



Meeting Agenda: Thursday, July 15, 2021, 7:00 a.m.

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 June 3, 2021
  - B. May 2021 Payables
  - C. May 2021 Financials
  - D. June 2021 Payables
  - E. June 2021 Financials**ACTION:** Approve the consent agenda or take such other action deemed appropriate.
2. **Public Comment**

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.
3. **Alturas Lot Sale Request for Bids Results (A) – Bill Belknap**

On May 22<sup>nd</sup>, the Agency published a request for bids for the Agency's remaining five lots within Phase two of the Alturas Technology Park. Three bids were received (two of which for the same lot) the met the minimum bid price, therefore two of the five lots are now prepared to advance to closing. The agency will be left with three remaining lots. One of the remaining lots, Lot 3 of Block 1, is the smallest lot remaining and has significant grade challenges that potential bidders have identified as a significant additional cost in the development of that lot. Staff is recommending that the Agency publish a new request for bids and lower the minimum bid price for Lot 3, Block 1 by twenty-five percent to increase the likelihood of the sale of that lot.

**ACTION:** Review the proposal and provide staff with direction as deemed appropriate.
4. **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: June 3, 2021, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Bill Belknap, Executive Director
Art Bettge	Dave McGraw	Jennifer Fleischman, Clerk
Steve Drown		Renee Tack, Treasurer
Brandy Sullivan		
Nancy Tribble		

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

**1. Consent Agenda**

*Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.*

**A. Minutes from May 6, 2021**

**B. April 2021 Payables**

**C. April 2021 Financials**

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

**2. Public Comment**

*Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.*

None.

**3. Review of Preliminary FY2022 MURA Budget – 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 2022-2027 fiscal years along with the draft FY2022 budget document for the Board's review and direction. The public hearing on the Agency's FY2022 budget has been set for the Agency's upcoming August 19<sup>th</sup> meeting and the Finance Committee will meet to review the proposed CIP and draft budget in July.*

Belknap reviewed the FY2021 MURA expenses, revenues, and fund balances and explained that there would be an increase in tax payments to the County for the Legacy Crossing District properties which were erroneously under-charged in previous years. Those tax repayments are scheduled to be completed by 2029. Upcoming projects remaining in FY2021 were discussed as well as the projects that are anticipated to be completed in FY2022. The proposed funding for the FY2022 projects may need to be readdressed, as the cost estimates may be too low in regard to the current economic climate. Projects

planned for FY2023 were outlined, pointing out that the largest expenditure would be streetscape improvements along Main Street in coordination with the City of Moscow. Landscape architects would be hired to do the South Couplet beautification project. The Board discussed focusing on planting pollinators and native plants that would be more beneficial to the area. There was some conversation about the City contributing funds to the Arts Department for public art installations, how that would look, and what type of art displays could be done. Hello Walk and the South Couplet were addressed in particular for possible locations of public art installations.

The FY2022 proposed Budget was presented in detail by Belknap, including revenues, expenses, and fund balances. The Budget Hearing is currently scheduled for August 19<sup>th</sup>.

#### **4. 2021 Legislative Session Report – Bill Belknap**

*Staff will provide a report on the 2021 Legislative Session and legislation related to urban renewal agencies in Idaho. On May 5th, the Idaho legislature passed House Bill 389 which potentially has significant impact upon urban renewal districts in Idaho. Staff will provide an overview of the bill and the implications upon potential future districts.*

Belknap reviewed the Idaho Legislative session for 2021 in regards to urban renewal agencies. Of note was a recent bill that made its way through the legislation and was signed by Governor which covered multiple components regarding taxing; specifically reducing the capacity for local governments to manage their own taxing districts. Some discussion followed regarding how the new bill would affect the City of Moscow, the taxing levy changes, and overall impact of urban renewal agencies. There is an interim Property Tax Working Group that will continue meeting until Idaho Legislation Session 2022.

#### **5. General Agency Updates**

- **Legacy Crossing District:**

Sixth and Jackson fair use appraisal scheduled for completion July 26<sup>th</sup>.

- **Alturas District:**

The Alturas Request for Bids closes June 29<sup>th</sup>.

- **General Agency Business:**

Regular meetings scheduled for June 17<sup>th</sup> and July 1<sup>st</sup> will be cancelled.

McGeehan declared the meeting adjourned at 8:18 a.m.

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Steve McGeehan, Agency Chair

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Date



**Balance Sheet**  
**May 31, 2021**

	<u>Total Funds</u>
<b>ASSETS</b>	
Cash	66,550
Investments - LGIP	1,531,523
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<u><u>\$ 2,858,322</u></u>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	32,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	227,000
Latah County payback agreement - due after one year	89,537
<b>Total Liabilities</b>	<u><u>358,537</u></u>
<b>FUND BALANCES</b>	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,021,741
<b>Total Fund Balance</b>	<u><u>2,499,785</u></u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 2,858,322</u></u>

May-21  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4749	UAVISTA 1563734669-05172021	Avista Utilities April 2021 Electric for 6th & Jackson	5/13/2021	59.69
Total for Check Number 4749:				59.69
4750	UCITYMOS 115911-000 2100000193	City of Moscow City Utilities @ 6th Jackson Lot City Admis Services	5/12/2020	229.17 4,347.25 4,576.42
Total for Check Number 4750:				4,576.42
<b>Total bills for May 2021:</b>				<b>\$ 4,636.11</b>

May-21

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4749	05/13/2021	Moscow Urban Renewal Agency	Avista Utilities		59.69
4750	05/13/2021	Moscow Urban Renewal Agency	City of Moscow		4,347.25
4750	05/13/2021	Moscow Urban Renewal Agency	City of Moscow		229.17
			Report Total:	<u>\$0.00</u>	<u>\$ 4,636.11</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

May-21



Sort Level	Description	Budget	Period Amt	End Bal	Variance	% Budget Used
890	Moscow Urban Renewal Agency					
880	URA General Fund					
890-880-642-00	Administrative Services	\$ 52,168.00	\$ 4,347.25	\$ 34,778.00	\$ 17,390.00	66.67%
890-880-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 3,489.80	\$ 1,510.20	69.80%
890-880-642-20	Professional Services-Auditing	\$ 5,150.00	\$ -	\$ 5,100.00	\$ 50.00	99.03%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ -	\$ 32.68	\$ 717.32	4.36%
890-880-644-16	Land Sale Expenses	\$ 10,000.00	\$ -	\$ 3,874.68	\$ 6,125.32	38.75%
890-880-668-10	Liability Insurance-General	\$ 1,575.00	\$ -	\$ 1,695.00	\$ (120.00)	107.62%
E02	Contractual	\$ 75,143.00	\$ 4,347.25	\$ 48,990.11	\$ 26,152.89	65.20%
890-880-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	0.00%
890-880-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	0.00%
890-880-644-15	Alturas Marketing/Maintenance	\$ 3,750.00	\$ -	\$ -	\$ 3,750.00	0.00%
890-880-647-10	Travel & Meetings-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-649-10	Professional Development	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-11	Dist. of Net Prop. Sale Procee	\$ -	\$ -	\$ -	\$ -	0.00%
E03	Commodities	\$ 5,750.00	\$ -	\$ -	\$ 5,750.00	0.00%

General Ledger  
Expense vs. Budget

May-21



Sort Level	Description	Budget	Period Amt	End Bal	Variance	% Budget Used
880	URA General Fund	\$ 80,893.00	\$ 4,347.25	\$ 48,990.11	\$ 31,902.89	60.56%
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%
890-895-642-12	Land Sale Expense-Legacy	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
E02	Contractual	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ 3,400.00	\$ 288.86	\$ 2,009.55	\$ 1,390.45	59.10%
890-895-658-51	Development Participation	\$ 741,000.00	\$ -	\$ 7,832.50	\$ 733,167.50	1.06%
890-895-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$ 1,800.00	\$ -	\$ -	\$ 1,800.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	100.00%
890-895-676-17	Owner Participation Agreements	\$ 64,135.00	\$ -	\$ 29,049.76	\$ 35,085.24	45.29%
E03	Commodities	\$ 816,835.00	\$ 288.86	\$ 43,891.81	\$ 772,943.19	5.37%
890-895-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	0.00%



General Ledger  
Expense vs. Budget

May-21



Sort Level	Description	Budget	Period Amt	End Bal	Variance	% Budget Used
890-895-890-00	Transfer To: General Fund	\$ 62,541.00	\$ -	\$ -	\$ 62,541.00	0.00%
890-895-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 62,541.00	\$ -	\$ -	\$ 62,541.00	0.00%
890-895-900-01	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%
895	URA Legacy District	\$ 910,376.00	\$ 288.86	\$ 43,891.81	\$ 866,484.19	4.82%
899	Dept					
890-891-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	0.00%
890-892-790-01	Bond Principal - Legacy	\$ 259,000.00	\$ -	\$ -	\$ 259,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$ 11,370.00	\$ -	\$ 2,574.36	\$ 8,795.64	22.64%
E05	Debt Service	\$ 270,370.00	\$ -	\$ 2,574.36	\$ 267,795.64	0.95%
890-899-990-00	Ending Fund Bal Unassigned	\$ 50,772.00	\$ -	\$ -	\$ 50,772.00	0.00%
890-899-990-01	Ending Fund Balance Alturas	\$ 19,047.00	\$ -	\$ -	\$ 19,047.00	0.00%
890-892-990-01	End Fund Bal Assigned-Legacy	\$ 577,212.00	\$ -	\$ -	\$ 577,212.00	0.00%
890-892-990-05	End Fund Bal Res-Legacy	\$ 5,260.00	\$ -	\$ -	\$ 5,260.00	0.00%
E95	Ending Fund Balance	\$ 652,291.00	\$ -	\$ -	\$ 652,291.00	0.00%
899	Dept	\$ 922,661.00	\$ -	\$ 2,574.36	\$ 920,086.64	0.28%
890	Moscow Urban Renewal Agency	\$ 1,913,930.00	\$ 4,636.11	\$ 95,456.28	\$ 1,818,473.72	4.99%

General Ledger  
Revenue Analysis

May 2021



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-410-01	Property Taxes - Legacy	\$ 795,000.00	\$ 7,710.58	\$ 467,278.86	\$ 327,721.14	\$ 327,721.14	41.22%	58.78%
890-000-471-00	Investment Earnings	\$ 6,500.00	\$ 208.10	\$ 2,315.95	\$ 4,184.05	\$ 4,184.05	64.37%	35.63%
890-000-478-10	Gain/Loss on Sale of Assets	\$ -	\$ -	\$ 168,523.00	\$ (168,523.00)	\$ (168,523.00)	NA	NA
890-000-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	\$ 62,541.00	\$ -	\$ -	\$ 62,541.00	\$ 62,541.00	100.00%	0.00%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 1,014,041.00</b>	<b>\$ 7,918.68</b>	<b>\$ 638,117.81</b>	<b>\$ 375,923.19</b>	<b>\$ 375,923.19</b>	<b>37.07%</b>	<b>62.93%</b>
<b>Revenue Total</b>		<b>\$ 1,014,041.00</b>	<b>\$ 7,918.68</b>	<b>\$ 638,117.81</b>	<b>\$ 375,923.19</b>	<b>\$ 375,923.19</b>	<b>37.07%</b>	<b>62.93%</b>



**Balance Sheet**  
**June 30, 2021**

	<u>Total Funds</u>
<b>ASSETS</b>	
Cash	78,972
Investments - LGIP	1,531,727
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
<b>Total Assets</b>	<u><u>\$ 2,870,948</u></u>
<b>LIABILITIES</b>	
Deposits Payable	5,000
Series 2010 Bond - due within one year	32,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	227,000
Latah County payback agreement - due after one year	89,537
<b>Total Liabilities</b>	<u>358,537</u>
<b>FUND BALANCES</b>	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,034,367
<b>Total Fund Balance</b>	<u>2,512,411</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 2,870,948</u></u>

June-21  
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4751	UAVISTA	Avista Utilities	6/10/2021	51.62
	1563734699-06152021	6th & Jackson Service		51.62
Total for Check Number 4751:				
4752	UCITYMOS	City of Moscow	6/10/2021	229.17
	115911-05312021	City Utilities @ 6th & Jackson lot		4,347.25
	2100000239	City Admin Services		4,576.42
Total for Check Number 4752:				
<b>Total checks for June 2021:</b>				<b>\$ 4,628.04</b>

June-21

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4751	06/10/2021	Moscow Urban Renewal Agency	Avista Utilities		51.62
4752	06/10/2021	Moscow Urban Renewal Agency	City of Moscow		229.17
4752	06/10/2021	Moscow Urban Renewal Agency	City of Moscow		4,347.25
			Report Total:	<u>\$0.00</u>	<u>\$ 4,628.04</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

June-21



Sort Level	Description	Budget	Period Amt	End Bal	Variance	% Budget Used
890	Moscow Urban Renewal Agency					
880	URA General Fund					
890-880-642-00	Administrative Services	\$ 52,168.00	\$ 4,347.25	\$ 39,125.25	\$ 13,042.75	75.00%
890-880-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 3,489.80	\$ 1,510.20	69.80%
890-880-642-20	Professional Services-Auditing	\$ 5,150.00	\$ -	\$ 5,100.00	\$ 50.00	99.03%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ -	\$ 32.68	\$ 717.32	4.36%
890-880-644-16	Land Sale Expenses	\$ 10,000.00	\$ -	\$ 3,874.68	\$ 6,125.32	38.75%
890-880-668-10	Liability Insurance-General	\$ 1,575.00	\$ -	\$ 1,695.00	\$ (120.00)	107.62%
E02	Contractual	\$ 75,143.00	\$ 4,347.25	\$ 53,337.36	\$ 21,805.64	70.98%
890-880-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	0.00%
890-880-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	0.00%
890-880-644-15	Alturas Marketing/Maintenance	\$ 3,750.00	\$ -	\$ -	\$ 3,750.00	0.00%
890-880-647-10	Travel & Meetings-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-649-10	Professional Development	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-11	Dist. of Net Prop. Sale Procee	\$ -	\$ -	\$ -	\$ -	0.00%
E03	Commodities	\$ 5,750.00	\$ -	\$ -	\$ 5,750.00	0.00%

General Ledger  
Expense vs. Budget

June-21



880	URA General Fund	\$	80,893.00	\$	4,347.25	\$	53,337.36	\$	27,555.64	65.94%
895	URA Legacy District									
890-895-642-10	Professional Services-Legacy	\$	5,000.00	\$	-	\$	-	\$	5,000.00	0.00%
890-895-642-12	Land Sale Expense-Legacy	\$	10,000.00	\$	-	\$	-	\$	10,000.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$	1,000.00	\$	-	\$	-	\$	1,000.00	0.00%
E02	Contractual	\$	16,000.00	\$	-	\$	-	\$	16,000.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$	1,000.00	\$	-	\$	-	\$	1,000.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$	3,400.00	\$	280.79	\$	2,290.34	\$	1,109.66	67.36%
890-895-658-51	Development Participation	\$	741,000.00	\$	-	\$	7,832.50	\$	733,167.50	1.06%
890-895-669-10	Misc. Expense-Legacy	\$	500.00	\$	-	\$	-	\$	500.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$	1,800.00	\$	-	\$	-	\$	1,800.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$	5,000.00	\$	-	\$	5,000.00	\$	-	100.00%
890-895-676-17	Owner Participation Agreements	\$	64,135.00	\$	-	\$	29,049.76	\$	35,085.24	45.29%
E03	Commodities	\$	816,835.00	\$	280.79	\$	44,172.60	\$	772,662.40	5.41%
890-895-770-35	1% Public Art	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-770-71	Land-Legacy	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-770-73	Improvements-Legacy	\$	-	\$	-	\$	-	\$	-	0.00%
E04	Capital Outlay	\$	-	\$	-	\$	-	\$	-	0.00%

General Ledger  
Expense vs. Budget

June-21



890-895-890-00	Transfer To: General Fund	\$	62,541.00	\$	-	\$	-	\$	62,541.00	0.00%
890-895-890-01	Transfer To: Capital Fund	\$	-	\$	-	\$	-	\$	-	0.00%
E10	Transfers To	\$	62,541.00	\$	-	\$	-	\$	62,541.00	0.00%
890-895-900-01	Contingency - Legacy	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
E90	Contingency	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
895	URA Legacy District	\$	910,376.00	\$	280.79	\$	44,172.60	\$	866,203.40	4.85%
899	Dept									
890-891-790-01	Bond Principal - Alturas	\$	-	\$	-	\$	-	\$	-	0.00%
890-892-790-01	Bond Principal - Legacy	\$	259,000.00	\$	-	\$	-	\$	259,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$	11,370.00	\$	-	\$	2,574.36	\$	8,795.64	22.64%
E05	Debt Service	\$	270,370.00	\$	-	\$	2,574.36	\$	267,795.64	0.95%
890-899-990-00	Ending Fund Bal Unassigned	\$	50,772.00	\$	-	\$	-	\$	50,772.00	0.00%
890-899-990-01	Ending Fund Balance Alturas	\$	19,047.00	\$	-	\$	-	\$	19,047.00	0.00%
890-892-990-01	End Fund Bal Assigned-Legacy	\$	577,212.00	\$	-	\$	-	\$	577,212.00	0.00%
890-892-990-05	End Fund Bal Res-Legacy	\$	5,260.00	\$	-	\$	-	\$	5,260.00	0.00%
E95	Ending Fund Balance	\$	652,291.00	\$	-	\$	-	\$	652,291.00	0.00%
899	Dept	\$	922,661.00	\$	-	\$	2,574.36	\$	920,086.64	0.28%
890	Moscow Urban Renewal Agency	\$	1,913,930.00	\$	4,628.04	\$	100,084.32	\$	1,813,845.68	5.23%



General Ledger  
Revenue Analysis

June 2021



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
<b>890</b>	<b>Moscow Urban Renewal Agency</b>							
890-000-410-01	Property Taxes - Legacy	\$ 795,000.00	\$ 17,047.02	\$ 484,325.88	\$ 310,674.12	\$ 310,674.12	39.08%	60.92%
890-000-471-00	Investment Earnings	\$ 6,500.00	\$ 207.35	\$ 2,523.30	\$ 3,976.70	\$ 3,976.70	61.18%	38.82%
890-000-478-10	Gain/Loss on Sale of Assets	\$ -	\$ -	\$ 168,523.00	\$ (168,523.00)	\$ (168,523.00)	NA	NA
890-000-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	\$ 62,541.00	\$ -	\$ -	\$ 62,541.00	\$ 62,541.00	100.00%	0.00%
<b>890</b>	<b>Moscow Urban Renewal Agency</b>	<b>\$ 1,014,041.00</b>	<b>\$ 17,254.37</b>	<b>\$ 655,372.18</b>	<b>\$ 358,668.82</b>	<b>\$ 358,668.82</b>	<b>35.37%</b>	<b>64.63%</b>
<b>Revenue Total</b>		<b>\$ 1,014,041.00</b>	<b>\$ 17,254.37</b>	<b>\$ 655,372.18</b>	<b>\$ 358,668.82</b>	<b>\$ 358,668.82</b>	<b>35.37%</b>	<b>64.63%</b>

BID TALLY SHEET

**MURA Alturas Lot Sale**

Opening June 29<sup>th</sup>, 2021 at 11:00 a.m.  
Council Chambers, Second Floor of City Hall

1362 ALTURAS DRIVE		\$112,700.00	Block 1, Lot 2	
	Company Name	Base Bid Amount	Written Bid Form	Executed Release Documents
1.	Alturas Analytics	\$113,000	<input checked="" type="radio"/> Y / <input type="radio"/> N	<input checked="" type="radio"/> Y / <input type="radio"/> N
2.			Y / N	Y / N
3.			Y / N	Y / N

1412 ALTURAS DRIVE		\$108,700.00	Block 1, Lot 3	
	Company Name	Base Bid Amount	Written Bid Form	Executed Release Documents
1.			Y / N	Y / N
2.			Y / N	Y / N
3.			Y / N	Y / N

1293 ALTURAS DRIVE		\$134,200.00	Block 2, Lot 1	
	Company Name	Base Bid Amount	Written Bid Form	Executed Release Documents
1.			Y / N	Y / N
2.			Y / N	Y / N
3.			Y / N	Y / N

1345 ALTURAS DRIVE		\$132,300.00	Block 2, Lot 2	
	Company Name	Base Bid Amount	Written Bid Form	Executed Release Documents
1.			Y / N	Y / N
2.			Y / N	Y / N
3.			Y / N	Y / N

1383 ALTURAS DRIVE		\$141,700.00	Block 2, Lot 3	
	Company Name	Base Bid Amount	Written Bid Form	Executed Release Documents
1.	BT Altius	\$156,350.00	<input checked="" type="radio"/> Y / <input type="radio"/> N	<input checked="" type="radio"/> Y / <input type="radio"/> N
2.	Lloyd Smith	\$145,000.00	<input checked="" type="radio"/> Y / <input type="radio"/> N	<input checked="" type="radio"/> Y / <input type="radio"/> N
3.			Y / N	Y / N


**MOSCOW URBAN RENEWAL AGENCY  
ALTURAS LOT BID FORM**

Bidder Legal Name: ALTURAS ANALYTICS, INC.  
Bidder Mailing Address: 1324 ALTURAS DR Moscow ID 83843  
Bidder Phone Number: 208-883-3400

The bidder hereby acknowledges that they have fully reviewed and understand the Moscow Urban Renewal Agency Request for Bids for Disposition of Lots in Alturas Technology Park II, Moscow Idaho and being thoroughly familiar with the nature and condition of the subject lots, legally allowed uses, recorded protective covenants, conditions and restrictions, and other property records are authorized to submit this bid on behalf of the bidder or of bidder's legal entity or organization.

Address	Legal Description	Lot Area SF	Minimum Bid Amount	Bid Amount
1362 Alturas Drive	Block 1, Lot 2	29,412	\$112,700.00	\$113,000
1412 Alturas Drive	Block 1, Lot 3	28,370	\$108,700.00	
1293 Alturas Drive	Block 2, Lot 1	35,029	\$134,200.00	
1345 Alturas Drive	Block 2, Lot 2	34,561	\$132,300.00	
1383 Alturas Drive	Block 2, Lot 3	36,997	\$141,700.00	

Bidder understands that the MURA reserves the right to reject any or all bids and to waive any informality in the bidding. The undersigned notified that it is legally authorized to sign and submit this bid on behalf of the bidder.

Bidder:  FOR ALTURAS ANALYTICS, INC.  
Print Name: ROBIN WOODS  
Title: PRESIDENT  
Date: 28 JUNE 2021

GENERAL RELEASE AND AGREEMENT TO  
HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN  
URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER

THIS GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER (hereinafter "Agreement") is made and entered into this 28<sup>TH</sup> day of JUNE, 2021 between the Urban Renewal Agency of Moscow, Idaho (MURA), a public body, corporate and politic, organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20 Idaho Code as amended, and undertaking projects under the authority of the Local Economic Development Act, Title 50, Chapter 29 Idaho Code as amended (hereinafter "MURA"), and ALTURAS ANALYTICS, INC. 1324 ALTURAS DR MOSCOW ID (name and address), (hereinafter "Bidder"). 83843

Bidder has read and fully accepts the discretion and non-liability of Urban Renewal Agency of Moscow, Idaho (MURA), City of Moscow, Idaho (hereinafter "City") as stipulated herein.

A. Discretion of City and MURA

MURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process seeking sealed bids for the lots located in the area known as Alturas Business Park Phase II to the City of Moscow, Latah County, Idaho, herein referred to as Request for Bids;
2. Waive any formalities or defects as to form, procedure, or content with respect to its Request For Bids and any responses by any Developer thereto; and
3. Accept or reject any bid proposal or statement of interest received in response to the RFP including any proposal or statement of interest submitted by the undersigned.

B. Non-Liability of City and MURA

The undersigned agrees: (1) that neither City nor MURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that Bidder has not and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, MURA, its agents or assigns or against City property (all as hereinafter defined), directly or indirectly, by reason of all or any of the following:

1. Any aspect of the Request For Bids, including any information or material set forth therein or referred to therein;



2. Any modification or suspension of the Request For Bids for informalities or defects therein;
3. The acceptance by MURA of any successful bid proposal or resubmission to resolve any tie bids;
4. Any statement, representations, acts, or omissions of MURA in connection with all or any of the foregoing;
5. The exercise of MURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
6. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Agreement, expressly and absolutely waives any and all claim or claims against MURA and MURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.

For purposes of this section, the term "MURA," and "City" includes their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "MURA property," or "City property" includes property which is the subject of the Request For Bids and all other property of MURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any MURA and/or City property, or claims which might be asserted against to cloud title to MURA or City property. The words "Developer or Developers" shall include any person, entity or group responding to MURA's Request For Bids.

#### C. Hold Harmless and Indemnity

Bidder shall defend, hold harmless, and indemnify MURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Request For Bids and the Bidder's responses thereto, including, but not limited to, claims, if any, made by Bidder, Bidder's officers, employees, agents or representatives or by anyone connected or associated with Bidder or by anyone claiming directly or indirectly through Bidder.

Bidder agrees that he/she (1) has read the foregoing Agreement, understands it and agrees with its contents and conditions; (2) either has had an opportunity to speak with legal counsel or opted not to seek legal counsel prior to signing this Agreement; and (3) understands that the terms of this Agreement are contractually and legally binding and that no verbal statement to the contrary, by any person, can void or alter the terms of this Agreement.

I, Bidder, certify under penalty of perjury pursuant to the law of the State of Idaho, that the foregoing is true and correct and that I have authority to bind the related Developer to this General Release and Hold Harmless Agreement.

Bidder Bill Wood

Developer (For): AUTURAS ANALYTICS, INC.

Its (Authority): PRESIDENT

Date: 20 JUNE 2021

**MOSCOW URBAN RENEWAL AGENCY  
ALTURAS LOT BID FORM**

Bidder Legal Name: BT Altius LLC  
Bidder Mailing Address: 103 South Van Buren  
Bidder Phone Number: 406-546-0923

The bidder hereby acknowledges that they have fully reviewed and understand the Moscow Urban Renewal Agency Request for Bids for Disposition of Lots in Alturas Technology Park II, Moscow Idaho and being thoroughly familiar with the nature and condition of the subject lots, legally allowed uses, recorded protective covenants, conditions and restrictions, and other property records are authorized to submit this bid on behalf of the bidder or of bidder's legal entity or organization.

Address	Legal Description	Lot Area SF	Minimum Bid Amount	Bid Amount
1362 Alturas Drive	Block 1, Lot 2	29,412	\$112,700.00	
1412 Alturas Drive	Block 1, Lot 3	28,370	\$108,700.00	
1293 Alturas Drive	Block 2, Lot 1	35,029	\$134,200.00	
1345 Alturas Drive	Block 2, Lot 2	34,561	\$132,300.00	
1383 Alturas Drive	Block 2, Lot 3	36,997	\$141,700.00	<u>156,350.00</u>

Bidder understands that the MURA reserves the right to reject any or all bids and to waive any informality in the bidding. The undersigned notified that it is legally authorized to sign and submit this bid on behalf of the bidder.

Bidder: William R Tate for BT Altius LLC  
Print Name: WILLIAM R. TATE  
Title: CO-OWNER  
Date: 6/15/21



GENERAL RELEASE AND AGREEMENT TO  
HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN  
URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER

THIS GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER (hereinafter "Agreement") is made and entered into this 15<sup>th</sup> day of June, 2021 between the Urban Renewal Agency of Moscow, Idaho (MURA), a public body, corporate and politic, organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20 Idaho Code as amended, and undertaking projects under the authority of the Local Economic Development Act, Title 50, Chapter 29 Idaho Code as amended (hereinafter "MURA"), and BT Alturas LLC (name and address), (hereinafter "Bidder").

Bidder has read and fully accepts the discretion and non-liability of Urban Renewal Agency of Moscow, Idaho (MURA), City of Moscow, Idaho (hereinafter "City") as stipulated herein.

A. Discretion of City and MURA

MURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process seeking sealed bids for the lots located in the area known as Alturas Business Park Phase II to the City of Moscow, Latah County, Idaho, herein referred to as Request for Bids;
2. Waive any formalities or defects as to form, procedure, or content with respect to its Request For Bids and any responses by any Developer thereto; and
3. Accept or reject any bid proposal or statement of interest received in response to the RFP including any proposal or statement of interest submitted by the undersigned.

B. Non-Liability of City and MURA

The undersigned agrees: (1) that neither City nor MURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that Bidder has not and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, MURA, its agents or assigns or against City property (all as hereinafter defined), directly or indirectly, by reason of all or any of the following:

1. Any aspect of the Request For Bids, including any information or material set forth therein or referred to therein;



2. Any modification or suspension of the Request For Bids for informalities or defects therein;
3. The acceptance by MURA of any successful bid proposal or resubmission to resolve any tie bids;
4. Any statement, representations, acts, or omissions of MURA in connection with all or any of the foregoing;
5. The exercise of MURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
6. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Agreement, expressly and absolutely waives any and all claim or claims against MURA and MURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.

For purposes of this section, the term "MURA," and "City" includes their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "MURA property," or "City property" includes property which is the subject of the Request For Bids and all other property of MURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any MURA and/or City property, or claims which might be asserted against to cloud title to MURA or City property. The words "Developer or Developers" shall include any person, entity or group responding to MURA's Request For Bids.

#### C. Hold Harmless and Indemnity

Bidder shall defend, hold harmless, and indemnify MURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Request For Bids and the Bidder's responses thereto, including, but not limited to, claims, if any, made by Bidder, Bidder's officers, employees, agents or representatives or by anyone connected or associated with Bidder or by anyone claiming directly or indirectly through Bidder.

Bidder agrees that he/she (1) has read the foregoing Agreement, understands it and agrees with its contents and conditions; (2) either has had an opportunity to speak with legal counsel or opted not to seek legal counsel prior to signing this Agreement; and (3) understands that the terms of this Agreement are contractually and legally binding and that no verbal statement to the contrary, by any person, can void or alter the terms of this Agreement.

I, Bidder, certify under penalty of perjury pursuant to the law of the State of Idaho, that the foregoing is true and correct and that I have authority to bind the related Developer to this General Release and Hold Harmless Agreement.

Bidder William R Tat

Developer (For): BT Altus LLC

Its (Authority): CO-owner

Date: 6/15/21


**MOSCOW URBAN RENEWAL AGENCY  
ALTURAS LOT BID FORM**

Bidder Legal Name: LLOYD SMITH  
Bidder Mailing Address: 1947 CRESTVIEW DR, MOSCOW, ID 83843  
Bidder Phone Number: 208 596 9897

The bidder hereby acknowledges that they have fully reviewed and understand the Moscow Urban Renewal Agency Request for Bids for Disposition of Lots in Alturas Technology Park II, Moscow Idaho and being thoroughly familiar with the nature and condition of the subject lots, legally allowed uses, recorded protective covenants, conditions and restrictions, and other property records are authorized to submit this bid on behalf of the bidder or of bidder's legal entity or organization.

Address	Legal Description	Lot Area SF	Minimum Bid Amount	Bid Amount
1362 Alturas Drive	Block 1, Lot 2	29,412	\$112,700.00	—
1412 Alturas Drive	Block 1, Lot 3	28,370	\$108,700.00	—
1293 Alturas Drive	Block 2, Lot 1	35,029	\$134,200.00	—
1345 Alturas Drive	Block 2, Lot 2	34,561	\$132,300.00	—
1383 Alturas Drive	Block 2, Lot 3	36,997	\$141,700.00	\$145,000

Bidder understands that the MURA reserves the right to reject any or all bids and to waive any informality in the bidding. The undersigned notified that it is legally authorized to sign and submit this bid on behalf of the bidder.

Bidder:   
Print Name: LLOYD SMITH  
Title: \_\_\_\_\_  
Date: 6/11/21

GENERAL RELEASE AND AGREEMENT TO  
HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN  
URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER

THIS GENERAL RELEASE AND AGREEMENT TO HOLD HARMLESS, DEFEND AND INDEMNIFY BETWEEN URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AND BIDDER (hereinafter "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021 between the Urban Renewal Agency of Moscow, Idaho (MURA), a public body, corporate and politic, organized pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20 Idaho Code as amended, and undertaking projects under the authority of the Local Economic Development Act, Title 50, Chapter 29 Idaho Code as amended (hereinafter "MURA"), and \_\_\_\_\_ (name and address), (hereinafter "Bidder").

Bidder has read and fully accepts the discretion and non-liability of Urban Renewal Agency of Moscow, Idaho (MURA), City of Moscow, Idaho (hereinafter "City") as stipulated herein.

A. Discretion of City and MURA

MURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process seeking sealed bids for the lots located in the area known as Alturas Business Park Phase II to the City of Moscow, Latah County, Idaho, herein referred to as Request for Bids;
2. Waive any formalities or defects as to form, procedure, or content with respect to its Request For Bids and any responses by any Developer thereto; and
3. Accept or reject any bid proposal or statement of interest received in response to the RFP including any proposal or statement of interest submitted by the undersigned.

B. Non-Liability of City and MURA

The undersigned agrees: (1) that neither City nor MURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that Bidder has not and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, MURA, its agents or assigns or against City property (all as hereinafter defined), directly or indirectly, by reason of all or any of the following:

1. Any aspect of the Request For Bids, including any information or material set forth therein or referred to therein;

2. Any modification or suspension of the Request For Bids for informalities or defects therein;
3. The acceptance by MURA of any successful bid proposal or resubmission to resolve any tie bids;
4. Any statement, representations, acts, or omissions of MURA in connection with all or any of the foregoing;
5. The exercise of MURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
6. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Agreement, expressly and absolutely waives any and all claim or claims against MURA and MURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.


For purposes of this section, the term "MURA," and "City" includes their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "MURA property," or "City property" includes property which is the subject of the Request For Bids and all other property of MURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any MURA and/or City property, or claims which might be asserted against to cloud title to MURA or City property. The words "Developer or Developers" shall include any person, entity or group responding to MURA's Request For Bids.

C. Hold Harmless and Indemnity

Bidder shall defend, hold harmless, and indemnify MURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Request For Bids and the Bidder's responses thereto, including, but not limited to, claims, if any, made by Bidder, Bidder's officers, employees, agents or representatives or by anyone connected or associated with Bidder or by anyone claiming directly or indirectly through Bidder.

Bidder agrees that he/she (1) has read the foregoing Agreement, understands it and agrees with its contents and conditions; (2) either has had an opportunity to speak with legal counsel or opted not to seek legal counsel prior to signing this Agreement; and (3) understands that the terms of this Agreement are contractually and legally binding and that no verbal statement to the contrary, by any person, can void or alter the terms of this Agreement.

I, Bidder, certify under penalty of perjury pursuant to the law of the State of Idaho, that the foregoing is true and correct and that I have authority to bind the related Developer to this General Release and Hold Harmless Agreement.

Bidder 

Developer (For): \_\_\_\_\_

Its (Authority): \_\_\_\_\_

Date: 6/11/21