscow City Hall located at 206 E. Third Street. Beginning on February 16, 2018, the report will be available for public review during business hours in the office of the Moscow Urban Renewal Agency Clerk located at 221 E. Second Street, or on the Urban Renewal Agency's website: <http://moscowura.com/>. Written comments may be submitted to the Agency in advance of the meeting or may be provided during the meeting. 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 MURA Executive Director Bill J. Belknap at (208) 883-7011 or bbelknap@ci.moscow.id.us.

FINANCIAL STATEMENTS

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF NET POSITION September 30, 2017

	Governmental Activities
ASSETS	
Cash and investments	\$ 596,073
Receivables	2,425
Land held for sale	531,256
Other assets	5,260
Capital assets	
Land	679,420
Total assets	<u>1,814,434</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>0</u>
LIABILITIES	
Accounts payable	122,049
Deposit 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	<u>579,086</u>
DEFERRED INFLOWS OF RESOURCES	<u>0</u>
NET POSITION	
Net investment in capital assets	376,732
Restricted	
Debt service	44,312
Unrestricted	<u>814,304</u>
Total net position	<u>\$ 1,235,348</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF ACTIVITIES Year Ended September 30, 2017

		Program Revenues	Net Revenue (Expense) and Changes in Net Position
	Expenses	Operating Grants and Contributions	Governmental Activities
GOVERNMENTAL ACTIVITIES			
Project administration	\$ 256,316	\$ 14,724	\$ (241,592)
Interest expense	14,536		(14,536)
Total governmental activities	<u>270,852</u>	<u>14,724</u>	<u>(256,128)</u>
GENERAL REVENUES			
Property taxes levied for general purposes			179,343
Investment income/losses			4,116
Total general revenues			<u>183,459</u>
Change in net position			(72,669)
NET POSITION, beginning of year			<u>1,308,017</u>
NET POSITION, end of year			<u>\$ 1,235,348</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

BALANCE SHEET - GOVERNMENTAL FUNDS
September 30, 2017

	General	Legacy Crossing District	Total
ASSETS			
Cash and investments	\$ 60,369	\$ 535,704	\$ 596,073
Receivables		2,425	2,425
Other assets		5,260	5,260
Land held for sale	531,256		531,256
Total assets	<u>591,625</u>	<u>543,389</u>	<u>1,135,014</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>0</u>	<u>0</u>	<u>0</u>
Total assets and deferred outflows of resources	<u>\$ 591,625</u>	<u>\$ 543,389</u>	<u>\$ 1,135,014</u>
LIABILITIES			
Accounts payable	\$ 2,981	\$ 119,068	\$ 122,049
Deposit payable		5,000	5,000
Total liabilities	<u>2,981</u>	<u>124,068</u>	<u>127,049</u>
DEFERRED INFLOWS OF RESOURCES	<u>0</u>	<u>0</u>	<u>0</u>
FUND BALANCE			
Nonspendable	531,256		531,256
Restricted for debt service		44,312	44,312
Assigned		375,009	375,009
Unassigned	57,388		57,388
Total fund balance	<u>588,644</u>	<u>419,321</u>	<u>1,007,965</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 591,625</u>	<u>\$ 543,389</u>	<u>\$ 1,135,014</u>
RECONCILIATION OF THE STATEMENT OF NET POSITION TO THE BALANCE SHEET - GOVERNMENTAL FUNDS			
Total fund balance - Governmental Funds			\$ 1,007,965
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are financial resources and, therefore, are not reported in the funds			679,420
Long-term liabilities, consisting of bonds payable and tax repayment agreement, are due and payable in the current period and, therefore, are not reported in the funds			<u>(452,037)</u>
Total net position - Governmental Activities			<u>\$ 1,235,348</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS Year Ended September 30, 2017

	General	Legacy Crossing District	Total
REVENUES			
Property taxes		\$ 179,343	\$ 179,343
Grants and contributions		14,724	14,724
Investment income/losses	\$ 4,116		4,116
Total revenues	<u>4,116</u>	<u>194,067</u>	<u>198,183</u>
EXPENDITURES			
Current			
Legal and professional fees	8,007	9,023	17,030
Insurance	1,507		1,507
Advertising	293		293
Management services	46,350		46,350
Repairs and maintenance	2,974		2,974
Land incentive agreement		27,111	27,111
Development participation		157,340	157,340
Other administration expenses	472	3,239	3,711
Debt Service			
Principal retirement		30,500	30,500
Interest		14,536	14,536
Capital outlay			
Land		23,164	23,164
Total expenditures	<u>59,603</u>	<u>264,913</u>	<u>324,516</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(55,487)</u>	<u>(70,846)</u>	<u>(126,333)</u>
OTHER FINANCING SOURCES (USES)			
Operating transfers	35,000	(35,000)	0
Total other financing sources (uses)	<u>35,000</u>	<u>(35,000)</u>	<u>0</u>
Net change in fund balances	(20,487)	(105,846)	(126,333)
FUND BALANCES AT BEGINNING OF YEAR	<u>609,131</u>	<u>525,167</u>	<u>1,134,298</u>
FUND BALANCES AT END OF YEAR	<u>\$ 588,644</u>	<u>\$ 419,321</u>	<u>\$ 1,007,965</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES Year Ended September 30, 2017

Net change in fund balances - Governmental Funds	\$ (126,333)
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Amounts reported for governmental activities in the statement of activities are different because:

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

Current year capital outlay	23,164
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The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities:

Principal payments made on long-term debt	<u>30,500</u>
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Change in net position - Governmental Activities	<u><u>\$ (72,669)</u></u>
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See accompanying notes
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MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS GENERAL FUND Year Ended September 30, 2017

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Investment income/losses	\$ 1,000	\$ 4,116	\$ 3,116
Total revenues	<u>1,000</u>	<u>4,116</u>	<u>3,116</u>
EXPENDITURES			
Current			
Legal and professional fees	12,000	8,007	3,993
Insurance	1,650	1,507	143
Advertising	5,000	293	4,707
Management services	46,350	46,350	0
Repairs and maintenance	5,000	2,974	2,026
Other administration expenses	3,000	472	2,528
Total expenditures	<u>73,000</u>	<u>59,603</u>	<u>13,397</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(72,000)</u>	<u>(55,487)</u>	<u>16,513</u>
OTHER FINANCING SOURCES (USES)			
Operating transfers	64,000	35,000	(29,000)
Total other financing sources (uses)	<u>64,000</u>	<u>35,000</u>	<u>(29,000)</u>
Net change in fund balances	(8,000)	(20,487)	(12,487)
FUND BALANCES BEGINNING OF YEAR	<u>8,000</u>	<u>609,131</u>	<u>601,131</u>
FUND BALANCES END OF YEAR	<u>\$ 0</u>	<u>\$ 588,644</u>	<u>\$ 588,644</u>

MOSCOW URBAN RENEWAL AGENCY, MOSCOW, IDAHO

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS
LEGACY CROSSING DISTRICT FUND
Year Ended September 30, 2017

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 182,500	\$ 179,343	\$ (3,157)
Grants and contributions		14,724	14,724
Total revenues	<u>182,500</u>	<u>194,067</u>	<u>11,567</u>
EXPENDITURES			
Current			
Legal and professional fees	21,790	9,023	12,767
Advertising	2,000		2,000
Land incentive agreement	8,300	27,111	(18,811)
Development participation		157,340	(157,340)
Other administration expenses	4,000	3,239	761
Debt service			
Principal retirement	376,000	30,500	345,500
Interest	17,286	14,536	2,750
Capital outlay			
Land		23,164	(23,164)
Improvements	501,825		501,825
Contingency	15,000		15,000
Total expenditures	<u>946,201</u>	<u>264,913</u>	<u>681,288</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(763,701)</u>	<u>(70,846)</u>	<u>692,855</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from sale	500,000		(500,000)
Operating transfers	(64,000)	(35,000)	29,000
Total other financing sources (uses)	<u>436,000</u>	<u>(35,000)</u>	<u>(471,000)</u>
Net change in fund balances	(327,701)	(105,846)	221,855
FUND BALANCES BEGINNING OF YEAR	<u>327,701</u>	<u>525,167</u>	<u>197,466</u>
FUND BALANCES END OF YEAR	<u>\$ 0</u>	<u>\$ 419,321</u>	<u>\$ 419,321</u>

RESOLUTION NO. 2018-01

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSCOW URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2017; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT; DIRECTING THE CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Idaho Code Section 50-2006(c), the Agency has prepared an annual report of the Agency’s activities for calendar year 2017, a copy of which report is attached hereto as Exhibit A and is incorporated herein by reference; and

WHEREAS, on February 17, 2018 the Agency published public notice that the 2017 Annual Report would be available for public inspection beginning on February 20th would be presented at the Agency’s March 1st meeting during which, or prior to, the public was invited to provide comment; and

WHEREAS, on March 1, 2018, pursuant to Section 50-2006(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings during the Agency’s meeting held at 206 E. Third Street, Moscow, Idaho.

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

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

Section 2. That the annual report attached hereto as Exhibit A is hereby approved and adopted by the Agency Board.

Section 3: That the Chair shall submit said annual report to the city of Moscow, Idaho, on or before March 31, 2018.

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

PASSED AND ADOPTED by the Moscow Urban Renewal Agency, on March 1, 2018.
Signed by the Chairman of the Board of Commissioners, and attested by the Vice Chair of the Board of Commissioners, on March 1, 2018.

APPROVED:

By _____
Steve McGeehan, Chair

ATTEST:

By _____
Brandy Sullivan, Vice Chair

LEGACY CROSSING DISTRICT MAIN STREET BOUNDARY AMENDMENT ELIGIBILITY STUDY

MOSCOW URBAN RENEWAL AGENCY

MARCH 1ST, 2018



BACKGROUND

On June 2, 2008, the Moscow City Council passed City Ordinance 2008-10 which established the new 163 acre Legacy Crossing Urban Renewal District within the City of Moscow. The Legacy Crossing District was the second urban renewal district to be established within the City. The first district was the Alturas Technology Park District which was formed in 1996. The Alturas District was closed a year ahead of schedule in 2015 after assisting with raising the assessed valuation within the district by over \$22 Million.

Unlike the Alturas District, which was intended to facilitate the development of a green field technology park, the Legacy Crossing District was created to assist and guide the redevelopment of the prior agricultural/industrial center of the community located between the University of Idaho Campus and downtown, as well as the surrounding areas. When the Legacy Crossing District was being developed, an eligibility study was completed in 2007 to assess whether the area under consideration met the criteria of having certain characteristics which impair economic development growth and/or present a detriment or threat to public health, safety or welfare.

The 2007 Eligibility Study covered a larger area than what was contained within the adopted Legacy Crossing District boundary, and more specifically included all of Main Street from Morton Street to Lewis Street. Ultimately, when the final boundary was established Main Street was not included within the boundary which currently terminates within the alley between Jackson and Main Streets.

In 2015, the Moscow City Council adopted the 2015 City of Moscow Strategic Plan which identified the deteriorating condition of Moscow's Downtown streetscape as a major challenge area. The Plan stated that, "Moscow's *Downtown streetscape was constructed almost 35 years ago by means of the 1981 downtown Local Improvement District (LID). Except for the Friendship square renovation in 2006, the City has placed little investment in downtown infrastructure, and much of the streetscape is in poor condition. The planters, benches, light poles, and exposed aggregate treatments that were installed in 1981 are now dated and deteriorating. Downtown Moscow is a key asset that represents the city's unique character and quality of life which could, if renovated be leveraged to increase local economic activity, and attract new residents, students and business investment, but which is ineffective in its current condition.*"

The Moscow City Council requested that the Moscow Urban Renewal Agency consider an amendment to the Legacy Crossing District Boundary to include that portion of Main Street located between A Street on the north and Eighth Street to the south. This eight block section of Main Street and the adjacent private properties are the focus of this study, with the objective of determining if there are sufficient characteristics and levels of deteriorating buildings, structures and private and public improvements to warrant the addition of the area to the Legacy Crossing District.

APPLICABLE LAW

Urban renewal activities within the State of Idaho are governed by Idaho Urban Renewal Law of 1965 (Chapter 20, Title 50 Idaho Code) hereinafter the “Law” and the Local Economic Development Act (Chapter 29, Title 50 Idaho Code) hereinafter the “Act”. Both the Law and Act detail the necessary process to enable an urban renewal agency, the powers and authorities of such agencies, the process and requirements to undertake urban renewal projects and districts, the process to establish tax revenue allocation areas, and the associated reporting requirements.

STUDY AREA DESCRIPTION

The area included within this eligibility study covers the approximately 8 block area that is bound by the current Legacy Crossing District boundary on the west, the northerly right-of-way of ‘A’ Street to the north, the eastern right-of-way boundary of Main Street to the east, and the northerly boundary of Eighth Street (also the current Legacy Crossing boundary) to the south.

The study area is approximately 12 acres in



Figure 1 - Study Area

size and would constitute a 7.4 percent increase of the total Legacy Crossing District area, which is below the maximum 10 percent expansion permitted under Idaho Code.

URBAN RENEWAL PLAN DEVELOPMENT PROCESS

The urban renewal plan development process includes a number of sequential steps identified within both the Law and the Act. The first step is the subject of this report (eligibility study) and includes a study of the proposed project area to determine if certain conditions exist that warrant the establishment of an urban renewal district.

ELIGIBILITY STUDY

The eligibility study examines the area under consideration to determine if the area contains certain specific conditions identified within the Law and Act that would indicate that the area is a deteriorating or deteriorated area as defined within the Law and Act and that the activities of an urban renewal agency are appropriate.

Once the eligibility study is complete, the urban renewal agency approves a resolution with the finding that the area is a deteriorating or deteriorated area and forwards the report and resolution to the City Council for the Council's consideration. The Council then reviews and approves the eligibility report and authorizes the next step which includes the urban renewal plan development (or amendment of any existing plan).

URBAN RENEWAL PLAN

Once the City Council has authorized the development of an urban renewal plan, the urban renewal agency prepares the plan document which specifies the proposed district boundaries, the specific proposed activities that the agency anticipates it will undertake within the proposed district, and a financial feasibility assessment which analyzes the anticipated improvements that the Agency will undertake and the projected tax increment revenues that will be utilized to fund the improvements to ensure the urban renewal project is financially feasible. Once the urban renewal plan is completed the Agency Board approves the plan by resolution and it is transmitted to the City Council for consideration and adoption.

CITY COUNCIL ADOPTION

Once the Council receives the proposed plan the Council refers the plan to the Planning and Zoning Commission to determine if the proposed plan is in conformance with the City's Comprehensive Plan. Notice is then provided to all of the affected taxing districts and the Council conducts a public hearing upon the proposed plan which must be approved by ordinance to become effective.

2007 GREATER DOWNTOWN MOSCOW AREA ELIGIBILITY REPORT

In 2007 the Moscow Urban Renewal Agency engaged Harlan W. Mann to prepare an eligibility study for the area that was under consideration for what would become later the Legacy Crossing District in 2008.

The 2007 study area included a significantly larger area than what was to become the 163 acre Legacy Crossing District and included the area under consideration for the current proposed district expansion.

At that time, the 2007 study identified several qualifying characteristics within the proposed expansion area including deteriorating structures, deteriorating streets, alleys, parking lots and sidewalks.

The purpose of this eligibility study is to update the prior eligibility study for the proposed expansion area to reflect current conditions that warrant the Agency's activities within the proposed expanded area.

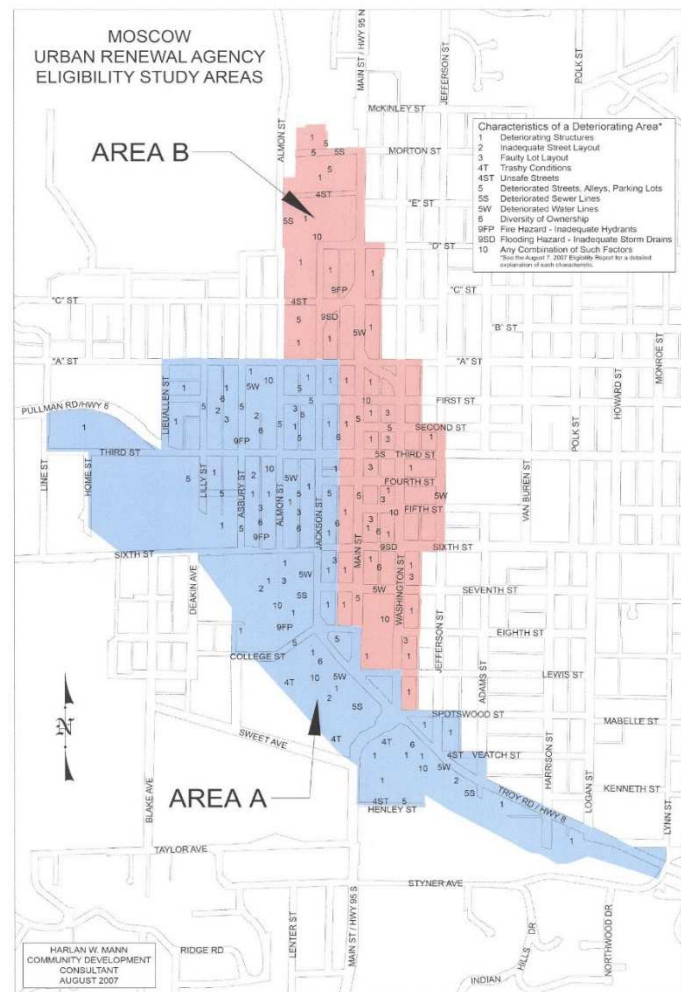


Figure 2 2007 Study Area Map

PRESENT CONDITIONS

Both the Law and the Act contain definitions of what are termed to be a deteriorating, or deteriorated area (IC §50-2018(9) and §50-2903(8)(b)) which use very similar definitions that identify nine specific different conditions or characteristics along with a tenth that is any combination of the nine identified characteristics. An area must be determined to contain any number of these specific characteristics to be considered a deteriorating or deteriorated area which warrants inclusion within an urban renewal district. The specifically identified characteristics include:

1. Substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Existence of conditions which endanger life or property by fire and other causes; or
10. Any combination of such factors.

The study area was assessed for each of the nine characteristics which are discussed in more detail below.

SUBSTANTIAL NUMBER OF DETERIORATED OR DETERIORATING STRUCTURES

As noted in the 2007 Study, while several structures within the study area have undergone recently renovation or repair (such as the buildings housing the Chamber of Commerce, Colter Creek Winery, and several others), many structures have seen limited reinvestment in renovation and maintenance within the last 15 years. Staff from the City of Moscow Building Safety Department conducted a limited review of the exterior physical condition of the structures within the study area. The assessment documented whether there were visible signs of private structure or site improvement deterioration including exterior wall finishes and/or structural components, deteriorating glazing, deteriorating awnings, canopies or similar elements as well as antiquated or outdated building facades.

The assessment indicated that over 17 percent of the structures within the study area contained one or more signs of structure or site improvement deterioration. The most common deterioration observed included deterioration of exterior wall finishes, deteriorated brick or metal façade materials, and damaged awning structures. Additionally, over 40 percent of the building facades were deemed to be outdated and not consistent with the national historic district designation of the study area. The structure survey results and example photographs are shown in Attachment 3. As a result, many of the buildings within the study area are either in a deteriorating condition or contain outdated facades that are not in harmony or in keeping with the character of the Downtown Historic District.

PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

The general street layout of the study area consists of Main Street traversing the area in a north and south direction with side streets present with block sizes ranging from 240 feet to 370 feet. Generally the street layout is considered to be consistent with a smaller urban setting and provides adequate access and circulation within the study area and therefore is not considered to be defective or inadequate.

FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY OR USEFULNESS

Within the study area lots are generally oriented to front on Main Street and extend to alleys on either side of Main. Lot sizes range from 1,083 to 19,450 square feet and from 15 to 150 feet in width, with an average width of approximately 50 feet. In general, the lot layout is consistent with a historical urban downtown area and does not contribute to the study area being a deteriorated or deteriorating area.

INSANITARY OR UNSAFE CONDITIONS

Substandard street and sidewalk lighting, non-compliant ADA crosswalks, potential tripping hazards of deteriorated sidewalks, sanitary sewer within Sixth Street between Main and Jackson surcharging due to pipe slopes presents a capacity limitation to sanitary sewer service to the study area and surrounding properties.

On December 15, 2017, the Moscow Public Works Department conducted a public lighting study to assess the adequacy of street and sidewalk lighting on Main Street from A Street to Lewis. The current street and sidewalk lighting within the study area is provided by shoe box style fixtures installed a height of approximately 30 feet and at a spacing of 130 to 140 feet on average.



Figure 3 - Example Street Light and Tree Canopy Conflict

The assessment was conducted during the winter months prior to tree leaf out to present a “best case” scenario within respect to the public lighting levels. In reality, many of the light fixtures are located within or above the tree canopy and lighting levels and as a result, the tree branches and leaf canopy greatly obstruct light transmission.

For the lighting study, light levels were collected by a hand held light meter at both 8:00 PM and 2:00 AM at the outside edges of each side of the walk, both curb lines, and center of the roadway. During the assessment it was noted that several light fixtures were not operational and there were several areas that were excessively dark as a result. Areas where light fixtures were not operating were not utilized in determining light adequacy and instead the light measurement taken where all light fixtures were operating were utilized as being representative of the lighting levels within the corridor as the fixtures, fixture heights and spacing are consistent throughout the corridor.

The American Association of State Highway and Transportation Officials 2005 Roadway Lighting Design Guide recommends pedestrian walkway lighting of no less than 1.3 foot candles for pedestrian walkways and 1.1 foot candles for roadways. In general, throughout the corridor lighting varied significantly as a

result of the light spacing. Directly under the light fixtures lighting levels ranged from 1.3 to over 3 foot candles on the sidewalks and from 1.11 to 2.59 foot candles in the center of the street. However in many areas between the light fixtures light levels drop as low as 0.11 foot candles on the sidewalks and 0.07 foot candles in the street.

These lower light areas represent only 8.5% of recommended lighting levels on the pedestrian areas and only 6.4% of the recommended lighting levels on the street. The lighting study results indicated that there is significant variability of lighting with well-lit areas and relatively dark areas in between. This significant wide variation in lighting results in light and dark area which create difficulty for the human eye to adjust as motorists and pedestrians traverse the corridor which presents a safety hazard to both users.

DETERIORATION OF SITE OR OTHER IMPROVEMENTS

Throughout the study area significant curb and sidewalk deficiencies were observed. Other than some limited recent sidewalk reconstruction, the concrete is consistently cracked, displaced, uneven, or otherwise damaged. There is significant differential lifting and settling that have created vertical displacements in excess of on half inch and which present ADA non-compliance. Street curbing is in a similar condition, and in many areas curbing is broken, crumbling, and significantly deteriorated, as well as being too low in many locations as a result of numerous street overlays.

None of the pedestrian ramps within the study area are compliant with current ADA standards. The Downtown



Figure 4 Example Infrastructure Condition Photograph

Revitalization project of 1980 resulted in the installation of most of the benches, planters, garbage cans, and trees along Main Street. Most of these items are now deteriorating. The benches were constructed with a wood covering, and they are in the worst condition, with most failing. Most of the trees wells are just exposed dirt, and none of them have a grate over them (with the exception of those installed with the most recent improvements to Friendship Square). The concrete crosswalks along Main Street, from the 1980s project are also deteriorating and cracking.

There have been street surface maintenance projects along Main Street, but the sections from Sixth Street to Seventh Street and Seventh Street to Eighth Street have a Poor rating (OCI of 40 for both segments). The segment of Fourth Street, east of Friendship Square has a Fair rating (OCI of 66). The turn-a-round on Fourth Street is also extremely narrow for this function.

DIVERSITY OF OWNERSHIP

Ownership of the property within the study area is diverse, but in consideration of the lot and street configuration, this condition is not considered to be detrimental to sound growth and development within the study area.

TAX OR SPECIAL ASSESSMENT DELINQUENCY EXCEEDING THE FAIR VALUE OF THE LAND

There is no record of any tax or special assessments that exceed the fair value of the land within the study area.

DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE

There is no record of any defective or unusual conditions of property title that have been identified within the study area.

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

If predicted outcomes of climate change are realized, it is anticipated that the frequency and intensity of precipitation events within the northwest region will increase. Even under current storm events, the Moscow Public Works Department reports that segments of the existing storm water collection and conveyance system lack capacity to collect and convey intense precipitation events and minor flooding of buildings within the study area has occurred. These deficiency of the storm water presents the risk of property damage during

intense precipitation events and require the replacement of storm mains to expand the conveyance capacity in several locations within the study area.

EFFECTS OF PRESENT CONDITIONS

Sidewalks throughout the study area are cracked, spalling and/or lifting presenting tripping hazards and ADA access impediments. Curbing throughout the study area is crumbling, missing or otherwise deteriorated and/or deteriorating, compromising the function of the curb in collecting and controlling street drainage and the separation of motor vehicles and pedestrians. Storm water collection and conveyance capacity limitations present a risk of property damage within the study area as intense precipitation events overwhelm the conveyance capacity of the storm water system. Public street and sidewalk lighting is deficient, leading to the potential possibility of accidents, increased crime, and reduced public perceptions of safety and comfort.

The significant deterioration of the public infrastructure documented in this study constitutes an economic and social liability by inhibiting access by persons with disabilities, normalizing and perpetuating site and building deterioration, discouraging private investment, and by presenting a risk to persons and property within the study area.

The combination of the factors detailed above substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

ELIGIBILITY OF THE AREA FOR AN URBAN RENEWAL PROJECT

This study concludes that a number of factors specifically identified under the Law and Act are present within the study area, and the presence of those factors impairs or arrests sound growth of the City and constitute an economic and social liability. Under the Law, an urban renewal project may include "...undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight." Specifically identified eligible activities of an urban renewal agency includes the "Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this chapter in accordance with the urban renewal plan."

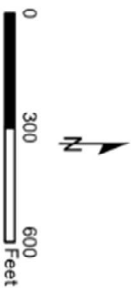
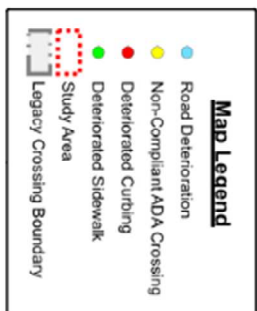
As a result, in consideration of the documented deteriorating conditions, the clear negative impacts the deteriorating conditions present to the community, that the study area constitutes a deteriorating and deteriorated area and, as such, is appropriate for an urban renewal project.

ATTACHMENTS:

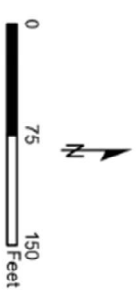
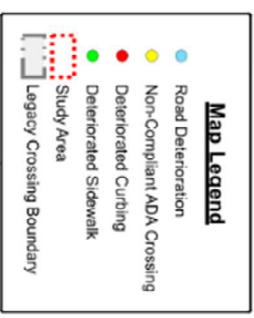
1. Public Infrastructure Assessment Map and Photographs
2. Downtown Lighting Assessment Study Measurements
3. Structure and Building Condition Assessment
4. Idaho Code §50-2018 Definition of Deteriorated and Deteriorating Area
5. 2007 Greater Downtown Moscow Area Urban Renewal Eligibility Report



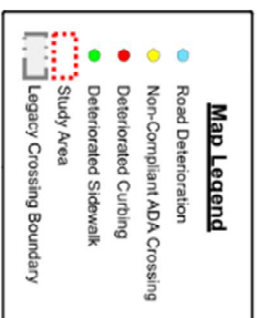
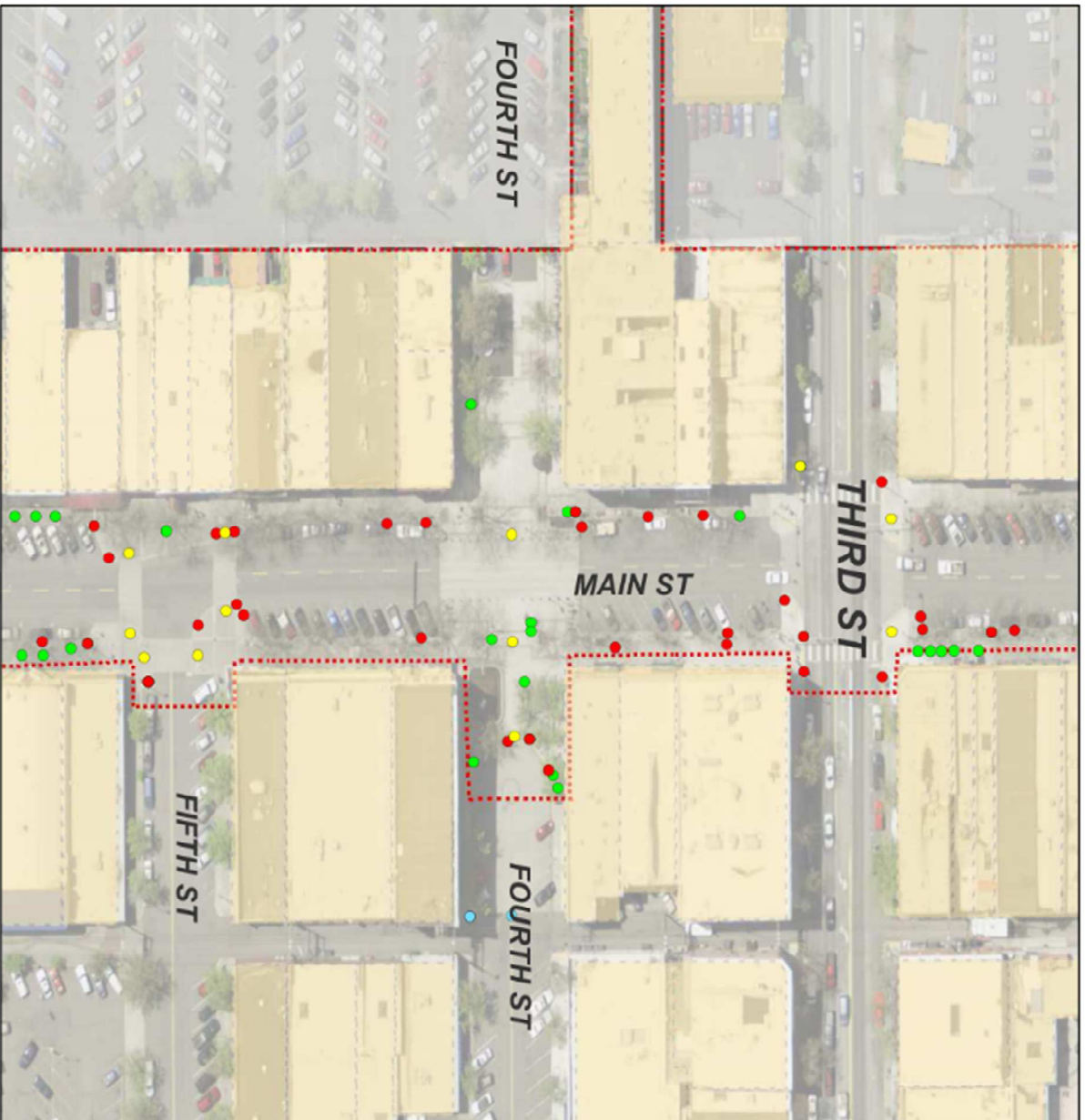
City of Moscow
Main Street
Public Infrastructure
Assessment



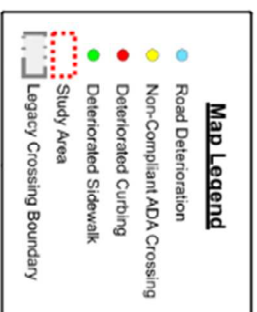
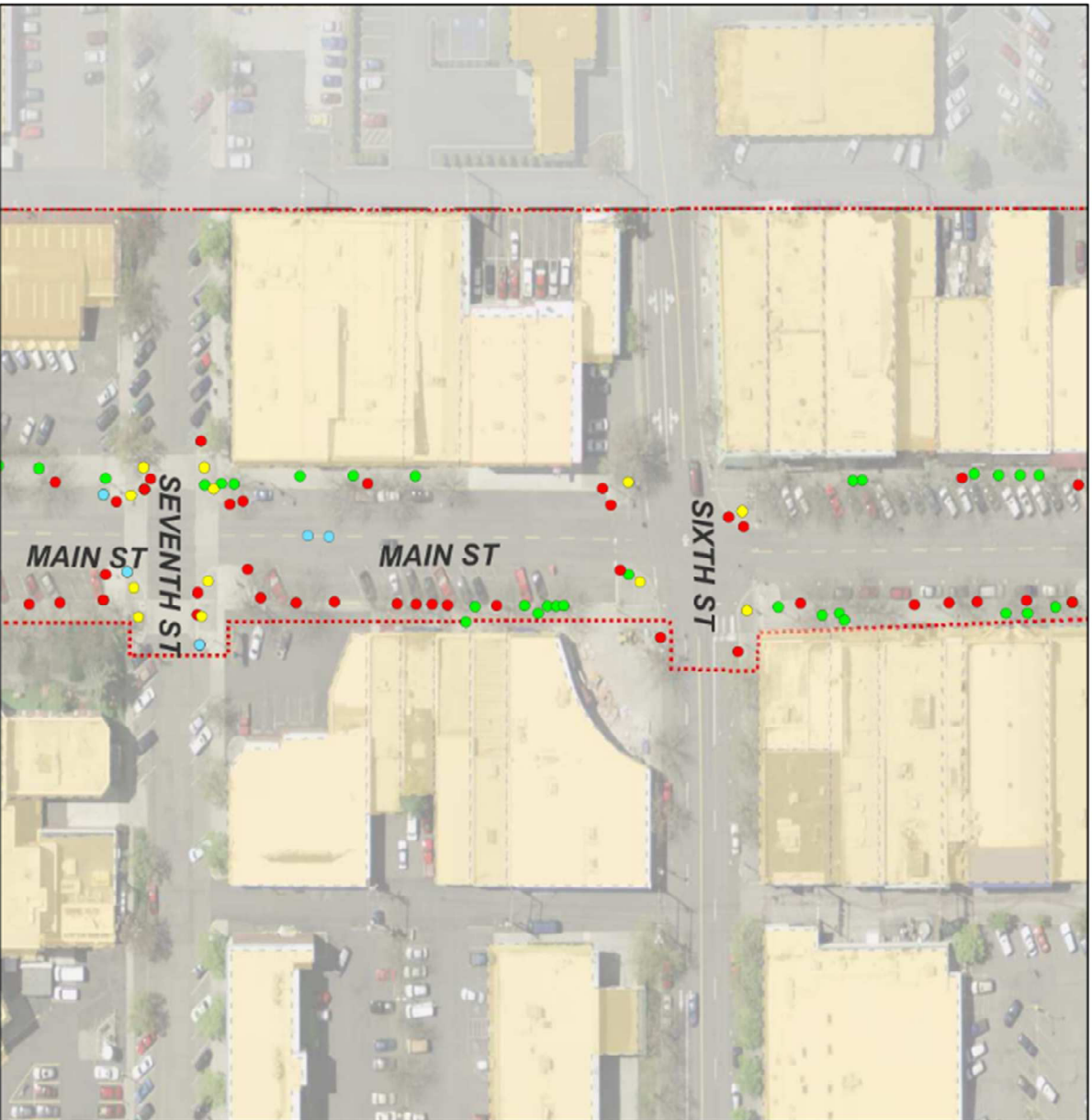
City of Moscow Main Street Public Infrastructure Assessment



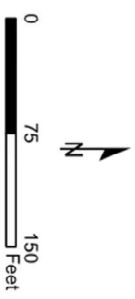
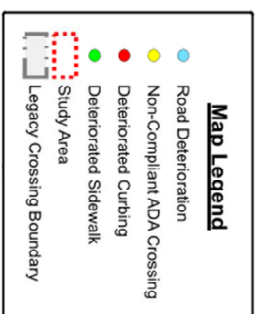
City of Moscow Main Street Public Infrastructure Assessment



City of Moscow Main Street Public Infrastructure Assessment



City of Moscow Main Street Public Infrastructure Assessment



PUBLIC INFRASTRUCTURE DETERIORATION PHOTOGRAPHS















MAIN STREET LIGHTING SURVEY

Date/Time:

Main Street Lighting Survey

Survey 12/15/2017 8:00 PM						
Station	Foot-Candles					Notes
	West Edge	West Curb	Center	East Curb	East Edge	
Main and A (north leg)	1.15	1.62	2.28	1.44	1.02	
Main and A (south leg)	0.12	0.11	0.48	1.27	2.16	
22+50	0.13	0.20	0.55	0.31	0.21	Lighting needed
22+00	1.98	3.58	2.35	4.80	2.30	
21+50	0.10	0.18	0.53	0.20	0.37	Lighting needed
21+00	0.65	0.77	1.15	0.52	0.80	
Main and First (north leg)	5.45	5.00	2.40	3.40	3.54	
Main and First (south leg)	3.97	2.93	2.07	2.76	2.98	
19+00	1.96	0.97	0.52	0.38	0.40	
18+50	2.61	3.34	0.90	0.59	0.36	Lighting needed OR
Main and Second (north leg)	2.73	0.74	0.50	1.10	1.10	Lighting needed
Main and Second (south leg)	1.51	1.47	1.46	0.97	1.09	
17+00	1.11	1.26	1.70	2.70	2.63	
16+60	0.43	0.57	0.65	0.77	1.24	Lighting needed
16+00	3.22	1.53	1.85	3.04	2.67	
Main and Third (north leg)	3.16	1.01	2.39	6.14	6.48	
Main and Third (south leg)	3.26	3.09	1.68	2.10	2.63	
14+50	1.35	0.96	0.97	1.01	1.07	Lighting needed
14+00	1.63	0.96	0.85	1.11	0.88	
13+50	1.34	0.86	1.68	1.27	2.86	
13+00	1.11	0.70	0.55	0.61	0.59	
12+50	0.43	0.31	0.31	0.28	0.86	Lighting needed
12+00	0.96	0.12	0.08	0.13	0.18	
11+50	1.50	0.16	0.05	0.09	0.34	*Lighting needed
Main and Fifth (north leg)	0.03	0.04	0.06	0.07	0.10	
Main and Fifth (south leg)	0.06	0.33	0.63	1.22	1.57	
9+50	0.28	0.20	0.60	0.87	11.75	*Lighting needed
9+00	0.51	0.25	1.17	3.02	2.22	
8+50	0.53	0.17	0.45	0.57	0.44	*Lighting needed
8+00	0.17	0.25	1.15	2.73	1.70	
Main and Sixth (north leg)	0.27	0.72	1.56	1.50	5.30	
Main and Sixth (south leg)	3.67	3.53	2.26	4.75	4.96	
6+00	0.26	0.33	0.78	0.79	0.67	Lighting needed
5+50	1.84	2.17	2.06	1.72	1.43	
5+00	1.70	2.04	1.70	1.02	0.67	Lighting needed OR
4+50	1.18	1.39	1.23	1.20	1.11	Lighting needed
4+00	2.74	3.33	1.77	2.82	5.30	
Main and Seventh (north leg)	3.61	2.00	1.29	0.98	3.00	
Main and Seventh (south leg)	2.37	3.53	1.75	1.49	1.63	
2+50	0.33	0.43	0.73	0.49	0.44	Lighting needed
2+00	1.04	1.67	2.00	5.21	4.61	
1+50	0.33	0.57	0.90	0.67	0.57	Lighting needed
1+00	0.63	3.26	1.12	0.22	0.15	
0+50	0.19	0.07	0.85	0.77	0.33	Lighting needed
Main and Eighth (north leg)	1.60	1.42	0.88	2.39	1.29	
Main and Eighth (south leg)	1.75	2.27	2.75	2.28	3.51	
		Observed		Recommended		
	AVG (st)	1.39	ft-cd	1.10	ft-cd	
	AVG (walk)	1.72	ft-cd	1.30	ft-cd	

Date/Time:

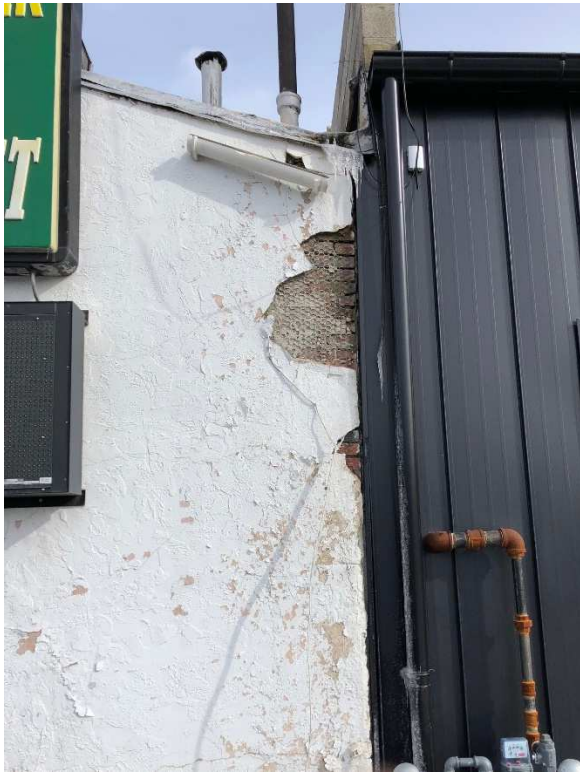
Main Street Lighting Survey

Survey 12/15/2017 2:00 AM						
Station	Foot-Candles					Notes
	West Edge	West Curb	Center	East Curb	East Edge	
Main and A (north leg)		1.62	2.51	1.48	1.19	
Main and A (south leg)	1.37	1.78	1.21	1.43	2.19	
22+50	0.11	0.20	0.52	0.23	0.21	Lighting needed
22+00	1.77	3.12	2.32	4.12	2.96	
21+50	0.12	0.17	0.55	0.30	0.43	Lighting needed
21+00	0.56	1.37	1.13	0.52	0.63	
Main and First (north leg)	7.43	5.70	2.49	3.35	3.65	
Main and First (south leg)	3.47	2.51	1.85	2.57	2.86	
19+00	1.52	0.58	0.15	0.09	0.13	Lighting needed
18+50	1.30	2.30	0.49	0.14	0.09	
Main and Second (north leg)	2.13	0.26	0.35	0.91	0.85	
Main and Second (south leg)	0.46	0.83	0.07	0.41	0.72	Lighting needed
17+00	0.71	0.48	0.45	0.68	1.56	
16+60	0.15	0.22	0.41	0.32	0.77	Lighting needed
16+00	3.04	2.16	1.25	2.59	2.01	
Main and Third (north leg)	3.61	2.28	2.58	5.93	6.33	
Main and Third (south leg)	1.74	3.01	1.52	1.81	1.43	
14+50	0.67	0.73	0.60	0.39	0.63	
14+00	0.88	0.35	0.55	0.45	0.40	Lighting needed
13+50	1.17	0.69	1.35	2.96	2.40	
13+00	1.43	0.67	0.43	0.51	0.53	
12+50	1.51	0.25	0.30	0.46	0.40	*Lighting needed
12+00	0.06	0.03	0.04	0.11	0.15	
11+50	1.27	0.13	0.03	0.14	0.38	*Lighting needed
Main and Fifth (north leg)	0.02	0.04	0.05	0.05	0.08	
Main and Fifth (south leg)	0.05	0.33	0.61	1.20	1.56	
9+50	0.20	0.14	0.39	0.20	0.36	Lighting needed
9+00	0.57	0.21	1.05	2.81	2.04	
8+50	0.08	0.12	0.32	0.37	0.29	Lighting needed
8+00	0.16	0.21	0.99	2.56	1.67	
Main and Sixth (north leg)	0.22	0.70	0.54	4.40	5.15	
Main and Sixth (south leg)	3.78	3.49	2.21	4.43	4.00	
6+00	0.15	0.23	0.55	0.32	0.25	Lighting needed
5+50	1.59	1.84	1.51	1.32	1.03	
5+00	1.42	1.69	1.34	0.73	0.31	
4+50	0.76	0.87	0.92	1.03	0.85	Lighting needed
4+00	2.41	3.11	1.51	2.47	3.61	
Main and Seventh (north leg)	3.38	1.81	1.19	0.86	2.99	
Main and Seventh (south leg)	1.51	2.18	1.11	0.81	0.73	
2+50	0.33	0.43	0.66	0.45	0.40	Lighting needed
2+00	0.72	1.57	1.99	5.22	3.53	
1+50	0.37	0.59	0.61	0.97	0.83	Lighting needed
1+00	1.86	2.62	2.01	3.88	3.26	
0+50	0.16	0.14	0.69	0.72	0.40	Lighting needed
Main and Eighth (north leg)	1.73	1.48	0.87	2.30	1.31	
Main and Eighth (south leg)	2.11	1.94	2.59	2.35	3.93	
		Observed		Recommended		
	AVG (st)	1.27	ft-cd	1.10	ft-cd	
	AVG (walk)	1.45	ft-cd	1.30	ft-cd	

STRUCTURE CONDITION INVENTORY

Address	Business	Deteriorating Site Improvements?		Deteriorating Structure?		Type of Deterioration							Antiquated/Outdated Façade?
		Yes	No	Yes	No	Foundation/Structural	Exterior Wall Structure	Exterior Wall Finishes	Exterior Glazing	Awnings/Canopies	Other		
123 N Main	Eagles Club		X		X	GOOD	GOOD	METAL	NONE	N/A	METAL	YES	
113 N Main	Loco Grinds	X			?	?	DATED	EX METAL	GOOD	POOR	POINTING	YES	
103 N Main	The Manor		X		X	POOR	BRICK	BRICK	GOOD	N/A	POOR DECK	NO	
105 S Main	Zions Bank		X		X	GOOD	STUCCO	EX GOOD	GOOD	NEW	EXPOSED ALUMINUM	NO	
107 S Main	Zions Bank		X	X	X	POOR	OK	STUCCO	"	GOOD	FOUND. LEAKS?	NO	
111 S Main	Accountant PARKINS		X		X	GOOD	WOOD	STUCCO	GOOD	N/A		NO	
113 S Main	2nd Chance Pawns		X		X	"	WINDOWS	GLAZING	OLD	N/A		YES	
201 S Main	Bucers		X		X	GOOD	GOOD	BRICK	GOOD	GOOD	OUTDOOR SEATING	NO	
203 S Main	Prior Brick and Mortar		X	X		?	OLD	BRICK	GOOD	N/A	ESSENTIAL GLASS	AGED	
205 S Main	Kimberling Insurance		X		X	GOOD	GOOD	GLAZING	GOOD	OLD	OLD SIGN	YES	
207 S Main	Papinaw Insurance		X		X	"	"	BRICK	GOOD	NEW	BROKEN GLASS	NO	
211 S Main	Cactus Computer		X		X	"	"	BRICK	OLD	OLD		YES	
213 S Main	Palouse Commercial/Colter's Creek		X		X	"	"	"	GOOD	GOOD	NEW	NO	
217 S Main	? COLDWELL BANNER		X		X	"	"	"	"	N/A		NO	
221 S Main	Wells Fargo		X		X	"	"	BRICK-METAL	"	"		YES	
301 S Main	US Bank		X		X	"	"	STUCCO	"	N/A		NO	
307 S Main	Hodgins Drug		X		X	"	DATED	METAL	OK	DATED	DATED	YES	
309 S Main	Whitepine Outfitters		X	X		"	DATED	BRICK	GOOD	N/A	NEED POINTING	YES	
313 S Main	Moscow Hotel/Garden		X		X	"	"	"	"	DATED		YES	
109 W Fourth	Bloom/NSA		X		X	"	GOOD	"	"	N/A	UPDATED	NO	
409 S Main	NSA		X		X	"	GOOD	"	"	"	"	NO	
411 S Main	Chamber of Commerce		X		X	"	"	"	"	"	"	NO	
415 S Main	Casa Lopez		X		X	"	"	"	"	SHAKE	SHAKE ALUMINUM DATED	YES	
501 S Main	Breakfast Club		X		X	"	"	BRICK GLAZING	"	N/A		NO	
505 S Main	Old Peking		X		X	"	"	BRICK	"	OK	PEELING PAINT FROM BRICK	YES	
507 S Main	Alegra Printing		X		X	"	"	"	"	N/A	WOOD FAÇADE FOR	YES	
509 S Main	Palouse Juice		X		X	"	"	BRICK	"	METAL	(SEE IDENTIFY SAME)	YES	
513 S Main	Paradise Creek Bicycles		X	X		"	POOR	POOR SHAKE	"	SHAKE	DATED - MOSS/SHAKE	YES	
519 S Main	Dan Mullian (517 AMERSAND)		X		X	"	GOOD	BRICK	"	N/A		NO	
521 S Main	Book People		X		X	"	GOOD	"	"	GOOD	S.W. AZECEL	NO	
527 S Main	Mickey's/Pawn shop		X		X	"	GOOD	"	FAIR	"		NO	
531 S Main	Wack a Doos/Recovery Center						GOOD	"	GOOD	FAIR		YES	
533 S Main	One World		X		X	"	"	STUCCO	"	FAIR METAL		YES	
105 W Sixth	Nector		X		X	"	"	WOOD/BRICK	"	N/A	6TH ST.?	NO	
603 S Main	Fire Station #1		X		X	"	"	BRICK/CONC	OK	"		YES	
611 S Main	Milestone Decisions		X		X	"	"	BRICK	GOOD	"		FAIR	
623 S Main	Centennial Medical Office		X		X	"	"	"	"	N/A		NO	
709 S Main	Docs parking garage	X		X		POOR	POOR	METAL	POOR	"	DELAPITATED	BIG TIME	
719 S Main	Gritman Medical		X		X	GOOD	GOOD	BRICK	GOOD	NEW	UPDATED	NO	
723 S Main	Gritman Medical		X		X	"	"	"	"	"	"	NO	

STRUCTURE CONDITION PHOTOGRAPHS







IDAHO CODE §50-2018 DEFINITIONS OF DETERIORATED AND DETERIORATING AREA

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502](#)(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701](#)(4), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701](#)(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section [50-2008](#)(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section [50-2008](#)(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502](#)(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701](#)(4), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701](#)(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

**GREATER DOWNTOWN MOSCOW AREA
URBAN RENEWAL ELIGIBILITY REPORT**

**PREPARED FOR THE
MOSCOW URBAN RENEWAL AGENCY**

**BY
HARLAN W. MANN
CONSULTANT**

August 7, 2007

GREATER DOWNTOWN MOSCOW AREA URBAN RENEWAL ELIGIBILITY REPORT

BACKGROUND

This report updates a previous report that discussed urban renewal eligibility for a small portion of the new proposed larger area. The first report, dated October 24, 1995, included an area bounded by Highway 95, Henley Street, an irregular line from the east end of Henley to Highway 8 at Jefferson, and Highway 8.

The proposed new area is much larger than the area included in the 1995 report. It starts at Henley Street and Highway 8 on the south and continues northwesterly along the eastern boundary of the University of Idaho ("University") to South Line Street, at which point the boundary doubles back along West Pullman Road to South Lieualler Street, where it goes north to West A Street, then east to the alley between Jackson and Main, then south to West 8th Street, then southeasterly to Highway 8 to Lynn Avenue, south to Paradise, and finally northwesterly along the south side of Paradise Creek to Henley. This is "Area A," as designated by the City of Moscow, Idaho (the "City"). "Area B" lies to the east of Area A and follows north from Spotswood Street, meandering along Jefferson Street on the alley to the west, north to East A Street, follows Main Street north to just above West Morton Street, connecting south along North Alman Street to West A Street.

1995 Report

Comparing 1995 conditions cited on that report's map with current conditions was a unique experience. The most significant change was the rerouting of Highway 95, but the

pending abandonment of the railroad right-of-way is also significant. The apartments along the north side of Henley and the mobile home park north of the apartments appeared to be largely unchanged.

Planning Steps

This report will provide the technical support for the first step in planning an urban renewal project in the central area of Moscow, Idaho (“Greater Downtown Moscow Area”).

Idaho Code Section 50-2008(a) states:

An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

Hence, Step One in planning a renewal project is a resolution by the Moscow City Council making certain findings about a specific geographic area in the City. This resolution would also authorize the Urban Renewal Agency to prepare an urban renewal plan to include as much of the new area as possible. The attached definitions of deteriorating area and urban renewal project are very pertinent to this step and are the focus of this report.

Step Two in the renewal planning process is for the Agency to prepare an urban renewal plan and recommend its approval to the City Council.

The City Council initiates Step Three by referring the plan to the Planning and Zoning Commission and setting a public hearing on the plan. Step Three is completed by a Planning and Zoning Commission finding that the urban renewal plan conforms to the City’s Comprehensive Plan.

Step Four is the adoption of a City Council ordinance approving the new plan or the amended plan, after a public hearing.

DISCUSSION

This report focuses on whether the Greater Downtown Moscow Area, as previously described and as outlined on the attached map which includes both Areas A and B, qualifies as a deteriorating area pursuant to Idaho Code Section 50-2018(9) and as a deteriorated area pursuant to Section 50-2903(8)(b) under virtually identical definitions. A copy of this joint definition is attached. The first statutory reference is from the basic urban renewal statute, while the second comes from the revenue allocation law.

In addition, the report will discuss why the area is appropriate for an urban renewal project.

A. Present Conditions

The attached definition of deteriorating and deteriorated area [Idaho Code §§ 50-2018(9) and 50-2903(8)(b)] lists nine different conditions that may be present in such an area, with the tenth being the catch-all “any combination of such factors.” The presence of these conditions was documented by a field trip on June 27 and 28, 2007, contacts with various City officials, and assessor file information. Then the area and its public infrastructure were evaluated, and the numbers that correspond to the applicable characteristics were placed at the appropriate locations on the attached map. For example, the fifth characteristic is “deterioration of site and other

improvements.” Therefore, when the number “5” is placed on a parking lot, it indicates deterioration of the pavement.

B. Deteriorating/Deteriorated Area Characteristics

The following is a listing of conditions found in the area by their corresponding numbers in the definition and a brief explanation of that condition and how it was evaluated and identified:

1. (1) A substantial number of deteriorated or deteriorating structures. Given their age and condition, most of the structures in the area would be evaluated as deteriorating. New buildings and those that have been substantially rehabilitated within the last 10 to 15 years were not considered deteriorating. Examples of properties not considered deteriorating include several bank buildings, a mixed-use building on West 6th Street, the Gritman Medical Center, and the City Hall. Deteriorated buildings would be those that are so run down they should be demolished, allowing the land to be recycled for other uses. The old grain elevator buildings would be considered deteriorated, but, overall, no attempt was made to differentiate between deteriorating and deteriorated structures. The number “1” placed on virtually all the blocks indicates that most of the structures were evaluated as deteriorating.

2. (2) Predominance of defective or inadequate street layout. Greater Downtown Moscow is generally served by a standard street and alley grid that handles vehicular traffic well. The exceptions to this general description are along the western edge because of the railroad tracks and at the far southeasterly end of the area with the interface of Paradise Creek, Highway 8, and the abutting streets to the north. Currently four blocks between West A Street

and West 6th Street are served by one-way streets, Alman and Asbury. These two streets plus South Lilly Street lack cross-connection streets. Hence, these areas are designated with a number “2.”

3. (3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness. The street and alley system for the downtown core has been in place for many years, and it also applies to the residential areas to the west, with the limitations previously discussed. The parcelization of the various blocks south of West 3rd Street along the University’s eastern boundary has created a number of long, narrow parcels along the railroad right-of-way. Once the tracks are removed, the land will need to be reparcelized to achieve optimal utilization.

In contrast, the layout of individual development lots north of the Gritman Medical Center in the downtown core is often inadequate because minimal on-site parking is provided. Even when on-site parking is provided, it is often fragmented and inefficient. Exceptions to this situation include most of the banks, the parking lots owned by the City both off Jackson and at City Hall, the Moscow Co-op property, and the U.S. Postal Service/Courthouse building on South Washington Street.

Using visual observations, blocks with minimal parking were identified and marked with a number “3.” No attempt was made to identify the number of on-street spaces that serve any given block. Most of the blocks in the downtown core received this designation to indicate inadequate parking layout. The same is true for the residential blocks west of Jackson. The “railroad” blocks were designated because of the inadequacy of the existing parcelization for new mixed-use development.

4. (4) Insanitary or unsafe conditions. Normally this characteristic is used to identify properties having excessive weeds, junk vehicles, and other trash contrary to sanitation codes. Trashy conditions were noted at several locations along Paradise Creek, so several number “4T”s were placed there. Typical unsafe conditions include lack of sidewalks and inadequate or nonexistent street lighting. These situations are applicable to Henley Street, Veatch Street, West C Street, and West E Street. Therefore, “4ST” has been added to the map at those locations.

5. (5) Deterioration of site and other improvements. Site improvements include parking lots, fences, and landscaping areas, basically things other than structures that make up a developed property. The term “other improvements” is the place where public improvements such as streets, sidewalks, curbs, gutters, storm drains, parks, and sanitary sewers are included. When the number “5” appears on a private or public property it denotes deteriorated site improvements, usually parking lots. The City parking lots on Jackson have this designation.

The City Public Works staff did an excellent analysis of the street and underground utility systems. Several gravel street sections were identified, and streets were evaluated as poor, fair, or good. Street, curb, sidewalk, storm drain, and street lighting were evaluated for each street. In addition, water, sanitary, and storm systems were evaluated on an areawide basis with some specific problem situations listed and discussed.

Sanitary System

The sanitary sewer system has a variety of problems. For Area A, flat grades and smaller pipes (8" or less) are a major problem. Water infiltration because of old manholes made of brick

or block construction is a problem. It was reported by Public Works that the southern half of Area A “experiences surcharging (filling of pipes) to capacity when water table rises.” The sewer situation on Area B is better. Several problem situations were identified. These include lines in the alley between 2nd and 4th, Morton Street, and behind Rosauers, parallel to Almon Street. These problems were noted on the map with the number “5S.” This number was also placed on the south half of Area A, 6th Street and below, because of the water infiltration problem.

Water System

For Area B, the main problems are lead-joint case pipe, Jefferson (6th to 3rd), 7th (Main to Washington), and Main, north of A Street. The number “5W” is placed at these locations. An estimated 30 to 40 percent of fire hydrants need to be replaced, and this will be discussed under item 9 below.

The water mains in Area A seem to have more problems. A dead-end main needs to be looped and smaller lead-joint pipe, 4-inch mains, and an estimated 60 percent of hydrants need replacement. The number “5W” is placed throughout this area to denote the wide range of problems.

6. (6) Diversity of ownership. An evaluation of this category required a review of land ownership records. Because there were so many parcels in the area, several blocks were evaluated. One block in the residential area had 26 properties with 22 owners, while a block in the downtown core had 23 properties with 20 owners. Such ownership patterns fragment and

limit the amount of new development. Based on the sample blocks and observations, most of the blocks were given the number “6” designation.

7. (7) Tax of special assessment delinquency exceeding the fair value of the land.

This characteristic does not apply to the area.

8. (8) Defective or unusual conditions of title. These conditions have not been found in the area.

9. (9) The existence of conditions which endanger life or property by fire and other causes. The primary focus of this characteristic is inadequate fire protection facilities, particularly fire hydrants for existing and projected new development. However, inadequate storm drainage can endanger property by causing flooding.

Fire Protection

In Area A, Public Works reports “approximately 60% of the fire hydrants within this boundary are the old unreliable type hydrants over 50 years old.” The situation in Area B is slightly better with an estimated 30 to 40 percent of the hydrants needing replacement. The number “9FP” is placed on the proportionate number of blocks in each area to denote this condition.

Storm Drainage

For Area A, the problems are that capacity and system deterioration. Surcharging occurs during heavy rain storms. In Area B, undersizing is the main problem, and it is found north of A Street and on 6th Street. Approximately 70 percent of the catch basins in this area are made of

old, substandard material. The number “9SD” at the two locations cited in Area B indicates problems with the storm drainage system.

10. (10) Any combination of such factors. This number is placed on the areas where two or more of the other characteristics are present.

C. Effects of Present Conditions

1. (a) Results in economic underdevelopment of the area. Aerial photography and field reviews show areas of underdeveloped property. The best examples are the areas along Paradise Creek, the old railroad right-of-way, and the former grain elevator properties. The number of single-story buildings in the heart of downtown Moscow shows the potential for future multi-story, mixed-use developments.

2. (b) Substantially impairs or arrests the sound growth of a municipality. Clearly the presence of the conditions described above have contributed to the economic underdevelopment of the area and have substantially impaired the sound growth of the municipality. Substantial areas in the Greater Downtown Moscow Area core have remained largely static for the last 15 years or more. Had some of this property been redeveloped into multi-story, mixed-use developments with apartments/condominiums on the upper floors, more housing opportunities would have been available to persons who work in the Greater Downtown Moscow Area and who prefer to be closer to the downtown shops and restaurants, the University, the library, and their places of employment. Commercial and office development has suffered a similar fate with a few notable exceptions. Therefore, it follows that stagnant growth in the

Greater Downtown Moscow Area arrests the sound growth of the community by not contributing its fair share of the City's total growth.

3. (d) Constitutes an economic or social liability. Often older downtown areas suffer from an inadequate and worn out public infrastructure. That is not entirely true for this area because of the past LID work. Yet some of the streets, alleys, sidewalks, sewer lines, and water mains in both Areas A and B are in a deteriorating condition. As a stagnating area such as this grows older, the public service needs and attendant costs become greater without increased generation of property and other taxes. Hence it has become an economic liability for the City.

4. (e) And is a menace to the public health, safety, morals, or welfare in its present condition or welfare in its present condition or use. The previous discussion has established that this area has stagnated economically and, as a result, has become an economic liability. In addition, the deteriorating condition of some of the streets and the deteriorating buildings in the area create safety problems for residents and businesses. Accordingly, these conditions represent a menace or threat to the public welfare or prosperity and safety of the community.

D. Appropriateness of the Area for an Urban Renewal Project

The second part of the City Council's determination is the policy decision of whether or not the area is appropriate for an urban renewal project. This report has reviewed the area and finds that it is appropriate for an urban project.

Note that part of the definition of an urban renewal project includes, "undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated and deteriorating areas." This report has provided evidence that the Greater Downtown Moscow

Area as described in this report is a deteriorating area. The preparation, approval, and execution of an urban renewal plan for the Greater Downtown Moscow Area offers the City the best opportunity to marshal the necessary resources to eliminate the conditions that make it a deteriorating area. Such a plan could encourage new development along the western edge of the area and expansion by existing owners by assisting with site acquisition and relocation and planning for additional public parking facilities. The creative use of revenue allocation financing and other possible grant funds by the Moscow Urban Renewal Agency and the City of Moscow could speed the process of Greater Downtown Moscow Area renewal in cooperation with private developers. With appropriate attention and effort, this area could be redeveloped and rehabilitated to finally complete the full connection and integration of downtown Moscow and the University.

CONCLUSION

This report concludes that the Greater Downtown Moscow Area as described in this report constitutes a deteriorating and deteriorated area and, as such, is appropriate for an urban renewal project.

Attachments

DEFINITION OF DETERIORATING AREA, I.C. § 50-2018(9)
AND DETERIORATED AREA, I.C. § 50-2903(8)(b)

A deteriorating or deteriorated area is any area which by reason of the presence of (1) a substantial number of deteriorated or deteriorating structures; (2) predominance of defective or inadequate street layout; (3) faulty lot layout in relation to size, adequacy, accessibility or usefulness; (4) insanitary or unsafe conditions; (5) deterioration of site or other improvements; (6) diversity of ownership; (7) tax or special assessment delinquency exceeding the fair value of the land; (8) defective or unusual conditions of title; (9) the existence of conditions which endanger life or property by fire and other causes; or (10) any combination of such factors, (a) (results in economic underdevelopment of the area);¹ (b) substantially impairs or arrests the sound growth of a municipality; (c) retards the provision of housing accommodations; or (d) constitutes an economic or social liability; and (e) is a menace to the public health, safety, morals or welfare in its present condition or use; (provided, that if such deteriorating area consists of open land the conditions contained in the proviso in Idaho Code Section 502008(d) shall apply).²

¹ This appears only in the revenue allocation statute.

² This appears only in the urban renewal statute, but a similar provision appears in the revenue allocation statute.

DEFINITION OF URBAN RENEWAL PROJECT, I.C. § 50-2018(10)

“Urban renewal project” may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) demolition and removal of buildings and improvements;
- (c) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this act in accordance with the urban renewal plan;
- (d) disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the agency itself) at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of building or other improvements in accordance with the urban renewal plan;
- (f) acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (h) lending or investing federal funds; and
- (i) construction of foundations, platforms and other like structural forms.

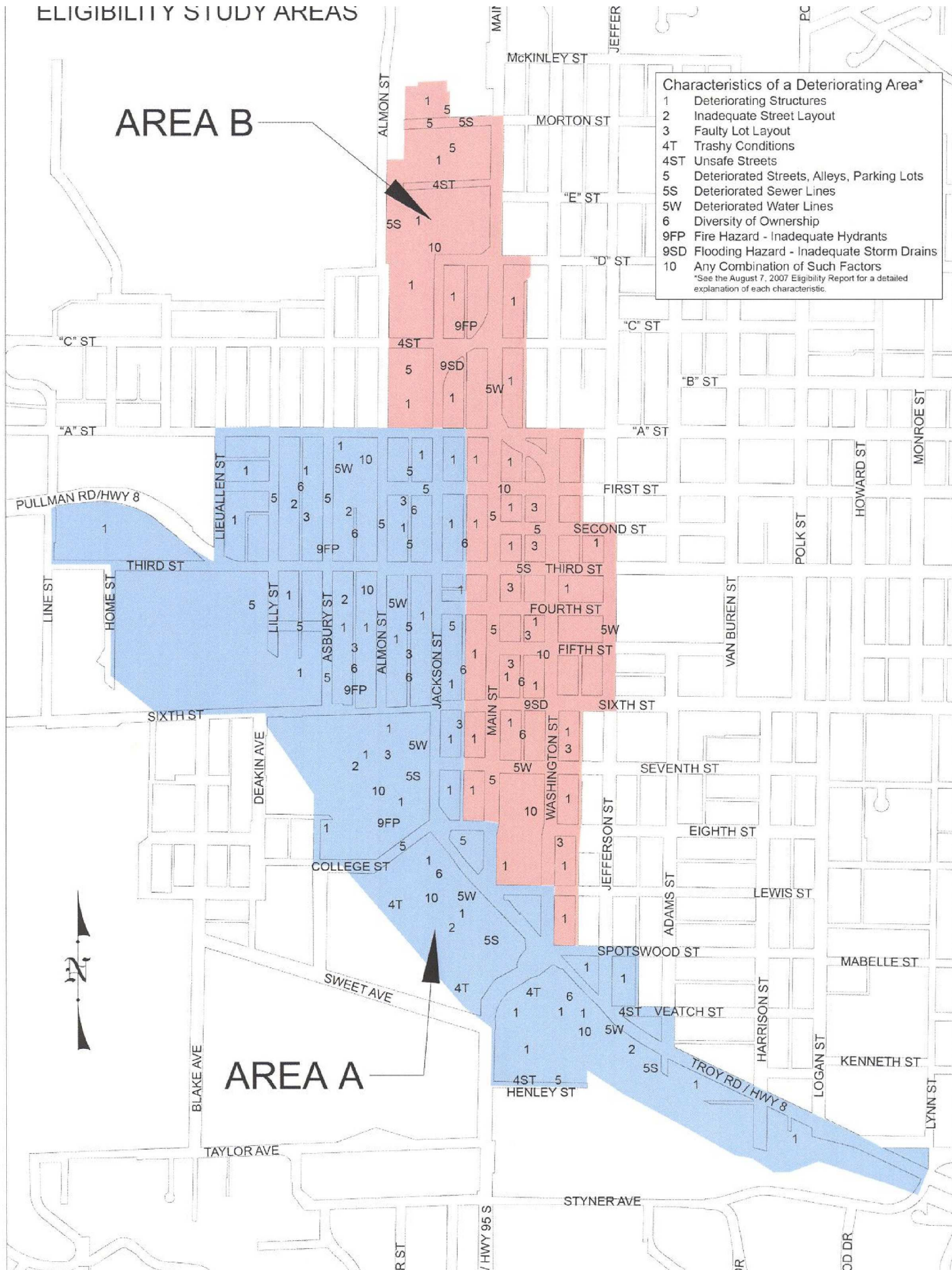
ELIGIBILITY STUDY AREAS

AREA B

Characteristics of a Deteriorating Area*	
1	Deteriorating Structures
2	Inadequate Street Layout
3	Faulty Lot Layout
4T	Trashy Conditions
4ST	Unsafe Streets
5	Deteriorated Streets, Alleys, Parking Lots
5S	Deteriorated Sewer Lines
5W	Deteriorated Water Lines
6	Diversity of Ownership
9FP	Fire Hazard - Inadequate Hydrants
9SD	Flooding Hazard - Inadequate Storm Drains
10	Any Combination of Such Factors

*See the August 7, 2007 Eligibility Report for a detailed explanation of each characteristic.

AREA A



MOSCOW URBAN RENEWAL AGENCY

RESOLUTION NO. 2018-01

A RESOLUTION OF THE MOSCOW URBAN RENEWAL AGENCY, THE URBAN RENEWAL AGENCY OF THE CITY OF MOSCOW, IDAHO, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR A PORTION OF THE DOWNTOWN MOSCOW AREA TO BE CONSIDERED FOR INCLUSION WITHIN THE LEGACY CROSSING URBAN RENEWAL DISTRICT AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING THE CHAIRMAN OR ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF MOSCOW REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on the July 19, 1995 the Council and Mayor of Moscow, Idaho respectively, created the Moscow Urban Renewal Agency, authorizing it to transact business and exercise the powers granted by the Law and Act upon making the findings of necessity required for creating said Agency; and

WHEREAS, on November 6, 1995, the Council and Mayor of the City of Moscow, Idaho, respectively, adopted Resolution 95-13 formally finding one or more deteriorated or deteriorating areas existed within the City. The development of such area or areas is necessary in the interests of the public health safety, morals or welfare of the residents of the City and there is a need for an Urban Renewal Agency; and

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 96-12 on July 1, 1996, approving the Urban Renewal Plan and making certain findings; and

WHEREAS, the City, on June 7, 2004, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan for the First Amended and Restated City of Moscow, Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan 2004 (the "First Amended and Restated Urban Renewal Plan"); and

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

WHEREAS, the City, on June 20, 2005, after notice duly published, conducted a public hearing on the Second Amended and Restated City of Moscow, Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan of 2005 (the "Second Amended and Restated Urban Renewal Plan"); and

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

WHEREAS, the Agency Board authorized an update the 2007 Greater Downtown Moscow Eligibility Report to consider an urban renewal project for the potential inclusion of the area within Legacy Crossing Urban Renewal District and to analyze and determine whether the area is eligible for urban renewal planning, and provide the Board with a report and recommendation; and

WHEREAS, the update of the eligibility report (the "Report") had been completed, which examines the area for the purpose of determining whether such area is a deteriorating area and deteriorated area as defined by Idaho Code, Section 50-2018(i) and 50-2903(6)(b); and

WHEREAS, the Report dated March 1, 2018, has been submitted to the Agency, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project; and

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area.

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

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

Section 2. That the Board acknowledges acceptance and receipt of the Report.

Section 3. That the Chairman of the Board of Commissioners of the Moscow Urban Renewal Agency is hereby authorized to transmit the Report to the City Council of the City of Moscow and requesting that the Council:

- a. Determine whether the area identified in the Report qualifies as an urban renewal project and justification for designating the area, as appropriate, for an urban renewal project;
- b. If such designation is made, whether the Agency should proceed with the preparation of an amended Urban Renewal Plan for the Legacy Crossing Urban Renewal District to include the subject area within the District, including a determination of the boundaries of the proposed area, which Plan may include a revenue allocation provision as allowed by law.

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

PASSED by the Urban Renewal Agency of the City of Moscow, Idaho, this ____ day of _____, 2018.

Steve McGeehan, Chair

ATTEST:

Art Bettge, Secretary