



Meeting Agenda: Thursday, November 15, 2018, 7:00

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

(A) = Board Action Item

1. **Consent Agenda (A)**- Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
  - A. Minutes from October 4, 2018
  - B. September 2018 Financials and Payables
  - C. October 2018 Financials and Payables

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

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

3. **Idaho Central Credit Union Project Report (A) – Bill Belknap**

The Idaho Central Credit Union (ICCU) has purchased the prior Ambassador Auto (most recently Quad Cities Nissan) dealership property and intends to demolish the existing structures this fall and construct a new approximately 5,000 square foot branch upon the property this spring. The property is located within the area of the upcoming Third Street Corridor Pedestrian Safety Project that the Agency previously committed \$87,000 towards and which is scheduled for construction in 2021. Staff has discussed the concept of advancing some of the anticipated lighting improvements in conjunction with the ICCU project to take advantage of the anticipated sidewalk removals and reconstruction to get the lighting system installed and avoid disruption to the ICCU site in 2021. Staff will provide a report and is seeking general Board direction regarding exploration of the potential advancement of the streetscape improvements.

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

4. **Discussion Regarding Work Plan and Projects for 2019 Calendar Year (A) - Bill Belknap**

Staff would like to discuss anticipated Board projects and priorities for the upcoming calendar year so that Staff can plan accordingly.

**ACTION:** Discuss anticipated projects and priorities for the upcoming year and provide Staff with direction as deemed appropriate.

5. **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.



## Meeting Minutes: October 4, 2018, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Brandy Sullivan	Bill Belknap, MURA Executive Director
Art Bettge		Anne Peterson, MURA Clerk
Trent Bice		Brittany Gunderson, Treasurer
Steve Drown		
Dave McGraw		
Ron Smith		

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

- 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 September 6, 2018*

*B. August 2018 Financials*

*C. August 2018 Payables*

Bettge moved approval, seconded by Smith. Motion carried.

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

Victoria Seever, 121 N Lilly, stated concerns about the 6<sup>th</sup> & Jackson site. She said as a keystone property, any project selected for the site should be mixed-use that focuses on synergy between campus and downtown. She preferred to see some type of activity center with culturally based functionality rather than another apartment complex. She said the 6<sup>th</sup> & Jackson lot is a patient, hard-earned investment, envisioned in direction and innovation.

Annette Bieghler, 937 Kenneth St, introduced herself as a candidate for County Assessor.

- Report on Council Consideration of the Amended and Restated Legacy Crossing Urban Renewal District Plan (A) - Bill Belknap**

*The Council will conduct the public hearing and consider approval of the Amended and Restated Legacy Crossing Urban Renewal Redevelopment Plan at their October 1, 2018 meeting. Staff will provide a report on the Council's action to the Board.*

Belknap reported that Council approved the proposed amended plan on October 1. The ordinance will be published Saturday and become effective upon publication. It will be filed with the appropriate governmental bodies and any allocations will become effective retroactive to January 1, 2018.

- South Main Pedestrian Underpass Study Report (A) – Bill Belknap**

*On May 17, 2018 the MURA Board agreed to jointly fund a study to assess the feasibility of the construction of a pedestrian underpass of South Main near the south couplet intersection within the Legacy Crossing District. The MURA and City have recently completed a floodplain assessment work in the vicinity of the south couplet. During the assessment process, the City Council expressed interest in exploring the construction of a pedestrian underpass of South Main/U.S. 95. It would be similar to the*

*underpass currently in construction under State Highway 8 at the Styner/White intersection and would significantly improve pedestrian connectivity and safety within the Legacy Crossing District. The Study has been completed and Staff will present the results for the Board's consideration.*

The concept for this underpass is very similar to the recent construction at Styner and White Avenues. A study funded jointly by the City and Agency concluded that the old Main Street bridge will need to be removed. It was not removed when the South Couplet was constructed due to its potential historic value but subsequent deterioration has made it no longer a candidate for the National Registry. A portion of the bridge is on Gritman property and they have indicated bridge removal would be a condition of any property donation. The underpass study concluded that there would be negligible impacts on flood elevations and only a few days per year anticipated for path closure during high runoffs. Belknap shared concept illustrations of the route and construction. Cost and contingency estimates came in at \$625,982 (\$100,000 for bridge removal alone). Belknap explained that LHTAC projects have higher fees for design and administration, and escalating out to 2023 when grant funding would most likely be available, the cost estimate increases to \$907,675. The City and Agency could provide matching contributions of \$150,000 each which would make the grant request \$607,675. These figures include only the underpass and sidewalks; lighting and beautification costs would be extra. The Agency's capital improvement plan already includes \$175,000 for the underpass and entryway improvements. When asked whether other Commissions had been involved in the discussion, Belknap said McGraw will provide an update to the Pathways Commission at their next meeting, and staff will take it to the Historic Preservation Commission later this month. The next round for grant funding is in December with quite a bit of coordination needing to occur before then. Board members fully supported Belknap proceeding with a request to City Council for matching funds.

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

- Legacy Crossing District
  - There have been multiple inquiries regarding the 6<sup>th</sup> and Jackson site so Belknap anticipates some interesting RFP responses.
  - There is continuing interest in the Stubbs Seed property but highway improvement discussions appear to be hindering sale and redevelopment.
  - Belknap reported a private easement issue is creating some complications with the Dumas Seed property redevelopment, but the owner is working to resolve it.
- Alturas District
  - No updates.
- General Agency Business
  - Belknap said recent legislation requires all agenda titles to denote potential action items, so from now on all Agency action items will be denoted by a "(A)" at the end of each agenda title.
  - Belknap reported his attendance at the 20<sup>th</sup> Idaho Economic Development Association Summit and the September 26<sup>th</sup> Chamber Alliance Presentation. He will also participate in a site selection visit next week that may highlight the need for the South Moscow District.

The meeting adjourned at 7:49 AM.

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Steve McGeehan, Agency Chair

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Date



**Balance Sheet**  
**September 30, 2018**

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**ASSETS**

Cash	3,306
Investments-LGIP	374,660
Investments-Zions Debt Reserve	44,437
Taxes Receivable	3,711
Interest Receivable	696
Other assets	5,260
Land Held For Resale	531,256
Land	679,420
Total Assets	<u><u>\$ 1,642,746</u></u>

**LIABILITIES**

Accounts Payable	38,225
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><u>495,262</u></u>

**FUND BALANCES**

Net Assets Invest. Cap Assets	332,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	858,616
Total Fund Balance	<u><u>1,235,348</u></u>

<b>Retained Earnings:</b>	<u><u>(87,864)</u></u>
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<b>Total Fund Balance and Retained Earnings:</b>	<u><u>1,147,484</u></u>
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<b>Total Liabilities, Fund Balance and Retained Earnings:</b>	<u><u>\$ 1,642,746</u></u>
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September-18  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4581	UCREACON	Crea Construction Inc. MURA Contribution to Hwy 8 Underpass Project	9/7/2018	15,000.00
Total for Check Number 4581:				15,000.00
4582	UMOSCOWP 4 Invoices	Moscow Pullman Building Supply Materials to Block Tree Wells at 6th & Jackson	9/7/2018	414.09
Total for Check Number 4582:				414.09
4583	UAVISTA Aug 2018	Avista 6th and Jackson Service	9/14/2018	13.39
Total for Check Number 4583:				13.39
4584	UCITYMOS Aug-18 Sep-18	City of Moscow City Utilities August 2018 City Admin Services Sept 2018	9/14/2018	204.25 3,978.42
Total for Check Number 4584:				4,182.67
4585	UROSAUER 02-854414	Rosauers Meeting Materials	9/14/2018	5.41
Total for Check Number 4585:				5.41
4586	UALTASCI A1592 A1655	Alta Science and Engineering Paradise Creek Floodplan Study FEMA Response South Main Underpass Study - URA Portion	9/21/2018	1,962.92 2,601.25
Total for Check Number 4586:				4,564.17
4587	UAVISTA Sept. 2018	Avista 6th and Jackson Service	10/10/2018	13.39
Total for Check Number 4587:				13.39

September-18  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4588	UCITYMOS	City of Moscow	10/10/2018	
	FY18	Turnstone Flatts Sidewalk Project Contribution		33,500.00
Total for Check Number 4588:				<u>33,500.00</u>
4589	UCUTTING	Cutting Edge Signs	10/10/2018	
	FY18	Vinyl Banner for 6th & Jackson Suite		165.00
Total for Check Number 4589:				<u>165.00</u>
4591	UALTASCI	Alta Science & Engineering	10/19/2018	
	FY18	FEMA Flood Study Response T & M		496.33
Total for Check Number 4591:				<u>496.33</u>
4592	UALTURAS	Alturas Technology Park, Inc.	10/19/2018	
	FY18	Alturas Irrigation Cost for Common Areas		2,149.37
Total for Check Number 4592:				<u>2,149.37</u>
4593	UCITYMOS	City of Moscow	10/19/2018	
	Sept. 2018	City Utilities - Sept. 2018		204.25
Total for Check Number 4593:				<u>204.25</u>
4594	UMOSPULD	News Review Publishing Co.	10/19/2018	
	FY18	RFP Legal Notice for 6th & Jackson - Printed 9/8		197.34
Total for Check Number 4594:				<u>197.34</u>
4595	UPALOCOM	Palouse Commerical	10/19/2018	
	FY18	6th and Jackson Marketing Services		1,500.00
Total for Check Number 4595:				<u>1,500.00</u>
<b>Total bills for September 2018:</b>				<b><u>\$ 62,405.41</u></b>

September-18  
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4581	09/07/2018	Moscow Urban Renewal Agency	Crea Construction Inc.		15,000.00
4582	09/07/2018	Moscow Urban Renewal Agency	Moscow Pullman Building Supply		414.09
4583	09/14/2018	Moscow Urban Renewal Agency	Avista		13.39
4584	09/14/2018	Moscow Urban Renewal Agency	City of Moscow		4,182.67
4585	09/14/2018	Moscow Urban Renewal Agency	Rosauers		5.41
4586	09/21/2018	Moscow Urban Renewal Agency	Alta Science & Engineering		4,564.17
4587	10/10/2018	Moscow Urban Renewal Agency	Avista		13.39
4588	10/10/2018	Moscow Urban Renewal Agency	City of Moscow		33,500.00
4589	10/10/2018	Moscow Urban Renewal Agency	Cutting Edge Signs		165.00
4591	10/19/2018	Moscow Urban Renewal Agency	Alta Science & Engineering		496.33
4592	10/19/2018	Moscow Urban Renewal Agency	Alturas Technology Park, Inc.		2,149.37
4593	10/19/2018	Moscow Urban Renewal Agency	City of Moscow		204.25
4594	10/19/2018	Moscow Urban Renewal Agency	News Review & Publishing Co.		197.34
4595	10/19/2018	Moscow Urban Renewal Agency	Palouse Commercial		1,500.00
Report Total:				<u>0.00</u>	<u>62,405.41</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

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Brittany Gunderson, Treasurer

General Ledger  
Revenue Analysis

September 2018



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollec	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-00-410-00	Property Taxes - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-410-01	Property Taxes - Legacy	\$ 228,980.00	\$ 5,225.79	\$ 228,175.72	\$ 804.28	\$ 804.28	0.35%	99.65%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,000.00	\$ 1,542.94	\$ 7,373.14	\$ (6,373.14)	\$ (6,373.14)	-637.31%	737.31%
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%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 229,980.00</b>	<b>\$ 6,768.73</b>	<b>\$ 235,548.86</b>	<b>\$ (5,568.86)</b>	<b>\$ (5,568.86)</b>	<b>-2.42%</b>	<b>102.42%</b>
<b>Revenue Total</b>		<b>\$ 229,980.00</b>	<b>\$ 6,768.73</b>	<b>\$ 235,548.86</b>	<b>\$ (5,568.86)</b>	<b>\$ (5,568.86)</b>	<b>-2.42%</b>	<b>102.42%</b>



# General Ledger

## Expense vs. Budget

September-18



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	\$ 47,741.04	\$ (0.04)	\$ (0.04)	100.00%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ -	\$ 2,350.00	\$ 3,650.00	\$ 3,650.00	39.17%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ 4,800.00	\$ 200.00	\$ 200.00	96.00%
890-880-10-642-30	Professional Services-Computer	\$ 1,000.00	\$ -	\$ 300.00	\$ 700.00	\$ 700.00	30.00%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ 197.34	\$ 782.66	\$ 217.34	\$ 217.34	78.27%
890-880-10-668-10	Liability Insurance-General	\$ 1,650.00	\$ -	\$ 1,507.00	\$ 143.00	\$ 143.00	91.33%
E02	Contractual	\$ 62,391.00	\$ 4,175.76	\$ 57,480.70	\$ 4,910.30	\$ 4,910.30	92.13%
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	\$ 2,149.37	\$ 3,529.37	\$ 970.63	\$ 970.63	78.43%
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	\$ 5.41	\$ 136.63	\$ 363.37	\$ 363.37	27.33%
E03	Commodities	\$ 7,500.00	\$ 2,154.78	\$ 3,666.00	\$ 3,834.00	\$ 3,834.00	48.88%
880	URA - General Agency	\$ 69,891.00	\$ 6,330.54	\$ 61,146.70	\$ 8,744.30	\$ 8,744.30	87.49%

# General Ledger

## Expense vs. Budget

September-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%

# General Ledger

## Expense vs. Budget

September-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
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	\$ 5,060.50	\$ 32,573.17	\$ (22,573.17)	\$ (22,573.17)	325.73%
890-895-10-642-12	Land Sale Expense-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 2,000.00	\$ 1,665.00	\$ 1,665.00	\$ 335.00	\$ 335.00	83.25%
E02	Contractual	\$ 12,000.00	\$ 6,725.50	\$ 34,238.17	\$ (22,238.17)	\$ (22,238.17)	285.32%
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	\$ 435.28	\$ 2,941.90	\$ (941.90)	\$ (941.90)	147.10%
890-895-10-658-10	Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-658-51	Development Participation	\$ -	\$ 48,500.00	\$ 112,253.63	\$ (112,253.63)	\$ (112,253.63)	0.00%
890-895-10-669-10	Misc. Expense-Legacy	\$ 1,000.00	\$ 414.09	\$ 423.09	\$ 576.91	\$ 576.91	42.31%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,750.00	\$ -	\$ 1,500.00	\$ 250.00	\$ 250.00	85.71%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 21,385.00	\$ -	\$ 66,252.60	\$ (44,867.60)	\$ (44,867.60)	309.81%

# General Ledger

## Expense vs. Budget

September-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
E03	Commodities	\$ 30,635.00	\$ 49,349.37	\$ 186,871.22	\$ (156,236.22)	\$ (156,236.22)	609.99%
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%

# General Ledger

## Expense vs. Budget

September-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
895	URA - Legacy Crossing	\$ 355,336.00	\$ 56,074.87	\$ 221,109.39	\$ 134,226.61	\$ 134,226.61	62.23%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-791-01	Bond Interest-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ -	\$ -	\$ 28,000.00	\$ (28,000.00)	\$ (28,000.00)	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ -	\$ -	\$ 13,157.24	\$ (13,157.24)	\$ (13,157.24)	0.00%
E05	Debt Service	\$ -	\$ -	\$ 41,157.24	\$ (41,157.24)	\$ (41,157.24)	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 18,681.00	\$ -	\$ -	\$ 18,681.00	\$ 18,681.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 26,400.00	\$ -	\$ -	\$ 26,400.00	\$ 26,400.00	0.00%
890-899-11-990-00	End Fund Bal Assigned-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-11-990-01	End Fund Bal Res-Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 55,443.00	\$ -	\$ -	\$ 55,443.00	\$ 55,443.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E95	Ending Fund Balance	\$ 100,524.00	\$ -	\$ -	\$ 100,524.00	\$ 100,524.00	0.00%
899	Dept	\$ 100,524.00	\$ -	\$ 41,157.24	\$ 59,366.76	\$ 59,366.76	40.94%
890	Moscow Urban Renewal Agency	\$ 525,751.00	\$ 62,405.41	\$ 323,413.33	\$ 202,337.67	\$ 202,337.67	61.51%



**Balance Sheet**  
**October 31, 2018**

	Total Funds
<b>ASSETS</b>	
Cash	8,362
Investments-LGIP	333,356
Investments-Zions Debt Reserve	44,437
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<b>1,602,090</b>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	29,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	290,000
Latah County payback agreement - due after one year	98,037
<b>Total Liabilities</b>	<b>425,537</b>
<b>FUND BALANCES</b>	
Net Assets Invest. Cap Assets	376,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	757,938
<b>Total Fund Balance</b>	<b>1,178,982</b>
<b>Retained Earnings:</b>	<b>-2,429</b>
<b>Total Fund Balance and Retained Earnings:</b>	<b>1,176,553</b>
<b>Total Liabilities, Fund Balance and Retained Earnings:</b>	<b>\$1,602,090</b>

October-18  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4590	UICRMP	ICRMP	10/11/2018	
	18013-1819-1	Annual Membership FY19		1,582.00
Total for Check Number 4590:				1,582.00
4596	UREDEV	Redevelopment Association of Idaho	10/19/2018	
	M16004	RAI Dues 2019		850.00
Total for Check Number 4596:				850.00
<b>Total bills for October 2018:</b>				<b>\$ 2,432.00</b>

October-18  
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4590	10/11/2018	Moscow Urban Renewal Agency	ICRMP		1,582.00
4596	10/19/2018	Moscow Urban Renewal Agency	Redevelopment Assoc. of Idaho		850.00
Report Total:				<u>0.00</u>	<u>2,432.00</u>

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Steve McGeehan, Chairperson

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Bill Belknap, Executive Director

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

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Brittany Gunderson, Treasurer



General Ledger  
Revenue Analysis

October 2018



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollec	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-00-410-01	Property Taxes - Legacy	\$ 325,000.00	\$ -	\$ -	\$ 325,000.00	\$ 325,000.00	100.00%	0.00%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,500.00	\$ 2.51	\$ 2.51	\$ 1,497.49	\$ 1,497.49	99.83%	0.17%
890-000-00-478-10	Sale of Land - Alturas	\$ 135,210.00	\$ -	\$ -	\$ 135,210.00	\$ 135,210.00	100.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 611,710.00</b>	<b>\$ 2.51</b>	<b>\$ 2.51</b>	<b>\$ 611,707.49</b>	<b>\$ 611,707.49</b>	<b>100.00%</b>	<b>0.00%</b>
<b>Revenue Total</b>		<b>\$ 611,710.00</b>	<b>\$ 2.51</b>	<b>\$ 2.51</b>	<b>\$ 611,707.49</b>	<b>\$ 611,707.49</b>	<b>100.00%</b>	<b>0.00%</b>

General Ledger  
Expense vs. Budget

October-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect %	Expend/Collect
880	URA - General Agency						
890-880-10-642-00	Administrative Services	\$ 49,173.00	\$ -	\$ -	\$ 49,173.00	\$ 49,173.00	0.00%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ 850.00	\$ 850.00	\$ 5,150.00	\$ 5,150.00	14.17%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-644-16	Land Sale Expenses	\$ 10,210.00	\$ -	\$ -	\$ 10,210.00	\$ 10,210.00	0.00%
890-880-10-668-10	Liability Insurance-General	\$ 1,700.00	\$ 1,582.00	\$ 1,582.00	\$ 118.00	\$ 118.00	93.06%
E02	Contractual	\$ 74,083.00	\$ 2,432.00	\$ 2,432.00	\$ 71,651.00	\$ 71,651.00	3.28%
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	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	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	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-880-10-669-11	Dist. of Net Prop. Sale Procee	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,500.00	\$ -	\$ -	\$ 131,500.00	\$ 131,500.00	0.00%
880	URA - General Agency	\$ 205,583.00	\$ 2,432.00	\$ 2,432.00	\$ 203,151.00	\$ 203,151.00	1.18%

# General Ledger

## Expense vs. Budget

October-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect %	Expend/Collect
895	URA - Legacy Crossing						
890-895-10-642-10	Professional Services-Legacy	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	0.00%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 36,000.00	\$ -	\$ -	\$ 36,000.00	\$ 36,000.00	0.00%
890-895-10-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-652-10	Heat, Lights & Utilities	\$ 1,800.00	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00	0.00%
890-895-10-658-51	Development Participation	\$ 215,000.00	\$ -	\$ -	\$ 215,000.00	\$ 215,000.00	0.00%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,800.00	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00	0.00%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	0.00%
890-895-10-676-17	Owner Participation Agreements	\$ 86,367.00	\$ -	\$ -	\$ 86,367.00	\$ 86,367.00	0.00%
E03	Commodities	\$ 309,967.00	\$ -	\$ -	\$ 309,967.00	\$ 309,967.00	0.00%
890-895-10-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-890-00	Transfer To: General Fund	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%

General Ledger  
Expense vs. Budget

October-18



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect %	Expend/Collect
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
895	URA - Legacy Crossing	\$ 419,917.00	\$ -	\$ -	\$ 419,917.00	\$ 419,917.00	0.00%
899	Dept						
890-899-12-790-01	Bond Principal - Legacy	\$ 319,000.00	\$ -	\$ -	\$ 319,000.00	\$ 319,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 14,590.00	\$ -	\$ -	\$ 14,590.00	\$ 14,590.00	0.00%
E05	Debt Service	\$ 333,590.00	\$ -	\$ -	\$ 333,590.00	\$ 333,590.00	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 25,290.00	\$ -	\$ -	\$ 25,290.00	\$ 25,290.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 22,926.00	\$ -	\$ -	\$ 22,926.00	\$ 22,926.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 17,136.00	\$ -	\$ -	\$ 17,136.00	\$ 17,136.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ 5,260.00	\$ -	\$ -	\$ 5,260.00	\$ 5,260.00	0.00%
E95	Ending Fund Balance	\$ 70,612.00	\$ -	\$ -	\$ 70,612.00	\$ 70,612.00	0.00%
899	Dept	\$ 404,202.00	\$ -	\$ -	\$ 404,202.00	\$ 404,202.00	0.00%
890	Moscow Urban Renewal Agency	\$ 1,029,702.00	\$ 2,432.00	\$ 2,432.00	\$ 1,027,270.00	\$ 1,027,270.00	0.24%