



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
Brandy Sullivan, Vice Chair

08/20/20

Date

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

General Fund						
	General Agency Revenues	2018	2019	2020	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Projected	Proposed
890-000-00-471-00	Investment Earnings	7,373	11,009	3,500	9,500	6,500
890-000-00-478-10	Sale of Land-Alturas	0	0	135,210	0	0
890-000-00-479-01	Refunds & Reimbursements	0	0	0	0	0
890-000-00-498-90	Transfer In: Alturas	0	0	0	0	0
890-000-00-498-95	Transfer In: Legacy	61,147	65,103	60,719	62,848	62,541
	Subtotal General Agency Revenues	68,520	76,112	199,429	72,348	69,041
	Total General Agency Revenues	68,520	76,112	199,429	72,348	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 Account Description	2018 Actual	2019 Actual	2020 Adopted	2020 Projected	2021 Proposed
890-880-10-631-10	Postage Expense	0	0	100	50	100
890-880-10-631-20	Printing and Binding	0	0	400	150	400
890-880-10-642-00	Administrative Services	47,741	49,173	50,648	50,648	52,168
890-880-10-642-10	Professional Services - Executive Director	0	0	0	0	0
890-880-10-642-15	Professional Services - Other	2,350	8,779	5,000	1,500	5,000
890-880-10-642-20	Professional Services - Auditing	4,800	4,900	5,000	5,000	5,150
890-880-10-642-30	Professional Services - Computer	300	320	500	500	500
890-880-10-644-10	Advertising & Marketing Expense	783	226	750	350	750
890-880-10-644-15	Alturas Marketing/Maintenance	3,529	0	3,600	3,600	3,750
890-880-10-644-16	Land Sale Expenses	0	0	10,210	2,500	10,000
890-880-10-647-10	Travel & Meetings	0	0	1,000	200	500
890-880-10-649-10	Professional Development	0	0	1,000	200	500
890-880-10-668-10	Liability Insurance	1,507	1,582	1,550	1,550	1,575
890-880-10-669-10	Miscellaneous Expense	136	123	500	200	500
890-880-10-669-10	Distribution of Net Property Sale Proceeds	0	0	125,000	0	0
	Subtotal General Agency Expenses	61,146	65,103	205,258	66,448	80,893
	Total General Agency Expenses	61,146	65,103	205,258	66,448	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.	125,000

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	2020 Projected	2021 Proposed
890-000-00-910-00	Beginning Fund Balance Unassigned-General	27,463	38,366	45,161	49,375	58,875
890-899-10-990-00	Ending Fund Balance Unassigned-General	38,366	49,375	42,931	58,875	50,772
890-000-00-910-01	Beginning Fund Balance Assigned - Alturas Portion	29,926	26,397	22,897	26,397	22,797
890-899-10-990-01	Ending Fund Balance Assigned - Alturas Portion	26,397	26,397	19,297	22,797	19,047
	Total General Ending Fund Balances	64,763	75,771	62,228	81,671	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	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Projected	Proposed
890-000-00-410-01	Property Taxes-Legacy	228,176	443,686	485,000	785,000	795,000
890-000-00-431-11	EPA Clean-up Grant - Legacy	0	0	0	0	0
890-000-00-478-11	Sale of Land-Legacy	260	0	150,000	0	150,000
890-000-00-434-11	IDC Business Opportunity Fund Grant - Legacy	0	0	0	0	0
	Total Legacy Crossing Revenues	228,436	443,686	635,000	785,000	945,000
	Legacy Crossing Expenses					
Account Number	Account Description					
890-895-10-642-10	Professional Services	32,573	3,100	5,000	2,750	5,000
890-895-10-642-12	Land Sale Expense	0	0	10,000	0	10,000
890-895-10-644-10	Advertising & Marketing Expense	1,665	0	1,000	0	1,000
890-895-10-647-10	Travel & Meetings	0	0	1,000	0	1,000
890-895-10-652-10	Heat, Lights & Utilities	2,942	3,184	3,200	3,200	3,400
890-895-10-658-51	Development Participation	112,253	37,448	365,000	355,000	681,000
890-895-10-669-10	Miscellaneous Expense	423	0	500	250	500
890-895-10-675-00	Fiscal Agent Trustee Fees	1,500	1,500	1,800	1,800	1,800
890-895-10-676-17	Owner Participation Agreements	66,253	22,069	12,961	145,000	64,135
	Subtotal Operational Expenses	217,609	67,301	400,461	508,000	767,835
	Legacy Crossing Contingency					
Account Number	Account Description					
890-895-10-900-01	Contingency	0	0	15,000	0	15,000
	Subtotal Contingency	0	0	15,000	0	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.	681,000
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 Capital Outlay		2018	2019	2020	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Projected	Proposed
890-895-10-770-71	Land	0	0	0	0	0
890-895-10-770-73	Improvements	0	0	0	0	0
890-895-10-770-73	EPA Clean-up	0	0	0	0	0
890-895-10-770-97	Infrastructure Improvements	0	0	0	0	0
	Subtotal Capital Outlay	0	0	0	0	0
Legacy Crossing Transfers						
Account Number	Account Description					
890-895-10-890-00	Transfer To: General Agency Fund	61,147	65,103	60,719	62,848	62,541
	Subtotal Transfers	61,147	65,103	60,719	62,848	62,541
Legacy Crossing Debt Service						
Account Number	Account Description					
890-899-12-790-01	Bond Principal-Legacy	28,000	29,000	290,000	31,000	259,000
890-899-12-791-01	Bond Interest-Legacy	13,157	11,504	13,056	13,056	11,370
	Bond Downtown Improvements					0
890-895-10-676-15	Latah County Reimbursement Agreement	3,500	3,500	3,500	3,500	5,000
	Subtotal Debt Service	44,657	44,004	306,556	47,556	275,370
	Total Legacy Crossing Expenses	323,413	176,408	782,736	618,404	1,120,746

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

Line Item	Description	Adopted
895-10-770-73 Improvements	This item is for various infrastructure improvement projects within the Legacy Crossing District. These expenditures have been moved to Development Participation.	0
895-10-890-00 Transfer To: General Agency	Transfer to General Agency to cover administrative and general expenses.	62,541
958-10-890-01 Transfer To: Capital Fund	Transfer to Legacy Capital Fund to cover capital projects.	0
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	2020	2021
Account Number	Account Description	Actual	Actual	Adopted	Projected	Proposed
890-000-00-912-00	Beginning Fund Balance Assigned-Legacy	369,748	274,771	150,364	542,050	708,645
890-000-00-912-01	Beginning Fund Balance Restricted-Legacy	49,572	49,572	49,572	49,572	49,572
890-899-12-990-00	Ending Fund Balance Assigned-Legacy	274,771	542,050	46,940	708,645	577,212
890-899-12-990-01	Ending Fund Balance Restricted-Legacy	49,572	49,572	5,260	49,572	5,260
Total Legacy Crossing Ending Fund Balances		324,343	591,622	52,200	758,217	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.	708,645
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 Actual	2019 Actual	2020 Adopted	2020 Projected	2021 Proposed
Sources					
Revenue	296,956	519,798	834,429	857,348	1,014,041
Beginning Fund Balance	476,708	389,106	267,994	667,393	839,889
Total Sources	773,664	908,904	1,102,423	1,524,741	1,853,929
Uses					
Expenses	384,558	241,511	987,994	684,852	1,201,638
Ending Fund Balance	389,106	667,393	114,428	839,889	652,291
Total Uses	773,664	908,904	1,102,422	1,524,741	1,853,929

MOSCOW URBAN RENEWAL AGENCY FY 2021 BUDGET

FISCAL YEAR October 1, 2020 to September 30, 2021

REVENUES:

Account Description	2018		2019		2020		2020		2021
	Actual		Actual		Adopted		Projected		Proposed
Total Tax Increment	\$	228,176	\$	443,686	\$	485,000	\$	785,000	\$ 795,000
Total Intergovernmental Revenue	\$	-	\$	-	\$	-	\$	-	\$ -
Total Interfund Transfers	\$	61,147	\$	65,103	\$	60,719	\$	62,848	\$ 62,541
Total Miscellaneous Income	\$	7,633	\$	11,009	\$	288,710	\$	9,500	\$ 156,500
Total Revenue	\$	296,956	\$	519,798	\$	834,429	\$	857,348	\$ 1,014,041
Beginning Fund Balance	\$	476,708	\$	389,106	\$	267,994	\$	667,393	\$ 839,889
Total Resources Available	\$	773,664	\$	908,904	\$	1,102,423	\$	1,524,741	\$ 1,853,929

EXPENDITURES:

Account Description	2018		2019		2020		2020		2021
	Actual		Actual		Adopted		Projected		Proposed
Total Expenses	\$	278,754	\$	132,404	\$	620,719	\$	574,448	\$ 863,728
Total Debt Service	\$	44,657	\$	44,004	\$	306,556	\$	47,556	\$ 275,370
Total Other Financing Uses	\$	-	\$	-	\$	-	\$	-	\$ -
Total Interfund Transfers	\$	61,147	\$	65,103	\$	60,719	\$	62,848	\$ 62,541
Total Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	384,558	\$	241,511	\$	987,994	\$	684,852	\$ 1,201,638
Ending Fund Balance	\$	389,106	\$	667,393	\$	114,428	\$	839,889	\$ 652,291
Total Expenditures	\$	773,664	\$	908,904	\$	1,102,422	\$	1,524,741	\$ 1,853,929

2020-2025 Legacy Crossing District Capital Improvement Plan											
Community Infrastructure Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Street Projects											
Almon and First Street Repaving	Reconstruction of Almon Street between 3rd Street and A Street and First between Almon and Jackson	\$ 400,000	\$ 150,000	2020	Committed	\$ 150,000					
Almon Asbury Alley Paving Project	Paving and drainage for alley between Sixth and Third Street	\$ 85,000	\$ 60,000	2020	Committed	\$ 60,000					
Lilly and First Street Paving	Curbing and paving of First Street between Asbury and Lieuallen	\$ 180,000	\$ 90,000	2022	Planned		\$ 125,000				
Lieuallen /Third/HWY 8 Intersection	Reconstruction and realignment of intersection to improve sight distance, merging issues, turning movements, and general traffic flow and installation of curbing, sidewalks, paving and storm drainage on Lieuallen from A to HWY 8	\$ 966,000	\$ 966,000	2025	Planned					\$ 50,000	\$ 271,250
Water Projects											
A Street Water Main Replacement	A Street water main replacement Almon to Asbury	\$ 60,000	\$ 30,000	2020	Committed	\$ 30,000					
A Street Water Main Replacement	A Street water main replacement Asbury to Lieuallen	\$ 145,000	\$ 72,500	2023	Planned				\$ 72,500		
District Fire Hydrant Replacement	Replacement of fire hydrants in excess of 50 years old	Varies	Varies	TBD	Planned		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sanitary Sewer Projects											
Sanitary Sewer Manhole Replacements	Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow	Varies	Varies	Varies	Planned			\$ 25,000			
Community Infrastructure Projects Total		\$ 400,000	\$ 2,916,625		Planned	\$ 240,000	\$ 135,000	\$ 35,000	\$ 82,500	\$ 60,000	\$ 281,250
Streetscape Enhancement Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
A Street Frontage Improvement	50% contribution to Thompson Frontage Improvement on A Street	\$ 30,000	\$ 15,000	2020	Committed	\$ 15,000					
3rd Street Corridor Lighting & Sidewalk Improvements	Sidewalk reconstruction on Third Street between Lieuallen and Jackson Street	\$ 887,000	\$ 210,000	2020/2021	Committed	\$ 85,000	\$ 125,000				
Sixth Street Corridor Lighting	Decorative lighting fixture installations on Sixth Street Deakin and Jackson Street	\$ 140,000	\$ 20,000	2021	Planned		\$ 16,000				
Downtown Streetscape Improvements	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 4,750,000	\$ 3,000,000	2023	Planned				\$ 3,500,000		
General Streetscape Improvements	General Streetscape enhancement projects within the District	\$ 500,000	Varies	Varies	Planned	\$ 15,000	\$ 50,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000
Streetscape Enhancement Projects Total		\$ 6,791,674	\$ 3,578,432			\$ 115,000	\$ 191,000	\$ 150,000	\$ 3,550,000	\$ 50,000	\$ 50,000
Community Placemaking Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
North Main Beautification Project	Landscaping and lighting improvements near A and Main	\$ 85,000	\$ 65,000	2022	Planned	\$ -	\$ -	\$ 65,000			
Ghormley Park Facility Improvements	Reconstruction of deteriorated tennis courts for pickle ball	\$ 240,000	\$ 120,000	2021	Committed		\$ 120,000				
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 125,000	\$ 125,000	2023	Planned				\$ 125,000		
Public Art Installation	Public Art installations in various locations	Varies	Varies	Various	Committed	\$ -	\$ 25,000	\$ 25,000		\$ 25,000	
Community Placemaking Projects Total		\$ 75,000	\$ 75,000			\$ -	\$ 145,000	\$ 90,000	\$ 125,000	\$ 25,000	\$ -
Special Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Downtown Streetscape Plan	Development of design plan for the repair and replacement of deteriorating downtown public infrastructure in the Legacy Crossing District	\$ 120,000	\$ 60,000	2021	Committed	\$ -	\$ 60,000				
First to Lieuallen Pathway Project	Construction of pedestrian/bicycle pathway along First Street alignment between Almon and Lieuallen Street to Crossing at Highway 8 Phase II Lilly to Lieuallen	\$ 95,000	\$ 75,000	2021	Planned		\$ 75,000				
Paradise Path Lighting Project Phase I	Installation of energy efficient LED pathway lighting on Paradise Path from South Main to Berman Creekside Park	\$ 98,500	\$ 75,000	2021	Planned		\$ 75,000				
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 185,000	\$ 185,000	2022	Committed			\$ 185,000			
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 650,000	\$ 200,000	2023	Planned				\$ 255,000		
Special Projects Total		\$ 1,941,346	\$ 713,496			\$ -	\$ 210,000	\$ 185,000	\$ 255,000	\$ -	\$ -
Annual Investments											
Projected District Investment Portfolio						2020	2021	2022	2023	2024	2025
Community Infrastructure Projects			\$ 492,500			\$ 240,000	\$ 135,000	\$ 35,000	\$ 82,500	\$ 60,000	\$ 281,250
Streetscape Enhancement Projects			\$ 4,021,000			\$ 115,000	\$ 191,000	\$ 150,000	\$ 3,550,000	\$ 50,000	\$ 50,000
Community Placemaking Projects			\$ 360,000			\$ -	\$ 145,000	\$ 90,000	\$ 125,000	\$ 25,000	\$ -
Special Projects			\$ 708,646			\$ -	\$ 210,000	\$ 185,000	\$ 255,000	\$ -	\$ -
Total			\$ 5,582,146			\$ 355,000	\$ 681,000	\$ 460,000	\$ 4,012,500	\$ 135,000	\$ 331,250
Legacy Ending Fund Balance						\$708,645	\$577,212	\$733,232	\$463,006	\$608,684	\$598,589

MURA 5 YEAR PROJECT SUMMARY AND CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) serves as a general guiding document that identifies public investments that the Agency anticipates making over the upcoming 5 year period. It is intended to be a flexible planning document that is reviewed and updated on an annual basis in response to revenues received, changes to current identified projects, or to incorporate newly identified projects and improvements. The projects identified within the CIP do no include improvements that are funded through Owner Participation Agreements, wherein the developer funds the initial improvement and the Agency reimburses the developer for identified public improvements through increased tax revenues generated by the developer’s project.

Legacy Crossing District Capital Improvement Plan 2020-2025											
Community Infrastructure Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Street Projects											
Almon and First Street Repaving	Reconstruction of Almon Street between 3rd Street and A Street and First between Almon and Jackson	\$ 400,000	\$ 150,000	2020	Committed	\$ 150,000					
Almon Asbury Alley Paving Project	Paving and drainage for alley between Sixth and Third Street	\$ 85,000	\$ 60,000	2020	Committed	\$ 60,000					
First Street Paving	Curbing and paving of First Street between Asbury and Lieuallen	\$ 110,725	\$ 55,363	2022	Planned			\$ 55,363			
Fifth Street Paving	Cubing, sidewalks, paving and storm drainage Fourth Street, Lilly to Asbury	\$ 62,150	\$ 31,075	2022	Planned			\$ 31,075			
Henley Street Paving	Cubing, sidewalks, paving and storm drainage on Henley	\$ 161,250	\$ 80,625	2023	Planned				\$ 80,625		
Lieuallen Street Paving	Cubing, sidewalks, paving and storm drainage for Lieuallen, A to HWY 8	\$ 267,500	\$ 133,750	2024/2025	Planned					\$ 25,000	\$ 133,750
Lieuallen /Third/HWY 8 Intersection	Reconstruction and realignment of intersection to improve sight distance, merging issues, turning movements, and general traffic flow.	\$ 275,000	\$ 137,500	2024/2025	Planned					\$ 25,000	\$ 137,500
District Pavement Improvements		Varies	Varies	TBD	Planned						
Water Projects											
A Street Water Main Replacement	A Street water main replacement Almon to Asbury	\$ 60,000	\$ 30,000	2020	Committed	\$ 30,000					
A Street Water Main Replacement	A Street water main replacement Asbury to Lieuallen	\$ 145,000	\$ 72,500	2023	Planned				\$ 72,500		
District Fire Hydrant Replacement	Replacement of fire hydrants in excess of 50 years old	Varies	Varies	TBD	Planned		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sanitary Sewer Projects											
Sanitary Sewer Manhole Replacements	Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow	Varies	Varies	Varies	Planned			\$ 25,000			
Community Infrastructure Projects Total		\$ 400,000	\$ 2,173,313		Planned	\$ 240,000	\$ 10,000	\$ 121,438	\$ 163,125	\$ 60,000	\$ 281,250
Streetscape Enhancement Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
A Street Frontage Improvement	50% contribution to Thompson Frontage Improvement on A Street	\$ 30,000	\$ 15,000	2020	Committed	\$ 15,000					
3rd Street Corridor Lighting & Sidewalk Improvements	Sidewalk reconstruction on Third Street between Lieuallen and Jackson Street	\$ 887,000	\$ 199,500	2020/2021	Committed	\$ 112,500	\$ 87,000				
Sixth Street Corridor Lighting	Decorative lighting fixture installations on Sixth Street Deakin and Jackson Street	\$ 140,000	\$ 20,000	2021	Committed		\$ 16,000				
Downtown Streetscape Improvements	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 4,750,000	\$ 3,000,000	2022/2023	Planned			\$ 3,000,000			
General Streetscape Improvements	General Streetscape enhancement projects within the District	\$ 500,000	Varies	Varies	Planned	\$ 15,000	\$ 100,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 25,000
Streetscape Enhancement Projects Total		\$ 6,791,674	\$ 3,567,932			\$ 142,500	\$ 203,000	\$ 3,015,000	\$ 15,000	\$ 15,000	\$ 25,000
Community Placemaking Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
North Main Beautification Project	Landscaping and lighting improvements near A and Main	\$ 150,000	\$ 50,000	2020	Planned	\$ 50,000					
Ghormley Park Facility Improvements	Reconstruction of deteriorated tennis courts for pickle ball	\$ 240,000	\$ 120,000	2021	Committed		\$ 125,000				
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 125,000	\$ 125,000	2023	Planned				\$ 100,000		
Public Art Installation	Public Art installations in various locations	Varies	Varies	Various	Committed	\$ 20,000		\$ 25,000		\$ 25,000	
Community Placemaking Projects Total		\$ 75,000	\$ 75,000			\$ 70,000	\$ 125,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ -
Special Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Downtown Streetscape Plan	Development of design plan for the repair and replacement of deteriorating downtown public infrastructure in the Legacy Crossing District	\$ 120,000	\$ 60,000	2020	Committed	\$ 60,000					
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 185,000	\$ 185,000	2020	Committed		\$ 185,000				
First to Lieuallen Pathway Project	Construction of pedestrian/bicycle pathway along First Street alignment between Almon and Lieuallen Street to Crossing at Highway 8 Phase II Lilly to Lieuallen	\$ 68,500	\$ 68,500	2022	Planned			\$ 68,500			
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 650,000	\$ 200,000	2023	Planned				\$ 250,000		
Pedestrian and Bicycle Improvements	Development and construction of various pedestrian and bicycle pathways, facilities and lighting	Varies	Varies	Varies	Planned			\$ 80,000			
Special Projects Total		\$ 1,816,346	\$ 631,996			\$ 60,000	\$ 185,000	\$ 148,500	\$ 250,000	\$ -	\$ -
Annual Investments											
Projected District Investment Portfolio						2020	2021	2022	2023	2024	2025
Community Infrastructure Projects			\$ 534,563			\$ 240,000	\$ 10,000	\$ 121,438	\$ 163,125	\$ 60,000	\$ 281,250
Streetscape Enhancement Projects			\$ 3,390,500			\$ 142,500	\$ 203,000	\$ 3,015,000	\$ 15,000	\$ 15,000	\$ 25,000
Community Placemaking Projects			\$ 320,000			\$ 70,000	\$ 125,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ -
Special Projects			\$ 702,146			\$ 60,000	\$ 185,000	\$ 148,500	\$ 250,000	\$ -	\$ -
Total			\$ 4,947,209			\$ 512,500	\$ 523,000	\$ 3,309,938	\$ 528,125	\$ 100,000	\$ 306,250
Legacy Ending Fund Balance						\$291,126	\$213,212	\$427,688	\$81,932	\$173,264	\$67,491

