



Meeting Agenda: Thursday, May 21, 2020, 7:00 a.m.

Due to the Governor's Proclamation relating to the conduct of public meetings during the COVID-19 crisis, the Moscow Urban Renewal Agency meeting will be broadcast and the public is not allowed to attend in person. Citizens wishing to comment on business on the agenda are encouraged to communicate with the Board by phone at 208.883.7011 or through the Agency's website at <https://moscowura.com/contact/> in order to respect social distancing protocol. Please note the meeting will be televised on the City of Moscow's TV channel (Spectrum channel 1301) and streamed live for public viewing by entering the following link: <https://www.ci.moscow.id.us/522/Meeting-Videos>.

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 March 5, 2020
  - B. February 2020 Payables
  - C. February 2020 Financials
  - D. March 2020 Payables
  - E. March 2020 Financials
  - F. April 2020 Payables
  - G. April 2020 Financials

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

2. **Request for Amendment to the Schedule of Performance from Roderick Olps (A) – Bill Belknap**

On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Roderick Olps for the disposition and development of the Agency's Sixth and Jackson property. On March 5<sup>th</sup>, the Board approved an extension to the ENA schedule of performance to allow additional time to have his development plans reviewed by the Moscow Planning and Zoning Commission for conformance with the City's design guidelines before submitting the final Phase II plans for the Board's approval. As a result of the extension approval the date for submission of the Phase II development plans was extended to April 16<sup>th</sup>. Shortly after the March 5<sup>th</sup> meeting, the COVID-19 pandemic expanded significantly within the United States and resulted in a number of local and state emergency orders which resulted in the cancellation of Commission meetings and largely yet unknown adverse economic impacts to the national and regional economies. On May 15, 2020, Mr. Olps submitted a request to extend the current ENA schedule to the end of this calendar year to allow time to assess the impact of the COVID-19 pandemic upon the local economy and viability of his proposed development project.

**ACTION:** Consider the ENA extension request and take action as deemed appropriate.

3. **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: March 5, 2020, 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	Art Bettge	Bill Belknap, Executive Director
Mark Beauchamp	Nancy Tribble	Anne Peterson, Clerk
Steve Drown		Renee Tack, Treasurer
Dave McGraw		
Brandy Sullivan		

McGeehan called the meeting to order at 7:01 a.m.

- 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.

- Minutes from December 12, 2019
- October 2019 Payables
- October 2019 Financials
- December 2019 Payables
- December 2019 Financials
- January 2020 Payables
- January 2020 Financials

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

McGraw moved approval of the consent agenda as presented, seconded by Sullivan. Motion carried unanimously.

- Public Comment for items *not on agenda*:** Three-minute limit  
None.

### 3. Agency FY2019 Audit Presentation (A) – Renee Tack

*The 2019 MURA audit has been completed and will be presented by MURA Treasurer Renee Tack and the auditors, Presnell Gage PLLC.*

Tack introduced Nick Nicholson from Presnell Gage who proceeded to present the auditor's opinion of the Agency's financial reporting. Their risk-based audit looks for procedures that could become material issues in the event of improper management. He said the Agency continues to achieve the auditor's highest opinion on the financial statements, internal controls, and compliance with accepted accounting standards. Nicholson highlighted that the Agency's net position increased by about \$317,000 during FY19, and the current unassigned fund balance of \$76,000 (about a year's worth of operating expenses) comes from transfers from both project budgets. McGraw asked about the management fee amount paid to the City of Moscow, and Nicholson said in his opinion it is a fair amount that has stayed fairly consistent over the years. Sullivan moved to accept the audit as presented, seconded by McGraw and carried by acclamation.

**4. Request for Amendment to the Schedule of Performance from Roderick Olps (A) – Bill Belknap**

*On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Roderick Olps for the disposition and development of the Agency's Sixth and Jackson property. Under the ENA, Mr. Olps was required to submit the Phase I development plans by May 15<sup>th</sup>. Mr. Olps submitted his Phase I plans on May 17<sup>th</sup>. On June 13<sup>th</sup> Mr. Olps submitted a request for an extension to the schedule of performance to allow an additional 90 days to refine his proposed development plans for the property. Mr. Olps's extension request was approved by the Board on July 11, 2019. Mr. Olps submitted his Phase I development plans which were approved by the Board on October 3<sup>rd</sup>. Mr. Olps submitted a second request for an extension to the schedule of performance to allow an additional 90 days to refine his proposed development plans for the property which was approved by the Board on December 12, 2019 and shifted the Phase II development plan submission to February 9<sup>th</sup>. Mr. Olps is requesting a third extension to allow time to have his development plans reviewed by the Moscow Planning and Zoning Commission for conformance with the City's design guidelines before submitting the final Phase II plans for the Board's approval.*

Belknap explained the item as described above, noting the importance of review by the Planning & Zoning Commission for compliance with the Legacy Crossing Design Guidelines. Mr. Olps updated Agency members by explaining his designer is going through the RFP again to ensure all aspects are included before submittal to Planning & Zoning. Agency members agreed it was important for Planning & Zoning to review it first and therefore were in favor of the extension. Olps said it increases the risk of not being able to break ground until fall but said he was remaining positive. Sullivan moved to accept the extension request, seconded by Drown and carried unanimously.

**5. 2019 MURA Draft Annual Report Review – Bill Belknap**

*In accordance with State Statute, all urban renewal agencies are required to file with the local governing body by March 31<sup>st</sup> of each year an annual report describing the activities of the agency for the preceding 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 Draft 2019 Annual Report and associated Resolution 2020-01 for the Board's review and approval.*

Belknap presented highlights within the report and McGeehan opened the public hearing at 7:37 am. Victoria Seever, 121 N Lilly, provided the attached public testimony. Public hearing closed at 7:41 am. Drown recommended acceptance of the public comment and approval of the annual report as presented. Beauchamp seconded the motion which carried unanimously.

**6. Discussion Regarding Alturas Phase II Covenants, Conditions, and Restrictions – Bill Belknap**

*During the development of Phase II of the Alturas Technology Business Park, the Agency placed additional private use restrictions on the lots in Phase II to restrict the use of the property to technology and research businesses only. The covenants included a prohibition against the removal of those land use restrictions for twelve years. That prohibition expired in January of 2019 and the one other lot owner within Phase II has stated they are in support of amending the covenants to remove this additional land use restriction. Staff will provide an overview of the process and seek Board direction.*

Belknap reminded Board members of the use restrictions within Phase II which affects the fair market value of those properties and has been one of the limiting factors in the Agency's ability to sell the remaining lots. Lifting those additional restrictions would put the lots closer to fair market value while also eliminating the Agency's right to approve design requirements, development timeframes, etc. Any development would only be constrained by current RTO zoning code and approval from the Alturas Association Architectural Review Board. Drown asked if a daycare would be allowed and Belknap said one already existed there after code amendments removed some prohibited uses and allowed daycares as an accessory use.

Brenda vonWandruzska inquired from the audience about how the remaining lots would be valued and would they be sold at auction or on the open market with price being negotiable. Belknap explained State law specifically requires Agency property to be sold through a competitive RFP process whereas the City must dispose of public property via auction or land exchange for equal value. The Agency performed a bulk fair value assessment on all the Alturas lots and everything sold to date was at that standard square foot value (\$2.34/sf) which took into consideration the zoning and covenant restrictions. He said the sale of Alturas lots occurred the RFP process and had only one respondent in each case. No price negotiation occurred. He said the Sixth & Jackson lot is different because the Agency is encouraging certain uses and dictating specific design standards so there's an individualistic assessment of project development costs and the income it will generate to determine the residual land value.

Belknap said if the Agency wishes to proceed with removing the restrictions, he will meet with the other property owner to amend the covenants which could be completed within about 90 days. He said that action would incur some legal expenses and the reappraisal would incur additional expenses. Belknap acknowledged another course would be to turn the lots over to the City for auction, although he didn't recommend that route and Agency members agreed. Drown said times have changed and the technology park model is no longer viable. Beauchamp thought going to auction would diminish the land value. Belknap was directed to proceed with amending the covenants.

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

- Alturas District
  - The Association has discussed common area landscaping changes to conserve water and reduce landscaping expenses. Belknap said after an initial expenditure, it could save the Agency a fair amount in maintenance expenses. Drown was concerned that river rock landscaping was not always the best alternative. Belknap said the Association is divided on whether to make any large investment so he will continue to update the Agency on how the discussion goes.
- General Agency Business
  - SB1303 has passed on to the House to prohibit eminent domain by non-elected boards, and the requirement that elected official seats be vacated once their term of office has expired.
  - HB448 has been replaced by HB587 and has advanced to the Senate and will exclude Highway District levies from increment for plans adopted after July 1, 2020.
  - HB409 has passed to the Senate, calling for a one-year freeze on all taxing district levies.

The meeting adjourned at 8:28 a.m.

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Steve McGeehan, Agency Chair

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Date



**Balance Sheet**  
**February 29, 2020**

	Total Funds
<b>ASSETS</b>	
Cash	10,846
Investments - LGIP	852,067
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<u><u>\$ 2,123,312</u></u>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	31,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	259,000
Latah County payback agreement - due after one year	94,537
<b>Total Liabilities</b>	<u><u>393,037</u></u>
<b>FUND BALANCES</b>	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,252,231
<b>Total Fund Balance</b>	<u><u>1,730,275</u></u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 2,123,312</u></u>

February-20  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4678	UAVISTA	Avista Utilities	02/06/2020	
	January 2020	6th & Jackson Service		40.10
Total for Check Number 4678:				40.10
4680	UGROPP	Gropp LLC	02/06/2020	
	81708	Ottnexx pathway lighting payment #5		4,412.80
Total for Check Number 4680:				4,412.80
4681	UALTASCI	Alta Science & Engineering	02/12/2020	
	A2422	6th and Jackson Annual sampling and well repair		874.24
	A2476	6th and Jackson Annual sampling and well repair		1,709.78
Total for Check Number 4681:				2,584.02
4682	UCITYMOS	City of Moscow	02/12/2020	
	4717148	City Admin Services		4,220.67
	Jan.2020	City Utilities @ 6th & Jackson lot		222.31
Total for Check Number 4682:				4,442.98
4683	U409SJac	409 S. Jackson LLC	02/27/2020	
	2/20/2020	409 S. Jackson OPA Payment		3,760.58
Total for Check Number 4683:				3,760.58
4684	UANDERCL	Clayton B. Anderson	02/27/2020	
	2/20/2020	625 S. Jackson OPA Payment		493.17
Total for Check Number 4684:				493.17
4685	UCAMPUSP	Campus Moscow Property Owner, LLC	02/27/2020	

February-20  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
	2/20/2020	1104 S. Main OPA Payment		65,568.80
Total for Check Number 4685:				<u>65,568.80</u>
4686	UDAROLDL	Darold L. Bingham Living Trust	02/27/2020	
	2/20/2020	402 W. 6th St. OPA Payment		1,597.61
Total for Check Number 4686:				<u>1,597.61</u>
4687	UGRITMAN	Gritman Medical Park LLC	02/27/2020	
	2/20/2020	803 S. Main OPA Payment		28,410.14
Total for Check Number 4687:				<u>28,410.14</u>
4688	UROSAUER	Rosauers Supermarkets, Inc.	02/27/2020	
	02-1249221	Meeting refreshments		11.35
Total for Check Number 4688:				<u>11.35</u>
4689	USWANGER	Larry Swanger	02/27/2020	
	2/20/2020	OPA Payment		1,740.83
Total for Check Number 4689:				<u>1,740.83</u>
ACH	ACH	Zions Bank	2/22/2019	
	Feb. 2020	Bond Interest Payment		4,822.81
Total ACH to Zions Bank:				<u>4,822.81</u>
<b>Total bills for February 2020:</b>				<b><u>\$ 117,885.19</u></b>

February-20  
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4678	02/06/2020	Moscow Urban Renewal Agency	Avista Utilities		40.10
4679	02/06/2020	Moscow Urban Renewal Agency	Cactus International, Inc.	19.95	0.00
4680	02/06/2020	Moscow Urban Renewal Agency	Gropp LLC		4,412.80
4681	02/12/2020	Moscow Urban Renewal Agency	Alta Science & Engineering		874.24
4681	02/12/2020	Moscow Urban Renewal Agency	Alta Science & Engineering		1,709.78
4682	02/12/2020	Moscow Urban Renewal Agency	City of Moscow		4,220.67
4682	02/12/2020	Moscow Urban Renewal Agency	City of Moscow		222.31
4683	02/27/2020	Moscow Urban Renewal Agency	409 S. Jackson LLC		3,760.58
4684	02/27/2020	Moscow Urban Renewal Agency	Clayton B. Anderson		493.17
4685	02/27/2020	Moscow Urban Renewal Agency	Campus Moscow Property Owner, LLC		65,568.80
4686	02/27/2020	Moscow Urban Renewal Agency	Darold L. Bingham Living Trust		1,597.61
4687	02/27/2020	Moscow Urban Renewal Agency	Gritman Medical Park LLC		28,410.14
4688	02/27/2020	Moscow Urban Renewal Agency	Rosauers Supermarkets, Inc.		11.35
4689	02/27/2020	Moscow Urban Renewal Agency	Larry Swanger		1,740.83
ACH	02/22/2019	Moscow Urban Renewal Agency	Zions Bank		4,822.81
			Report Total:	<u>19.95</u>	<u>117,885.19</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

\_\_\_\_\_  
Renee Tack, Treasurer



General Ledger  
Expense vs. Budget

February-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA General Fund						
890-880-10-642-00	Administrative Services	\$ 50,648.00	\$ 4,220.67	\$ 21,103.35	\$ 29,544.65	\$ 29,544.65	41.67%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,050.00	\$ 3,950.00	\$ 3,950.00	21.00%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-880-10-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ -	\$ -	\$ 750.00	\$ 750.00	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	\$ 1,550.00	\$ -	\$ 1,614.00	\$ (64.00)	\$ (64.00)	104.13%
E02	Contractual	\$ 73,658.00	\$ 4,220.67	\$ 23,767.35	\$ 49,890.65	\$ 49,890.65	32.27%
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	\$ 3,600.00	\$ -	\$ 1,938.75	\$ 1,661.25	\$ 1,661.25	53.85%
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	\$ 11.35	\$ 56.11	\$ 443.89	\$ 443.89	11.22%
890-880-10-669-11	Dist. of Net Prop. Sale Procee	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,600.00	\$ 11.35	\$ 1,994.86	\$ 129,605.14	\$ 129,605.14	1.52%
880	URA General Fund	\$ 205,258.00	\$ 4,232.02	\$ 25,762.21	\$ 179,495.79	\$ 179,495.79	12.55%

General Ledger  
Expense vs. Budget

February-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
895	URA Legacy District						
890-895-10-642-10	Professional Services-Legacy	\$ 5,000.00	\$ 2,584.02	\$ 2,584.02	\$ 2,415.98	\$ 2,415.98	51.68%
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	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 16,000.00	\$ 2,584.02	\$ 2,584.02	\$ 13,415.98	\$ 13,415.98	16.15%
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	\$ 3,200.00	\$ 262.41	\$ 1,039.76	\$ 2,160.24	\$ 2,160.24	32.49%
890-895-10-658-51	Development Participation	\$ 365,000.00	\$ 4,412.80	\$ 4,412.80	\$ 360,587.20	\$ 360,587.20	1.21%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ 132.75	\$ 367.25	\$ 367.25	26.55%
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	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 12,961.00	\$ 101,571.13	\$ 131,187.88	\$ (118,226.88)	\$ (118,226.88)	1012.17%
E03	Commodities	\$ 387,961.00	\$ 106,246.34	\$ 140,273.19	\$ 247,687.81	\$ 247,687.81	36.16%
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	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	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

February-20



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 District	\$ 479,679.00	\$ 108,830.36	\$ 142,857.21	\$ 336,821.79	\$ 336,821.79	29.78%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 290,000.00	\$ -	\$ -	\$ 290,000.00	\$ 290,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 13,056.00	\$ 4,822.81	\$ 4,822.81	\$ 8,233.19	\$ 8,233.19	36.94%
E05	Debt Service	\$ 303,056.00	\$ 4,822.81	\$ 4,822.81	\$ 298,233.19	\$ 298,233.19	1.59%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 42,931.00	\$ -	\$ -	\$ 42,931.00	\$ 42,931.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 19,297.00	\$ -	\$ -	\$ 19,297.00	\$ 19,297.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 46,941.00	\$ -	\$ -	\$ 46,941.00	\$ 46,941.00	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	\$ 114,429.00	\$ -	\$ -	\$ 114,429.00	\$ 114,429.00	0.00%
899	Dept	\$ 417,485.00	\$ 4,822.81	\$ 4,822.81	\$ 412,662.19	\$ 412,662.19	1.16%
890	Moscow Urban Renewal Agency	\$ 1,102,422.00	\$ 117,885.19	\$ 173,442.23	\$ 928,979.77	\$ 928,979.77	15.73%

General Ledger  
Revenue Analysis

February 2020



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-00-410-01	Property Taxes - Legacy	\$ 485,000.00	\$ 25,619.48	\$ 403,545.41	\$ 81,454.59	\$ 81,454.59	16.79%	83.21%
890-000-00-471-00	Investment Earnings	\$ 3,500.00	\$ 944.71	\$ 4,118.69	\$ (618.69)	\$ (618.69)	-17.68%	117.68%
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%
890	Moscow Urban Renewal Agency	\$ 773,710.00	\$ 26,564.19	\$ 407,664.10	\$ 366,045.90	\$ 366,045.90	47.31%	52.69%
Revenue Total		\$ 773,710.00	\$ 26,564.19	\$ 407,664.10	\$ 366,045.90	\$ 366,045.90	47.31%	52.69%



**Balance Sheet**  
**March 31, 2020**

	Total Funds
<b>ASSETS</b>	
Cash	12,113
Investments - LGIP	853,340
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<b>\$ 2,125,852</b>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	31,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	259,000
Latah County payback agreement - due after one year	94,537
<b>Total Liabilities</b>	<b>393,037</b>
<b>FUND BALANCES</b>	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,254,771
<b>Total Fund Balance</b>	<b>1,732,815</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 2,125,852</b>

March-20  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
	4690 UAVISTA February 2020	Avista Utilities 6th and Jackson Service	03/09/2020	69.36
Total for Check Number 4690:				<u>69.36</u>
	4691 UROSAUER 02-1260156	Rosauers Supermarkets, Inc. Meeting refreshments	03/09/2020	11.51
Total for Check Number 4691:				<u>11.51</u>
	4692 UCITYMOS 115911-000 4717192	City of Moscow City Utilities @ 6th & Jackson lot City Admin. Services	03/16/2020	222.31
Total for Check Number 4692:				<u>4,220.67</u>
	4693 UMOSPULD 156876	Tribune Publishing Company Hearing notice for annual report public comment	03/16/2020	28.12
Total for Check Number 4693:				<u>28.12</u>
<b>Total bills for March 2020:</b>				<b><u>\$ 4,551.97</u></b>

March-20  
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4690	03/09/2020	Moscow Urban Renewal Agency	Avista Utilities		69.36
4691	03/09/2020	Moscow Urban Renewal Agency	Rosauers Supermarkets, Inc.		11.51
4692	03/16/2020	Moscow Urban Renewal Agency	City of Moscow		222.31
4692	03/16/2020	Moscow Urban Renewal Agency	City of Moscow		4,220.67
4693	03/16/2020	Moscow Urban Renewal Agency	Tribune Publishing Company		28.12
			Report Total:	<u>\$ -</u>	<u>4,551.97</u>

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

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

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

\_\_\_\_\_  
Renee Tack, Treasurer

General Ledger  
Expense vs. Budget

March-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA General Fund						
890-880-10-642-00	Administrative Services	\$ 50,648.00	\$ 4,220.67	\$ 25,324.02	\$ 25,323.98	\$ 25,323.98	50.00%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,050.00	\$ 3,950.00	\$ 3,950.00	21.00%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-880-10-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ 28.12	\$ 28.12	\$ 721.88	\$ 721.88	3.75%
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	\$ 1,550.00	\$ -	\$ 1,614.00	\$ (64.00)	\$ (64.00)	104.13%
E02	Contractual	\$ 73,658.00	\$ 4,248.79	\$ 28,016.14	\$ 45,641.86	\$ 45,641.86	38.04%
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	\$ 3,600.00	\$ -	\$ 1,938.75	\$ 1,661.25	\$ 1,661.25	53.85%
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	\$ 11.51	\$ 67.62	\$ 432.38	\$ 432.38	13.52%
890-880-10-669-11	Dist. of Net Prop. Sale Procee	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,600.00	\$ 11.51	\$ 2,006.37	\$ 129,593.63	\$ 129,593.63	1.52%



General Ledger  
Expense vs. Budget

March-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA General Fund	\$ 205,258.00	\$ 4,260.30	\$ 30,022.51	\$ 175,235.49	\$ 175,235.49	14.63%
895	URA Legacy District						
890-895-10-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ 2,584.02	\$ 2,415.98	\$ 2,415.98	51.68%
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	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 16,000.00	\$ -	\$ 2,584.02	\$ 13,415.98	\$ 13,415.98	16.15%
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	\$ 3,200.00	\$ 291.67	\$ 1,331.43	\$ 1,868.57	\$ 1,868.57	41.61%
890-895-10-658-51	Development Participation	\$ 365,000.00	\$ -	\$ 4,412.80	\$ 360,587.20	\$ 360,587.20	1.21%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ 132.75	\$ 367.25	\$ 367.25	26.55%
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	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 12,961.00	\$ -	\$ 131,187.88	\$ (118,226.88)	\$ (118,226.88)	1012.17%
E03	Commodities	\$ 387,961.00	\$ 291.67	\$ 140,564.86	\$ 247,396.14	\$ 247,396.14	36.23%
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	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	0.00%

General Ledger  
Expense vs. Budget

March-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
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 District	\$ 479,679.00	\$ 291.67	\$ 143,148.88	\$ 336,530.12	\$ 336,530.12	29.84%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 290,000.00	\$ -	\$ -	\$ 290,000.00	\$ 290,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 13,056.00	\$ -	\$ 4,822.81	\$ 8,233.19	\$ 8,233.19	36.94%
E05	Debt Service	\$ 303,056.00	\$ -	\$ 4,822.81	\$ 298,233.19	\$ 298,233.19	1.59%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 42,931.00	\$ -	\$ -	\$ 42,931.00	\$ 42,931.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 19,297.00	\$ -	\$ -	\$ 19,297.00	\$ 19,297.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 46,941.00	\$ -	\$ -	\$ 46,941.00	\$ 46,941.00	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	\$ 114,429.00	\$ -	\$ -	\$ 114,429.00	\$ 114,429.00	0.00%
899	Dept	\$ 417,485.00	\$ -	\$ 4,822.81	\$ 412,662.19	\$ 412,662.19	1.16%
890	Moscow Urban Renewal Agency	\$ 1,102,422.00	\$ 4,551.97	\$ 177,994.20	\$ 924,427.80	\$ 924,427.80	16.15%

General Ledger  
Revenue Analysis

March 2020



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	\$ 485,000.00	\$ 5,812.37	\$ 409,357.78	\$ 75,642.22	\$ 75,642.22	15.60%	84.40%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 3,500.00	\$ 1,279.78	\$ 5,398.47	\$ (1,898.47)	\$ (1,898.47)	-54.24%	154.24%
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>\$ 773,710.00</b>	<b>\$ 7,092.15</b>	<b>\$ 414,756.25</b>	<b>\$ 358,953.75</b>	<b>\$ 358,953.75</b>	<b>46.39%</b>	<b>53.61%</b>
<b>Revenue Total</b>		<b>\$ 773,710.00</b>	<b>\$ 7,092.15</b>	<b>\$ 414,756.25</b>	<b>\$ 358,953.75</b>	<b>\$ 358,953.75</b>	<b>46.39%</b>	<b>53.61%</b>



**Balance Sheet**  
**April 30, 2020**

	<u>Total Funds</u>
<b>ASSETS</b>	
Cash	8,886
Investments - LGIP	854,525
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<u><u>\$ 2,123,809</u></u>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	31,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	259,000
Latah County payback agreement - due after one year	94,537
<b>Total Liabilities</b>	<u>393,037</u>
<b>FUND BALANCES</b>	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,252,728
<b>Total Fund Balance</b>	<u>1,730,772</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 2,123,809</u></u>

April-20  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4694	UPRESNEL 389539	Presnell Gage, PLLC Audit Services for FY 2019	4/21/2020	5,000.00
Total for Check Number 4694:				5,000.00
4695	UMOSPULD 157373	Tribune Publishing Company Notice of Annual Report filing	4/30/2020	22.04
Total for Check Number 4695:				22.04
4697	UAVISTA March 2020	Avista Utilities 6th and Jackson service	4/30/2020	52.20
Total for Check Number 4697:				52.20
4698	UCITYMOS April 2020 March 2020	City of Moscow City Admin Services City utilities @ 6th & Jackson lot	4/30/2020	4,220.67
Total for Check Number 4698:				222.31
Total bills for April 2020:				\$ 9,517.22

April-20  
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4694	04/21/2020	Moscow Urban Renewal Agency	Presnell Gage, PLLC		5,000.00
4695	04/30/2020	Moscow Urban Renewal Agency	Tribune Publishing Company		22.04
4696	04/30/2020	Moscow Urban Renewal Agency	Avista Utilities		52.20
4697	04/30/2020	Moscow Urban Renewal Agency	City of Moscow		4,220.67
4697	04/30/2020	Moscow Urban Renewal Agency	City of Moscow		222.31
Report Total:					<u>\$ 9,517.22</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

Renee Tack, Treasurer

General Ledger  
Expense vs. Budget

April-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA General Fund						
890-880-10-642-00	Administrative Services	\$ 50,648.00	\$ 4,220.67	\$ 29,544.69	\$ 21,103.31	\$ 21,103.31	58.33%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,050.00	\$ 3,950.00	\$ 3,950.00	21.00%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	100.00%
890-880-10-642-30	Professional Services-Computer	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-880-10-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ 22.04	\$ 50.16	\$ 699.84	\$ 699.84	6.69%
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	\$ 1,550.00	\$ -	\$ 1,614.00	\$ (64.00)	\$ (64.00)	104.13%
E02	Contractual	\$ 73,658.00	\$ 9,242.71	\$ 37,258.85	\$ 36,399.15	\$ 36,399.15	50.58%
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	\$ 3,600.00	\$ -	\$ 1,938.75	\$ 1,661.25	\$ 1,661.25	53.85%
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	\$ -	\$ 67.62	\$ 432.38	\$ 432.38	13.52%
890-880-10-669-11	Dist. of Net Prop. Sale Procee	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,600.00	\$ -	\$ 2,006.37	\$ 129,593.63	\$ 129,593.63	1.52%
880	URA General Fund	\$ 205,258.00	\$ 9,242.71	\$ 39,265.22	\$ 165,992.78	\$ 165,992.78	19.13%

General Ledger  
Expense vs. Budget

April-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
895	URA Legacy District						
890-895-10-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ 2,584.02	\$ 2,415.98	\$ 2,415.98	51.68%
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	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 16,000.00	\$ -	\$ 2,584.02	\$ 13,415.98	\$ 13,415.98	16.15%
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	\$ 3,200.00	\$ 274.51	\$ 1,605.94	\$ 1,594.06	\$ 1,594.06	50.19%
890-895-10-658-51	Development Participation	\$ 365,000.00	\$ -	\$ 4,412.80	\$ 360,587.20	\$ 360,587.20	1.21%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ 132.75	\$ 367.25	\$ 367.25	26.55%
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	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 12,961.00	\$ -	\$ 131,187.88	\$ (118,226.88)	\$ (118,226.88)	1012.17%
E03	Commodities	\$ 387,961.00	\$ 274.51	\$ 140,839.37	\$ 247,121.63	\$ 247,121.63	36.30%
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	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 60,718.00	\$ -	\$ -	\$ 60,718.00	\$ 60,718.00	0.00%



General Ledger  
Expense vs. Budget

April-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
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 District	\$ 479,679.00	\$ 274.51	\$ 143,423.39	\$ 336,255.61	\$ 336,255.61	29.90%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 290,000.00	\$ -	\$ -	\$ 290,000.00	\$ 290,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 13,056.00	\$ -	\$ 4,822.81	\$ 8,233.19	\$ 8,233.19	36.94%
E05	Debt Service	303056	0	4822.81	298233.19	298233.19	0.0159
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 42,931.00	\$ -	\$ -	\$ 42,931.00	\$ 42,931.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 19,297.00	\$ -	\$ -	\$ 19,297.00	\$ 19,297.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 46,941.00	\$ -	\$ -	\$ 46,941.00	\$ 46,941.00	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	\$ 114,429.00	\$ -	\$ -	\$ 114,429.00	\$ 114,429.00	0.00%
899	Dept	\$ 417,485.00	\$ -	\$ 4,822.81	\$ 412,662.19	\$ 412,662.19	1.16%
890	Moscow Urban Renewal Agency	\$ 1,102,422.00	\$ 9,517.22	\$ 187,511.42	\$ 914,910.58	\$ 914,910.58	17.01%

General Ledger  
Revenue Analysis

April 2020



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-00-410-01	Property Taxes - Legacy	\$ 485,000.00	\$ 6,288.59	\$ 415,646.37	\$ 69,353.63	\$ 69,353.63	14.30%	85.70%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 3,500.00	\$ 1,185.84	\$ 6,584.31	\$ (3,084.31)	\$ (3,084.31)	-88.12%	188.12%
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>\$ 773,710.00</b>	<b>\$ 7,474.43</b>	<b>\$ 422,230.68</b>	<b>\$ 351,479.32</b>	<b>\$ 351,479.32</b>	<b>45.43%</b>	<b>54.57%</b>
<b>Revenue Total</b>		<b>\$ 773,710.00</b>	<b>\$ 7,474.43</b>	<b>\$ 422,230.68</b>	<b>\$ 351,479.32</b>	<b>\$ 351,479.32</b>	<b>45.43%</b>	<b>54.57%</b>

**Anne Peterson**

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**From:** Bill Belknap  
**Sent:** Monday, May 18, 2020 4:26 PM  
**To:** Anne Peterson  
**Subject:** FW: Moscow Flatiron Project

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**From:** Rusty Olps <rdolpsjr@gmail.com>  
**Sent:** Friday, May 15, 2020 2:35 PM  
**To:** Bill Belknap <bbelknap@ci.moscow.id.us>  
**Subject:** Moscow Flatiron Project

**CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.**

Dear MURA Board and Mr. Belknap,

The Moscow Flatiron enjoyed a successful Preliminary Development Review with the P and Z commission last Wednesday night. We were found to be in compliance with all of the stipulated requirements for the Legacy Crossing Overlay Design Guidelines.

During the discussion, the Chair asked me how I anticipate the current economic crisis impacting the project. The answer to that question is unknown at this point. And I anticipate our economic viability will remain unknown for some time yet.

We are heavily invested financially and emotionally in this project, and we do not desire to withdraw from participation in the development. However, for our sake, as well as MURA's, I think it will be very wise to wait until the end of the year before we reassess the economic climate. That timeframe allows for the reopening of the two universities, a possible reoccurrence of the virus, the resultant economic impact of reoccurrence, and also simply more time to discern better the economic situation in Moscow, particularly.

So, I respectfully request that we maintain our current position in the process of development, without the expectation of further progress, until the end of the year.

Sincere thanks for your consideration.

Rusty Olps  
Moscow Flatiron, LLC.