



Meeting Agenda: Thursday, August 20, 2020, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd 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 June 18, 2020
 - B. June 2020 Payables
 - C. June 2020 Financials
 - D. July 2020 Payables
 - E. July 2020 Financials

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

2. **Public Hearing: Proposed FY 2021 Agency Budget (A) – Bill Belknap**

Staff has prepared the draft FY2021 budget document which includes anticipated Agency revenues and expenditures for the upcoming FY2021 fiscal year. The draft budget was reviewed the Agency Board on June 18, 2020 and by the Finance Committee on August 13, 2020 and both bodies recommended forwarding the budget to public hearing. In accordance with State Law, the Agency is required to conduct a public hearing upon the annual appropriations budget to allow for public comment and testimony.

ACTION: After considering public testimony, adopt FY2021 Budget and the corresponding Budget Resolution 2020-02; or take such other action deemed appropriate.

3. **General Agency Updates – Bill Belknap**
 - General Agency Business
 - Legacy Crossing District



Meeting Minutes: June 18, 2020, 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	Mark Beauchamp	Bill Belknap, Executive Director
Art Bettge		Anne Peterson, Clerk
Steve Drown		
Dave McGraw		
Brandy Sullivan		
Nancy Tribble		

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

- 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 May 21, 2020

B. May 2020 Payables

C. May 2020 Financials

Bettge moved approval of the consent agenda, seconded by Drown. Motion carried unanimously.

- 2. Alturas Phase II Covenant Amendments and Fair Use Value Assessment (A) – Bill Belknap**

As discussed at the recent March 5th meeting, when the Agency developed Phase II of the Alturas Technology Park, the Agency imposed additional land use covenant restrictions that were prohibited from being amended until January of 2019. As of January of 2019, all six lots were under exclusive negotiation agreements for sale, therefore Staff did not pursue a covenant amendment at that time. Since that time, the exclusive negotiation agreements have been terminated. Staff prepared an amendment to the covenants to remove the land use restrictions which has now been signed by all Phase II lot owners and recorded with the Latah County Recorder. In light of the removal of the land use restrictions, the Agency will need to establish a new fair use value for the sale of the lots which was previously reduced due to the prior restrictions. Staff is seeking authorization to engage appraisal services in the amount not to exceed \$2,500 to assist the agency in establishing a new fair use value.

ACTION: *Authorize Staff to pursue Alturas property appraisal in the amount not to exceed \$2,500; or take other action as deemed appropriate.*

Referencing the history described above, Belknap reported that the most frequent inquiries received about the properties is for medical offices. Removal of the land use restrictions now allows for most any type of professional office, light manufacturing, etc. but no gas stations and the like. An appraisal will establish a new value to allow the Agency to obtain the highest value for the six parcels to return to the taxing district. The current contract with Kiemle Hagood expires soon so another RFP will go out for commercial real estate services and the successful bidder will be charged with marketing the Alturas parcels. Belknap estimated fair market value will easily be double the previous land value. Bettge moved

approval for staff to pursue the Alturas property appraisal in an amount not to exceed \$2,500. McGraw seconded the motion which carried unanimously.

3. Review of Preliminary FY2021 MURA Budget (A) – Bill Belknap

Through the Agency's strategic planning process, a 5-year capital improvement plan (CIP) is developed to set a framework for long-term financial planning related to capital public investments within the Legacy Crossing District. The CIP is updated each year to reflect new and projects that have been identified, and to keep the CIP current. Staff has prepared an update to the CIP for the 2021-2025 fiscal years along with the draft FY2021 budget document for the Board's review and direction. The public hearing on the Agency's FY2021 budget has been set for the Agency's upcoming August 20th meeting and the Finance Committee will meet to review the proposed CIP and draft budget in July.

ACTION: Review draft CIP and FY2020 Agency budget and provide staff with direction as deemed appropriate.

Belknap walked through the attached draft budget document. He described all revenue sources and anticipated expenses, pointing out that investment earnings are on track to exceed budget by about \$6,000. The largest item within General Agency Expenses is the Administrative Services line for Executive Director and other administrative support from City Staff. Most all other expense lines are projected to be underexpended for FY20. Land sale expenses didn't occur in FY20 and have been forwarded to FY21. Development Participation is the largest expenditure within the Legacy Crossing fund, reflecting all Agency participation in City projects. The Owner Participation Agreement line is greater than budgeted because OPA payments to Identity occurred in a different fiscal year than projected, and the Gritman OPA obligation increased due to an unexpected change in tax status of a large portion of the building. However, that change in tax status also creates increased property tax income for the Agency. Sullivan asked what happens to OPA obligations if the owner/business ceases to exist before the Agency pays in full. Belknap said all Legacy Crossing OPAs expire in 2032 with closure of the District. The Agency is contractually obligated to continue payment to the original owner for all improvements that were actually made. An example is the Agency still paying the Anderson Group although they no longer own the silos property. Belknap also reviewed the status of all projects on the attached CIP spreadsheet. Covid-19 and other issues have caused several projects to be delayed by a year, so anticipated cost increases consistent with the recently experienced rise in construction costs have been factored into the CIP document. Belknap asked Agency members to forward any budget comments prior to a final review on July 16.

4. General Agency Updates – Bill Belknap

- General Agency Business
 - Belknap will participate in the RAI Annual Meeting today.
 - Summer meeting schedule: Agency members agreed with cancelling the July 2 and August 6 meetings.
- Legacy Crossing District
 - Bettge asked how long the groundwater sampling at 6th & Jackson will continue. Belknap said sampling will continue annually until two consecutive samples are within compliance levels. DEQ is not concerned with any human health risk because the contaminants are within surface area groundwater.

The meeting adjourned at 8:09 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
June 30, 2020

	<u>Total Funds</u>
ASSETS	
Cash	16,718
Investments - LGIP	996,521
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
Total Assets	<u><u>\$ 2,273,637</u></u>
LIABILITIES	
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
Total Liabilities	<u>393,037</u>
FUND BALANCES	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,402,556
Total Fund Balance	<u><u>1,880,600</u></u>
Total Liabilities and Fund Balance	<u><u>\$ 2,273,637</u></u>

June-20
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4699	UAVISTA	Avista Utilities	6/5/2020	97.71
	May 2020	6th & Jackson Service		97.71
Total for Check Number 4699:				
4700	UCITYMOS	City of Moscow	6/19/2020	222.31
	115911-000	City Utilities @ 6th & Jackson lot		4,220.67
	4717331	City Admin Services		4,442.98
Total for Check Number 4700:				
4701	UDELUXEB	Deluxe Small Business Sales, Inc.	6/19/2020	295.50
	2047366433	Checks for Finance Use		295.50
Total for Check Number 4701:				
Total checks for June 2020:				\$ 4,836.19

June-20

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4699	06/05/2020	Moscow Urban Renewal Agency	Avista Utilities		97.71
4700	06/19/2020	Moscow Urban Renewal Agency	City of Moscow		222.31
4700	06/19/2020	Moscow Urban Renewal Agency	City of Moscow		4,220.67
4701	06/19/2020	Moscow Urban Renewal Agency	Deluxe Small Business Sales, Inc.		295.50
			Report Total:	\$0.00	\$ 4,836.19

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

June-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	\$ 37,986.03	\$ 12,661.97	\$ 12,661.97	75.00%
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	\$ -	\$ -	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	\$ -	\$ 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	\$ 4,220.67	\$ 45,700.19	\$ 27,957.81	\$ 27,957.81	62.04%
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	\$ 295.50	\$ 363.12	\$ 136.88	\$ 136.88	72.62%
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	\$ 295.50	\$ 2,301.87	\$ 129,298.13	\$ 129,298.13	1.75%
880	URA General Fund	\$ 205,258.00	\$ 4,516.17	\$ 48,002.06	\$ 157,255.94	\$ 157,255.94	23.39%

General Ledger
Expense vs. Budget

June-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	\$ 2,415.98	\$ 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	\$ 320.02	\$ 2,148.27	\$ 1,051.73	\$ 1,051.73	67.13%
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	\$ 320.02	\$ 141,381.70	\$ 246,579.30	\$ 246,579.30	36.44%
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%

General Ledger
Expense vs. Budget

June-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
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%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
895	URA Legacy District	\$ 479,679.00	\$ 320.02	\$ 143,965.72	\$ 335,713.28	\$ 335,713.28	30.01%
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	\$ 4,836.19	\$ 196,790.59	\$ 905,631.41	\$ 905,631.41	17.85%

General Ledger
Revenue Analysis

June 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	\$ 146,195.86	\$ 572,755.48	\$ (87,755.48)	\$ (87,755.48)	-18.09%	118.09%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 3,500.00	\$ 944.10	\$ 8,582.44	\$ (5,082.44)	\$ (5,082.44)	-145.21%	245.21%
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	\$ 147,139.96	\$ 581,337.92	\$ 192,372.08	\$ 192,372.08	24.86%	75.14%
Revenue Total		\$ 773,710.00	\$ 147,139.96	\$ 581,337.92	\$ 192,372.08	\$ 192,372.08	24.86%	75.14%



Balance Sheet
July 30, 2020

	<u>Total Funds</u>
ASSETS	
Cash	55,794
Investments - LGIP	1,117,334
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
Total Assets	<u><u>\$ 2,433,526</u></u>
LIABILITIES	
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
Total Liabilities	<u><u>393,037</u></u>
FUND BALANCES	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,562,445
Total Fund Balance	<u><u>2,040,489</u></u>
Total Liabilities and Fund Balance	<u><u>\$ 2,433,526</u></u>

July-20
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4702	UAVISTA	Avista Utilities	7/10/2020	
	June 2020	6th & Jackson Service		57.14
Total for Check Number 4702:				<u>57.14</u>
4703	UINLACED	Inland Cellular	7/10/2020	
	0005934	Annual website hosting 2020		400.00
Total for Check Number 4703:				<u>400.00</u>
4704	UCITYMOS	City of Moscow	7/20/2020	
	115911-000	City Utilities @ 6th & Jackson lot		222.31
	June 2019	City Admin Services June 2020		4,220.67
Total for Check Number 4703:				<u>4,442.98</u>
Total bills for July 2020:				<u>\$ 4,900.12</u>

July-20

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4702	07/10/2020	Moscow Urban Renewal Agency	Avista Utilities		57.14
4703	07/10/2020	Moscow Urban Renewal Agency	Inland Cellular		400.00
4704	07/20/2020	Moscow Urban Renewal Agency	City of Moscow		222.31
4704	07/20/2020	Moscow Urban Renewal Agency	City of Moscow		4,220.67
			Report Total:	<u>0.00</u>	<u>4,900.12</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

July-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	\$ 42,206.70	\$ 8,441.30	\$ 8,441.30	83.33%
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	\$ -	\$ -	100.00%
890-880-10-642-30	Professional Services-Computer	\$ 500.00	\$ 400.00	\$ 400.00	\$ 100.00	\$ 100.00	80.00%
890-880-10-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ -	\$ 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	\$ 4,620.67	\$ 50,320.86	\$ 23,337.14	\$ 23,337.14	68.32%
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	\$ -	\$ 363.12	\$ 136.88	\$ 136.88	72.62%
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	\$ -	\$ 2,301.87	\$ 129,298.13	\$ 129,298.13	1.75%
880	URA General Fund	\$ 205,258.00	\$ 4,620.67	\$ 52,622.73	\$ 152,635.27	\$ 152,635.27	25.64%

General Ledger

Expense vs. Budget

July-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expnd/Collect
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	\$ 279.45	\$ 2,427.72	\$ 772.28	\$ 772.28	75.87%
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	\$ 279.45	\$ 141,661.15	\$ 246,299.85	\$ 246,299.85	36.51%
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%

General Ledger

Expense vs. Budget

July-20



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
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%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
895	URA Legacy District	\$ 479,679.00	\$ 279.45	\$ 144,245.17	\$ 335,433.83	\$ 335,433.83	30.07%
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	\$ 4,900.12	\$ 201,690.71	\$ 900,731.29	\$ 900,731.29	18.30%

General Ledger
Revenue Analysis

July 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	\$ 163,974.86	\$ 736,730.34	\$ (251,730.34)	\$ (251,730.34)	-51.90%	151.90%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 3,500.00	\$ 814.08	\$ 9,396.52	\$ (5,896.52)	\$ (5,896.52)	-168.47%	268.47%
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	\$ 164,788.94	\$ 746,126.86	\$ 27,583.14	\$ 27,583.14	3.57%	96.43%
Revenue Total		\$ 773,710.00	\$ 164,788.94	\$ 746,126.86	\$ 27,583.14	\$ 27,583.14	3.57%	96.43%

**MOSCOW URBAN RENEWAL AGENCY
RESOLUTION NO. 2020-02**

A RESOLUTION OF THE MOSCOW URBAN RENEWAL AGENCY, AUTHORIZING THE ADOPTION OF AN ANNUAL BUDGET FOR FILING WITH THE LOCAL GOVERNING BODY, FOR INFORMATIONAL PURPOSES, PURSUANT TO IDAHO CODE 50-2006; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the Moscow Urban Renewal Agency (Agency) was duly created pursuant to Idaho law by the Moscow City Council via Resolution 95-13; and

WHEREAS, the Agency is required to adopt an annual budget for filing with the local governing body, the City of Moscow; pursuant to Idaho Code 50-2006(3)(d); and

WHEREAS, the Agency is further required to comply with the open meetings law pursuant to Chapter 23, Title 67, Idaho Code, and as such set an annual budget hearing, noticed for August 20, 2020; and

WHEREAS, the Agency conducted a public hearing and approved budget Resolution 2020-02 on August 20, 2020.

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

Section 1: There is hereby appropriated out of any monies in the treasury of the Urban Renewal Agency of Latah County, City of Moscow, Idaho, not otherwise appropriated, and out of any revenue which said Urban Renewal Agency may acquire between the first day of October, 2020, and the thirtieth day of September, 2021, in the amount of one million, nine hundred thirteen thousand nine hundred twenty nine dollars (\$1,913,929) for the purpose of defraying all necessary expenses and liabilities of such agency for the fiscal year beginning the first day of October, 2020, and ending the thirtieth day of September, 2021.

Section 2: The following provides the total revenues, beginning fund balance, total resources, total expenditures, ending fund balance, and total budget for the Moscow Urban Renewal Agency for the fiscal year beginning the first day of October, 2020, and ending the thirtieth day of September, 2021:

REVENUES:	
Account Description	2021 Proposed
Total Tax Increment	\$ 795,000
Total Intergovernmental Revenue	\$ -
Total Interfund Transfers	\$ 62,541
Total Miscellaneous Income	\$ 156,500
Total Revenue	\$ 1,014,041
Beginning Fund Balance	\$ 899,889
Total Resources Available	\$ 1,913,929
EXPENDITURES:	
Account Description	2021 Proposed
Total Expenses	\$ 923,728
Total Debt Service	\$ 275,370
Total Other Financing Uses	\$ -
Total Interfund Transfers	\$ 62,541
Total Capital Outlay	\$ -
Total Expenditures	\$ 1,261,638
Ending Fund Balance	\$ 652,291
Total Expenditures	\$ 1,913,929

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Moscow Urban Renewal Agency, this 20th day of August, 2020.

Steve McGeehan, Chair

ATTEST:

Renee Tack, Treasurer



Fiscal Year 2021 Proposed Budget

Fiscal Year Beginning October 1, 2020 Ending September 30, 2021

Commissioners:

Steven McGeehan, Chair
Brandy Sullivan, Vice-Chair
Art Bettge, Secretary
Mark Beauchamp, Commissioner

Steve Drown, Commissioner
Dave McGraw, Commissioner
Nancy Tribble, Commissioner

Administration:

Bill Belknap, Executive Director
Anne Peterson, Clerk

Renee Tack, Treasurer

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

General Fund					
	General Agency Revenues	2018	2019	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Proposed
890-000-00-471-00	Investment Earnings	7,373	11,009	3,500	6,500
890-000-00-478-10	Sale of Land-Alturas	0	0	135,210	0
890-000-00-479-01	Refunds & Reimbursements	0	0	0	0
890-000-00-498-90	Transfer In: Alturas	0	0	0	0
890-000-00-498-95	Transfer In: Legacy	61,147	65,103	60,719	62,541
	Subtotal General Agency Revenues	68,520	76,112	199,429	69,041
	Total General Agency Revenues	68,520	76,112	199,429	69,041

Fiscal Year 2021
Moscow Urban Renewal Agency - General Agency Budget
890-000-00-

Line Item	Description	Adopted
471-00 Investment Earnings	Interest earned on investments will be determined by the balances in the Agency's accounts throughout the fiscal year.	6,500
478-10 Sale of Land - Alturas	Revenues from the sale of Alturas lots owned by the Agency.	0
479-01 Refunds & Reimbursements	Unforeseen refunds or reimbursements made to/from General Agency.	0
498-90 Transfer In: Alturas	Transfer to General Agency from Alturas to cover General Agency Expenses.	0
498-95 Transfer In: Legacy	Transfer to General Agency from Legacy to cover General Agency Expenses.	62,541

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Account Number	General Agency Expenses	2018	2019	2020	2021
	Account Description	Actual	Actual	Adopted	Proposed
890-880-10-631-10	Postage Expense	0	0	100	100
890-880-10-631-20	Printing and Binding	0	0	400	400
890-880-10-642-00	Administrative Services	47,741	49,173	50,648	52,168
890-880-10-642-10	Professional Services - Executive Director	0	0	0	0
890-880-10-642-15	Professional Services - Other	2,350	8,779	5,000	5,000
890-880-10-642-20	Professional Services - Auditing	4,800	4,900	5,000	5,150
890-880-10-642-30	Professional Services - Computer	300	320	500	500
890-880-10-644-10	Advertising & Marketing Expense	783	226	750	750
890-880-10-644-15	Alturas Marketing/Maintenance	3,529	0	3,600	3,750
890-880-10-644-16	Land Sale Expenses	0	0	10,210	10,000
890-880-10-647-10	Travel & Meetings	0	0	1,000	500
890-880-10-649-10	Professional Development	0	0	1,000	500
890-880-10-668-10	Liability Insurance	1,507	1,582	1,550	1,575
890-880-10-669-10	Miscellaneous Expense	136	123	500	500
890-880-10-669-11	Distribution of Net Property Sale Proceeds	0	0	125,000	0
	Subtotal General Agency Expenses	61,146	65,103	205,258	80,893
	Total General Agency Expenses	61,146	65,103	205,258	80,893

Fiscal Year 2021
Moscow Urban Renewal Agency – General Agency Budget
890-880-10-

Line Item

Description

Adopted

631-10 Postage Expense	Postage expenses.	100
631-20 Printing and Binding	Printing and binding expenses.	400
642-00 Administrative Services	The administrative fee is reimbursement to the City of Moscow for executive, administration, finance, legal, engineering, information systems, and community development staff time related to services rendered to the URA.	52,168
642-10 Professional Services - Executive Director	Contract for services with the City of Moscow for the URA Executive Director.	0
642-15 Professional Services - Other	Professional services including legal services fees, dues, and memberships, including \$2,000 for the Redevelopment Association of Idaho.	5,000
642-20 Professional Services - Auditing	Expenses related to the annual financial audit.	5,150
642-30 Professional Services - Computer	An annual shared cost for Website hosting and support.	500
644-10 Advertising & Marketing Expense	Costs related to general advertising & marketing.	750
644-15 Alturas Marketing/Maintenance	Costs related to marketing and maintaining the Alturas lots held for resale.	3,750
644-16 Land Sale Expenses	Expenses related to the sale of Alturas lots	10,000
647-10 Travel & Meetings	Commissioners and/or support staff's travel and meetings expense related to the Agency's business.	500
649-10 Professional Development	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.	500
668-10 Liability Insurance	This represents the annual insurance premium for liability and errors and omissions for public officials. 100% of the insurance will be paid by the General Agency.	1,575

Fiscal Year 2021
Moscow Urban Renewal Agency – General Agency Budget
890-880-10-

Line Item

Description

Adopted

669-10 Miscellaneous Expenses	These fees are for incidental expenses incurred by the Agency that are not captured in other categories.	500
669-11 Distribution of Net Property Sale Proceeds	Distribution of Alturas lot sale proceeds less sale expenses to the taxing districts. No sales anticipated for FY2021.	0

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Account Number	General Agency Fund Balances Account Description	2018 Actual	2019 Actual	2020 Adopted	2021 Proposed
890-000-00-910-00	Beginning Fund Balance Unassigned-General	27,463	38,366	45,161	58,875
890-899-10-990-00	Ending Fund Balance Unassigned-General	38,366	49,375	42,931	50,772
890-000-00-910-01	Beginning Fund Balance Assigned - Alturas Portion	29,926	26,397	22,897	22,797
890-899-10-990-01	Ending Fund Balance Assigned - Alturas Portion	26,397	26,397	19,297	19,047
	Total General Ending Fund Balances	64,763	75,771	62,228	69,819

Fiscal Year 2021
Moscow Urban Renewal Agency - General Agency Budget
890-

Line Item

Description

Adopted

000-00-910-00 Beginning Fund Balance Unassigned	Beginning Fund Balance is a resource available from income derived from sources other than tax increment generated by the Legacy District revenue allocation area. This resource is eligible for FY2021 for General Agency expenses.	58,875
899-10-990-00 Ending Fund Balance Unassigned	Ending Fund Balance is funds remaining after all projected expenditures are made against all resources available during FY2021. The ending fund balance is monies derived from sources other than tax increment generated by the Legacy District revenue allocation area.	50,772
000-00-910-01 Beginning Fund Balance Assigned-Alturas Portion	Beginning Fund Balance is funds for maintenance and marketing of the Alturas lots derived from Alturas Technology Park Urban Renewal Agency Termination Plan.	22,797
899-10-990-01 Ending Fund Balance Assigned-Alturas Portion	Ending Fund Balance is funds remaining after marketing Alturas lots for the budgeted fiscal year. The portion of the Alturas Marketing/Maintenance line that is not used during this fiscal year will remain in this Fund Balance at fiscal year-end.	19,047

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Legacy Crossing Fund					
	Legacy Crossing Revenues	2018	2019	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Proposed
890-000-00-410-01	Property Taxes-Legacy	228,176	443,686	485,000	795,000
890-000-00-431-11	EPA Clean-up Grant - Legacy	0	0	0	0
890-000-00-478-11	Sale of Land-Legacy	260	0	150,000	150,000
	Total Legacy Crossing Revenues	228,436	443,686	635,000	945,000
	Legacy Crossing Expenses				
Account Number	Account Description				
890-895-10-642-10	Professional Services	32,573	3,100	5,000	5,000
890-895-10-642-12	Land Sale Expense	0	0	10,000	10,000
890-895-10-644-10	Advertising & Marketing Expense	1,665	0	1,000	1,000
890-895-10-647-10	Travel & Meetings	0	0	1,000	1,000
890-895-10-652-10	Heat, Lights & Utilities	2,942	3,184	3,200	3,400
890-895-10-658-51	Development Participation	112,253	37,448	365,000	741,000
890-895-10-669-10	Miscellaneous Expense	423	0	500	500
890-895-10-675-00	Fiscal Agent Trustee Fees	1,500	1,500	1,800	1,800
890-895-10-676-17	Owner Participation Agreements	66,253	22,069	12,961	64,135
	Subtotal Operational Expenses	217,609	67,301	400,461	827,835
	Legacy Crossing Contingency				
Account Number	Account Description				
890-895-10-900-01	Contingency	0	0	15,000	15,000
	Subtotal Contingency	0	0	15,000	15,000

Fiscal Year 2021
Moscow Urban Renewal Legacy - Legacy Crossing Budget
890-

Line Item	Description	Adopted
000-00-410-01 Property Taxes - Legacy	Tax increment revenues within the Legacy tax allocation area.	795,000
000-00-431-11 EPA Clean-up Grant	Environmental Protection Agency (EPA) Grant for Brownfield Clean-up at 6 th and Jackson lot owned by Legacy Crossing District. This grant was closed out in 2017 and no additional revenues will be received.	0
000-00-478-11 Sale of Land - Legacy	Sale of Legacy Crossing property at 6th and Jackson.	150,000
895-10-642-10 Professional Services	Expenses related to general legal and other miscellaneous professional services.	5,000
895-10-642-12 Land Sale Expense	Costs associated with the sale of 6th and Jackson property.	10,000
895-10-644-10 Advertising & Marketing Expense	Advertising & marketing expenses the Agency may incur in relation to Legacy Crossing District.	1,000
895-10-647-10 Travel & Meetings	Executive Director, commissioners and/or support staff's travel and meetings expense directly related to Legacy Crossing.	1,000
895-10-652-10 Heat, Lights & Utilities	Utilities directly related to the property located at 6 th & Jackson.	3,400
895-10-658-51 Development Participation	Expenses related to public improvement and other development participation within the Legacy Crossing District that is not related to an Owner Participation Agreement as detailed in the Agency's adopted Capital Improvement Plan.	741,000
895-10-669-10 Miscellaneous Expense	Expenses directly related to Legacy Crossing District not specifically covered in other line items.	500
895-10-675-00 Fiscal Agent Trustee Fees	Annual fees associated with the Bond held by the Agency for Sixth and Jackson Property within Legacy Crossing.	1,800
895-10-676-17 Owner Participation Agreements	Owner Participation Agreements between the Agency and the owners/developers are based on 50% of increment generated from the remodeled/re-purposed property (50% of the increment will be retained by the Agency). Participants include: Fields Holding Company, Gritman Medical, Dawson's Corner, Larry Swanger, Anderson Group, LLC.	64,135
895-10-900-01 Contingency	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or unanticipated expenses.	15,000

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Legacy Crossing Transfers					
Account Number	Account Description				
890-895-10-890-00	Transfer To: General Agency Fund	61,147	65,103	60,719	62,541
	Subtotal Transfers	61,147	65,103	60,719	62,541
Legacy Crossing Debt Service					
Account Number	Account Description				
890-899-12-790-01	Bond Principal-Legacy	28,000	29,000	290,000	259,000
890-899-12-791-01	Bond Interest-Legacy	13,157	11,504	13,056	11,370
890-895-10-676-15	Latah County Reimbursement Agreement	3,500	3,500	3,500	5,000
	Subtotal Debt Service	44,657	44,004	306,556	275,370
	Total Legacy Crossing Expenses	323,413	176,408	782,736	1,180,746

Fiscal Year 2021
Moscow Urban Renewal Agency – Legacy Crossing Budget
890-

Line Item

Description

Adopted

895-10-890-00 Transfer To: General Agency	Transfer to General Agency to cover administrative and general expenses.	62,541
899-12-790-01 Bond Principal - Legacy	The Series 2010A Bonds were issued in the aggregate principal amount of \$510,000, payable on September 1 annually with final maturity on September 1, 2027 or until called on a prior redemption. For fiscal year beginning October 1, 2020 the balance is \$259,000.	259,000
899-12-791-01 Bond Interest - Legacy	The average coupon rate for the 2010A bond series is 4.527%.	11,370
895-10-676-15 Latah County Reimbursement Agreement	In 2012 Latah County Assessor's office discovered a miscalculation in assessments resulting in reduced tax increment revenue. An agreement with Latah County was negotiated to repay the mistaken overage of \$115,000. The proposed repayment schedule is attached as Exhibit D.	5,000

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Legacy Crossing Fund Balances		2018	2019	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Proposed
890-000-00-912-00	Beginning Fund Balance Assigned-Legacy	369,748	274,771	150,364	768,645
890-000-00-912-01	Beginning Fund Balance Restricted-Legacy	49,572	49,572	49,572	49,572
890-899-12-990-00	Ending Fund Balance Assigned-Legacy	274,771	542,050	46,940	577,212
890-899-12-990-01	Ending Fund Balance Restricted-Legacy	49,572	49,572	5,260	5,260
Total Legacy Crossing Ending Fund Balances		324,343	591,622	52,200	582,472

Fiscal Year 2021
Moscow Urban Renewal Agency - Legacy Crossing Budget
890-

Line Item

Description

Adopted

000-00-912-00 Beginning Fund Balance Assigned-Legacy	Beginning Fund Balance is derived from tax increment generated by the Legacy tax allocation area.	768,645
000-00-912-01 Beginning Fund Balance Restricted-Legacy	These funds are restricted to satisfy the required for the Legacy Crossing bond payment reserve (\$44,312) and the Sixth and Jackson environmental remediation escrow account (\$5,260)	49,572
899-12-990-00 Ending Fund Balance Assigned-Legacy	Ending Fund Balance for FY2020 and is a resource available from income derived from tax increment generated by the Legacy tax allocation.	577,212
899-12-990-01 Ending Fund Balance Restricted-Legacy	This resource is restricted for escrow for the environmental remediation of the 6 th and Jackson property.	5,260

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

Sources and Uses Budget Statement		2018	2019	2020	2021
		Actual	Actual	Adopted	Proposed
Sources					
	Revenue	296,956	519,798	834,429	1,014,041
	Beginning Fund Balance	476,708	389,106	267,994	899,889
	Total Sources	773,664	908,904	1,102,423	1,913,929
Uses					
	Expenses	384,558	241,511	987,994	1,261,638
	Ending Fund Balance	389,106	667,393	114,428	652,291
	Total Uses	773,664	908,904	1,102,422	1,913,929

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

REVENUES:

Account Description	2018 Actual	2019 Actual	2020 Adopted	2021 Proposed
Total Tax Increment	\$ 228,176	\$ 443,686	\$ 485,000	\$ 795,000
Total Intergovernmental Revenue	\$ -	\$ -	\$ -	\$ -
Total Interfund Transfers	\$ 61,147	\$ 65,103	\$ 60,719	\$ 62,541
Total Miscellaneous Income	\$ 7,633	\$ 11,009	\$ 288,710	\$ 156,500
Total Revenue	\$ 296,956	\$ 519,798	\$ 834,429	\$ 1,014,041
Beginning Fund Balance	\$ 476,708	\$ 389,106	\$ 267,994	\$ 899,889
Total Resources Available	\$ 773,664	\$ 908,904	\$ 1,102,423	\$ 1,913,929

EXPENDITURES:

Account Description	2018 Actual	2019 Actual	2020 Adopted	2021 Proposed
Total Expenses	\$ 278,754	\$ 132,404	\$ 620,719	\$ 923,728
Total Debt Service	\$ 44,657	\$ 44,004	\$ 306,556	\$ 275,370
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -
Total Interfund Transfers	\$ 61,147	\$ 65,103	\$ 60,719	\$ 62,541
Total Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 384,558	\$ 241,511	\$ 987,994	\$ 1,261,638
Ending Fund Balance	\$ 389,106	\$ 667,393	\$ 114,428	\$ 652,291
Total Expenditures	\$ 773,664	\$ 908,904	\$ 1,102,422	\$ 1,913,929

FY2021 BUDGET APPENDICES

Appendix A: Incremental Assessed Valuation and Revenue by District

Appendix B: URA Legacy Bond Schedule

Appendix C: Latah County Miscalculation Tax Increment Repayment Schedule

Incremental Assessed Valuation and Revenue by District

The Agency has no direct taxing power. The amount of revenue received from property taxes is determined by the amount of taxable property value and by the aggregate tax rate that the taxing entities within the Revenue Allocation Area set. The Agency receives the taxes collected on the increased valuation of property in the Revenue Allocation area. These taxes have increased since the base year (1997).

Alturas Technology Park Incremental Assessed Valuation and Revenue

<u>Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
1997	\$412,961	\$0
1998	\$2,152,755	\$8,715
1999	\$3,035,029	\$37,802
2000	\$6,733,645	\$55,711
2001	\$7,870,259	\$122,694
2002	\$7,791,240	\$142,102
2003	\$9,154,368	\$158,102
2004	\$12,532,351	\$182,716
2005	\$13,902,634	\$216,171
2006	\$15,874,049	\$226,213
2007	\$16,528,808	\$267,176
2008	\$17,743,264	\$272,758
2009	\$22,026,234	\$310,320
2010	\$20,959,640	\$365,086
2011	\$20,515,349	\$349,530
2012	\$21,909,743	\$344,205
2013	\$22,015,034	\$394,093
2014	\$20,923,376	\$393,705
2015	\$0	\$407,516
2016	\$0	\$0

Legacy Crossing Incremental Assessed Valuation and Revenue

<u>Tax Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
2008	Base Year	\$0
2009	\$3,345,847	\$53,020
2010	\$8,377,408	\$129,830
2011	\$8,958,913	\$144,052
2012	\$5,449,902	\$97,548
2013	\$5,757,256	\$116,809
2014	\$8,170,320	\$179,241
2015	\$8,760,571	\$179,552
2016	\$9,097,017	\$179,343
2017	\$11,903,272	\$228,176
2018	\$20,267,003	\$443,686
2019	\$42,649,716	\$745,517 (Estimated)
2020	\$45,507,247	\$795,467 (Estimated)

URA Legacy Bond Schedule

URA LEGACY SERIES 2010A BOND SCHEDULE:

AMORTIZATION:

Urban Renewal Agency of the City of Moscow

AMOUNT AMORTIZED	\$510,000.00
INTEREST RATE	Balance Forward
PAYMENT	Average Coupon 4.526599%
MATURITY	ANNUAL Principal + Interest
	September. 1, 2027

DATE	PMT #	Int. Rate	PMT AMT	INTEREST	PRINCIPAL	BALANCE
13-Aug-10	0			Balance Forward		\$510,000.00
01-Sep-11	1	3.64%	\$44,104.46	\$24,104.46	\$20,000.00	\$490,000.00
01-Sep-12	2	3.65%	\$44,107.80	\$22,107.80	\$22,000.00	\$468,000.00
01-Sep-13	3	3.91%	\$43,304.80	\$21,304.80	\$22,000.00	\$446,000.00
01-Sep-14	4	4.17%	\$43,444.60	\$20,444.60	\$23,000.00	\$423,000.00
01-Sep-15	5	4.39%	\$43,485.50	\$19,485.50	\$24,000.00	\$399,000.00
01-Sep-16	6	4.58%	\$43,431.90	\$18,431.90	\$25,000.00	\$374,000.00
01-Sep-17	7	4.77%	\$44,286.90	\$17,286.90	\$27,000.00	\$347,000.00
01-Sep-18	8	5.03%	\$43,999.00	\$15,999.00	\$28,000.00	\$319,000.00
01-Sep-19	9	5.29%	\$43,590.60	\$14,590.60	\$29,000.00	\$290,000.00
01-Sep-20	10	5.44%	\$44,056.50	\$13,056.50	\$31,000.00	\$259,000.00
01-Sep-21	11	4.39%	\$43,370.10	\$11,370.10	\$32,000.00	\$227,000.00
01-Sep-22	12	4.39%	\$43,965.30	\$9,965.30	\$34,000.00	\$193,000.00
01-Sep-23	13	4.39%	\$43,472.70	\$8,472.70	\$35,000.00	\$158,000.00
01-Sep-24	14	4.39%	\$43,936.20	\$6,936.20	\$37,000.00	\$121,000.00
01-Sep-25	15	4.39%	\$44,311.90	\$5,311.90	\$39,000.00	\$82,000.00
01-Sep-26	16	4.39%	\$43,599.80	\$3,599.80	\$40,000.00	\$42,000.00
01-Sep-27	17	4.39%	\$43,843.80	\$1,843.80	\$42,000.00	\$0.00
GRAND TOTAL			\$744,311.86	\$234,311.86	\$510,000.00	

**Latah County
Tax Increment
Repayment
Schedule**

1-Jan-2015	\$4,000
1-Jan-2016	\$2,000
1-Jan-2017	\$3,500
1-Jan-2018	\$3,500
1-Jan-2019	\$3,500
1-Jan-2020	\$3,500
1-Jan-2021	\$5,000
1-Jan-2022	\$5,000
1-Jan-2023	\$5,000
1-Jan-2024	\$5,000
1-Jan-2025	\$5,000
1-Jan-2026	\$10,000
1-Jan-2027	\$12,000
1-Jan-2028	\$23,000
1-Jan-2029	\$24,537
Total	\$114,537