



Meeting Agenda: Thursday, November 18, 2021, 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 September 16, 2021
 - B. September 2021 Payables
 - C. September 2021 Financials
 - D. October 2021 Payables
 - E. October 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 October 9th, the Agency published a new request for bids for the last remaining lot, Lot 2, Block 2, and lowered the minimum bid price by twenty-five percent to increase the likelihood of the sale of that lot. No bids were received and Staff proposes to re-advertise the request for bids at the current twenty-five percent reduction of the minimum bid price.

ACTION: Review the proposal and provide staff with direction as deemed appropriate.
4. **Resolution to Approve Disbursement of Alturas Lot Sale Proceeds to Taxing Districts (A) – Bill Belknap**

Prior to the recent lots sales within Alturas Technology Park, the Agency Board determined that the Agency intended disburse the net proceeds from all lot sales to the taxing districts. The Agency has successfully completed the sale of five of the six agency owned lots over this year. The sale proceeds totaled \$666,415.00 while the Agency incurred in publication expenses of \$939.47 leaving net proceeds in the amount of \$665,475.53. Staff has prepared a Resolution for the Board's consideration directing the disbursement of the net proceeds to the Latah County Treasurer for distribution to the taxing districts on a pro-rate basis in accordance with the current property tax levy allocation.

ACTION: Approve the proposed disbursement Resolution; or take other action as deemed appropriate.
5. **Moscow Flatiron LLC Development and Disposition Agreement Report (A) – Bill Belknap**

On March 7, 2019, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Flatiron LLC to acquire and develop the Agency's Sixth and Jackson property. Staff has begun development of the Disposition and Development Agreement and will provide the Board with an update on the anticipated schedule moving forward.

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.

ACTION: Receive report and provide direction as deemed appropriate; or take other action as deemed appropriate.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business



Meeting Minutes: September 16, 2021, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

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

McGeehan called the meeting to order at 7:00 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 August 19, 2021

B. August 2021 Payables

C. August 2021 Financials

Bettge moved for approval of the consent agenda as presented, seconded by Tribble. 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. Public Hearing: Proposed Amendment to FY 2021 Agency Budget (A) – Bill Belknap

The Agency has either closed on, or will close on, the sale of 5 lots within Alturas Technology Park which was not anticipated when the FY2021 budget was adopted. In accordance with State Law, the Agency is required to conduct a public hearing to amend the adopted FY2021 Budget to receive these additional revenues that were previously unanticipated. In accordance with prior Board direction, once the Agency has received the funds from the two lots currently pending closing, the Agency will disburse the net proceeds to the Latah County Treasurer for distribution to the taxing districts.

Belknap presented the proposed budget amendment as described above, and recommended adoption of the amendment and approval of the corresponding Resolution. No development proposals for the sold lots have been disclosed by the purchasers.

Public Hearing opened and closed at 7:06 AM, with no comments from the public.

Bettge moved for approval of the FY2021 Budget Amendment and corresponding Resolution 2021-03 as presented, seconded by Beauchamp. Motion carried unanimously.

4. Alturas Lot Sale Request for Bid Results (A) – Bill Belknap

On July 17th, the Agency published a request for bids for the Agency's remaining three lots within Phase II of the Alturas Technology Park. Two bids were received that met the minimum bid price, therefore two of the three remaining lots are now advancing to closing. The agency will be left with one remaining lot (Lot 2 of Block 2) which has some grade challenges that will likely result in increased development cost. Staff is recommending that the Agency publish a new request for bids for the last remaining lot and lower the minimum bid price for Lot 2, Block 2 by twenty-five percent to increase the likelihood of the sale of that lot.

Belknap reviewed the last bid advertisement, as described above, and recommended a reduction in price of the singular remaining lot due to possible grade challenges. The private negotiation process, which Idaho urban renewal agencies are normally bound by, would not allow the reduction of selling price. However, because the alternative bid process was selected for the current lot sales the lot price may be reduced to below the appraised value with a public auction. The appraisal was assessed on a per square foot value and surrounding market prices, but did not account for topographical challenges. The most recent Fair Use Valuation was completed in 2006.

Board directed Staff to proceed with the reduction of the proposed lot by 25% and advertise for another round of lot bid sales.

5. General Agency Updates

- *Legacy Crossing District*
Disposition and Development Agreement (DDA) of the Sixth and Jackson Street property should be ready for presentation at the second meeting of October. The downtown streetscape design project has advanced.
- *Alturas District*
No updates.
- *General Agency Business*
The Agency will not own any other real estate after the sale of the Sixth & Jackson Street property and the remaining Alturas lots sell. Approximately \$670,000 will be returned to the taxing district. The Agency has stopped receiving revenue from the Alturas District since it closed in 2015.

Sullivan declared the meeting adjourned at 7:19 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
September 30, 2021

	Total Funds
ASSETS	
Cash	21,553
Investments - LGIP	2,082,299
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Interest Receivable	206
Land Held For Resale	531,256
Land	679,420
Total Assets	\$ 3,364,307
LIABILITIES	
Accounts Payable	2,363
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
Total Liabilities	360,900
FUND BALANCES	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,525,363
Total Fund Balance	3,003,407
Total Liabilities and Fund Balance	\$ 3,364,307

September-21
Checks by Date



<u>Check Number</u>	<u>Vendor</u>	<u>Description</u>	<u>Check Date</u>	<u>Check Amount</u>
4766	UAVISTA	Avista Utilities	9/9/2021	
	1563734669-09152021	August 2021 electric for 6th & Jackson		43.22
Total for Check Number 4766:				<u>43.22</u>
4767	UGEMVALL	Gem Valley Appraisal	9/9/2021	
	2021--103	Fair Value in Use Appraisal		4,250.00
Total for Check Number 4767:				<u>4,250.00</u>
4768	HODGEASS	Hodge & Associates, Inc.	9/9/2021	
	4482-08-21	Design and Construction Staking		2,830.00
Total for Check Number 4768:				<u>2,830.00</u>
4769	UCITYMOS	City of Moscow	9/16/2021	
	115911-08312021	City Utilities for 6th & Jackson		229.17
	2100000388	City Admin Services		4,347.25
Total for Check Number 4769:				<u>4,576.42</u>
ACH	UZIONI	Zions Bank Corporate Trust	9/20/2021	
	5854650	Annual Trustee Fee		1,500.00
Total for ACH payment:				<u>1,500.00</u>
Total bills for September 2021:				<u>\$ 13,199.64</u>

September-21
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4766	09/09/2021	Moscow Urban Renewal Agency	Avista Utilities		43.22
4767	09/09/2021	Moscow Urban Renewal Agency	Gem Valley Appraisal		4,250.00
4768	09/09/2021	Moscow Urban Renewal Agency	Hodge & Associates, Inc.		2,830.00
4769	09/16/2021	Moscow Urban Renewal Agency		x	
4770	09/16/2021	Moscow Urban Renewal Agency	City of Moscow		4,576.42
ACH	09/20/2021	Moscow Urban Renewal Agency	Zion's Bank Corporate Trust		1,500.00
Report Total:				<u>0.00</u>	<u>13,199.64</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

September-21



Sort Level	Description	Amended 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	\$ 52,167.00	\$ 1.00	100.00%
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	\$ -	\$ 419.95	\$ 80.05	83.99%
890-880-644-10	Ad. & Marketing Expense-GF	\$ 750.00	\$ 155.02	\$ 372.20	\$ 377.80	49.63%
890-880-644-16	Land Sale Expenses	\$ 10,000.00	\$ -	\$ 4,249.36	\$ 5,750.64	42.49%
890-880-668-10	Liability Insurance-General	\$ 1,575.00	\$ -	\$ 1,695.00	\$ (120.00)	107.62%
E02	Contractual	\$ 75,143.00	\$ 4,502.27	\$ 67,493.31	\$ 7,649.69	89.82%
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	\$ 1,396.88	\$ 1,396.88	\$ 2,353.12	37.25%
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	\$ 1,396.88	\$ 1,396.88	\$ 4,353.12	24.29%

General Ledger
Expense vs. Budget

September-21



		Amended						
880	URA General Fund	\$	80,893.00	\$	5,899.15	\$	68,890.19	\$ 12,002.81 85.16%
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	\$	4,250.00	\$	4,250.00	\$ 5,750.00 42.50%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$	1,000.00	\$	-	\$	-	\$ 1,000.00 0.00%
E02	Contractual	\$	16,000.00	\$	4,250.00	\$	4,250.00	\$ 11,750.00 26.56%
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	\$	501.56	\$	3,347.33	\$ 52.67 98.45%
890-895-658-51	Development Participation	\$	741,000.00	\$	2,830.00	\$	10,662.50	\$ 730,337.50 1.44%
890-895-669-10	Misc. Expense-Legacy	\$	500.00	\$	582.00	\$	582.00	\$ (82.00) 116.40%
890-895-675-00	Fiscal Agent Trustee fees	\$	1,800.00	\$	1,500.00	\$	1,500.00	\$ 300.00 83.33%
890-895-676-15	Latah County Reimb. Agreement	\$	5,000.00	\$	-	\$	5,000.00	\$ - 100.00%

General Ledger
Expense vs. Budget

September-21



		Amended								
890-895-676-17	Owner Participation Agreements	\$	64,135.00	\$	-	\$	56,358.69	\$	7,776.31	87.88%
E03	Commodities	\$	816,835.00	\$	5,413.56	\$	77,450.52	\$	739,384.48	9.48%
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%
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%
890-895-900-11	Contingency - Legacy	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
E90	Contingency	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%

General Ledger
Expense vs. Budget

September-21



		Amended						
895	URA Legacy District	\$	910,376.00	\$	9,663.56	\$	81,700.52	\$ 828,675.48 8.97%
899	Dept							
890-891-790-01	Bond Principal - Alturas	\$	-	\$	-	\$	-	\$ - 0.00%
890-892-790-01	Bond Principal - Legacy	\$	259,000.00	\$	-	\$	32,000.00	\$ 227,000.00 12.36%
890-892-791-01	Bond Interest - Legacy	\$	11,370.00	\$	-	\$	5,151.41	\$ 6,218.59 45.31%
E05	Debt Service	\$	270,370.00	\$	-	\$	37,151.41	\$ 233,218.59 13.74%
890-899-990-00	Ending Fund Bal Unassigned	\$	721,067.00	\$	-	\$	-	\$ 721,067.00 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	\$	1,322,586.00	\$	-	\$	-	\$ 1,322,586.00 0.00%
899	Dept	\$	1,592,956.00	\$	-	\$	37,151.41	\$ 1,555,804.59 2.33%
890	Moscow Urban Renewal Agency	\$	2,584,225.00	\$	15,562.71	\$	187,742.12	\$ 2,396,482.88 7.26%

General Ledger
Revenue Analysis

September 2021



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-410-01	Property Taxes - Legacy	\$ 795,000.00	\$ 12,953.08	\$ 794,408.49	\$ 591.51	\$ 591.51	0.07%	99.93%
890-000-471-00	Investment Earnings	\$ 6,500.00	\$ 408.07	\$ 3,308.86	\$ 3,191.14	\$ 3,191.14	49.09%	50.91%
890-000-478-10	Gain/Loss on Sale of Assets	\$ 670,295.00	\$ -	\$ 436,309.00	\$ 233,986.00	\$ 233,986.00	34.91%	65.09%
890-000-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
890-000-498-95	Transfer In: Legacy	\$ 62,541.00	\$ -	\$ -	\$ 62,541.00	\$ 62,541.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 1,684,336.00	\$ 13,361.15	\$ 1,234,026.35	\$ 450,309.65	\$ 450,309.65	26.74%	73.26%
Revenue Total		\$ 1,684,336.00	\$ 13,361.15	\$ 1,234,026.35	\$ 450,309.65	\$ 450,309.65	26.74%	73.26%



Balance Sheet
October 31, 2021

	<u>Total Funds</u>
ASSETS	
Cash	240,795
Investments - LGIP	2,082,505
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Land Held For Resale	967,565
Land	679,420
Total Assets	<u><u>\$ 4,019,858</u></u>
LIABILITIES	
Accounts Payable	436,309
Deposits Payable	5,000
Series 2010 Bond - due within one year	34,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	193,000
Latah County payback agreement - due after one year	84,537
Total Liabilities	<u><u>757,846</u></u>
FUND BALANCES	
Net Investment in Capital Assets	433,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,783,968
Total Fund Balance	<u><u>3,262,012</u></u>
Total Liabilities and Fund Balance	<u><u>\$ 4,019,858</u></u>

October-21

Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4771	UCITYMOS 2100000440	City of Moscow City Admin Fees October 2021	10/6/2021	4,477.67
Total for Check Number 4771:				<u>4,477.67</u>
4772	UICRMP 18013-2022-1	ICRMP ICRMP Membership FY 2022	10/6/2021	1,780.00
Total for Check Number 4772:				<u>1,780.00</u>
4773	UREDEV 10/6/2020	Redevelopment Association of Idaho Membership & Legislative FY22	10/6/2021	1,250.00
Total for Check Number 4773:				<u>1,250.00</u>
4774	UCITYMOS PRFY21-2	City of Moscow Grounds Maintenance, Lawn Care, Snow Removal FY21	10/7/2021	1,978.88
Total for Check Number 4774:				<u>1,978.88</u>
4775	UCITYMOS 115911-09302021	City of Moscow September Utilities for 6th & Jackson	10/7/2021	229.17
Total for Check Number 4775:				<u>229.17</u>
4776	UMOSPULD 165244	Tribune Publishing Company MURA NPH Budget Amendment FY2021	10/7/2021	155.02
Total for Check Number 4776:				<u>155.02</u>
4777	UALTURAS 205	Alturas Technology Park, Inc. Alturas Irrigation Participation	10/14/2021	1,448.12
Total for Check Number 4777:				<u>1,448.12</u>
Total bills for October 2021:				<u>\$ 11,318.86</u>

October 2021

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4771	10/06/2021	Moscow Urban Renewal Agency	City of Moscow		4,477.67
4772	10/06/2021	Moscow Urban Renewal Agency	ICRMP		1,780.00
4773	10/06/2021	Moscow Urban Renewal Agency	Redevelopment Association of Idaho		1,250.00
4774	10/07/2021	Moscow Urban Renewal Agency	City of Moscow		1,978.88
4775	10/07/2021	Moscow Urban Renewal Agency	City of Moscow		229.17
4776	10/07/2021	Moscow Urban Renewal Agency	Tribune Publishing Company		155.02
4777	10/14/2021	Moscow Urban Renewal Agency	Alturas Technology Park, Inc.		<u>1,448.12</u>
Report Total:					<u><u>11,318.86</u></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

October-21



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
890	Moscow Urban Renewal Agency					
880	URA General Fund					
890-880-642-00	Administrative Services	\$ 53,733.00	\$ 4,477.67	\$ 4,477.67	\$ 49,255.33	8.33%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ 1,250.00	\$ 1,250.00	\$ 3,750.00	25.00%
890-880-642-20	Professional Services-Auditing	\$ 5,200.00	\$ -	\$ -	\$ 5,200.00	0.00%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%
890-880-668-10	Liability Insurance-General	\$ 1,780.00	\$ 1,780.00	\$ 1,780.00	\$ -	100.00%
E02	Contractual	\$ 71,713.00	\$ 7,507.67	\$ 7,507.67	\$ 64,205.33	10.47%
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	\$ 2,750.00	\$ -	\$ -	\$ 2,750.00	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%
E03	Commodities	\$ 4,750.00	\$ -	\$ -	\$ 4,750.00	0.00%
880	URA General Fund	\$ 76,463.00	\$ 7,507.67	\$ 7,507.67	\$ 68,955.33	9.82%
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
E02	Contractual	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
890-895-658-51	Development Participation	\$ 1,078,750.00	\$ -	\$ -	\$ 1,078,750.00	0.00%
890-895-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00	0.00%
890-895-676-17	Owner Participation Agreements	\$ 62,335.00	\$ -	\$ -	\$ 62,335.00	0.00%
E03	Commodities	\$ 1,150,585.00	\$ -	\$ -	\$ 1,150,585.00	0.00%
890-895-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	0.00%

General Ledger Expense vs. Budget

October-21



890-895-770-71	Land-Legacy	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-770-73	Improvements-Legacy	\$	-	\$	-	\$	-	\$	-	0.00%
E04	Capital Outlay	\$	-	\$	-	\$	-	\$	-	0.00%
890-895-890-00	Transfer To: General Fund	\$	73,713.00	\$	-	\$	-	\$	73,713.00	0.00%
890-895-890-01	Transfer To: Capital Fund	\$	-	\$	-	\$	-	\$	-	0.00%
E10	Transfers To	\$	73,713.00	\$	-	\$	-	\$	73,713.00	0.00%
890-895-900-11	Contingency - Legacy	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
E90	Contingency	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
895	URA Legacy District	\$	1,245,298.00	\$	-	\$	-	\$	1,245,298.00	0.00%
899	Dept									
890-891-790-01	Bond Principal - Alturas	\$	-	\$	-	\$	-	\$	-	0.00%
890-892-790-01	Bond Principal - Legacy	\$	34,000.00	\$	-	\$	-	\$	34,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$	9,965.00	\$	-	\$	-	\$	9,965.00	0.00%
E05	Debt Service	\$	43,965.00	\$	-	\$	-	\$	43,965.00	0.00%
890-892-900-01	Ending Fund Bal - Assigned	\$	718,400.00	\$	-	\$	-	\$	718,400.00	0.00%
890-892-990-05	Ending Fund Bal - Restricted	\$	5,260.00	\$	-	\$	-	\$	5,260.00	0.00%
890-899-990-00	Ending Fund Bal - Unassigned	\$	52,683.00	\$	-	\$	-	\$	52,683.00	0.00%
890-899-990-05	Ending Fund Bal - Restricted	\$	13,047.00	\$	-	\$	-	\$	13,047.00	0.00%
E95	Ending Fund Balance	\$	789,390.00	\$	-	\$	-	\$	789,390.00	0.00%
899	Dept	\$	833,355.00	\$	-	\$	-	\$	833,355.00	0.00%
890	Moscow Urban Renewal Agency	\$	2,155,116.00	\$	7,507.67	\$	7,507.67	\$	2,147,608.33	0.35%

General Ledger
Revenue Analysis

October 2021



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-410-01	Property Taxes - Legacy	\$ 845,500.00	\$ -	\$ -	\$ 845,500.00	\$ 845,500.00	100.00%	0.00%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 3.02	\$ 3.02	\$ 4,496.98	\$ 4,496.98	99.93%	0.07%
890-000-478-10	Gain/Loss on Sale of Assets	\$ -	\$ 230,097.00	\$ 230,097.00	\$ (230,097.00)	\$ (230,097.00)		
890-000-498-96	Transfer In: Legacy	\$ 73,713.00	\$ -	\$ -	\$ 73,713.00	\$ 73,713.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 923,713.00	\$ 230,100.02	\$ 230,100.02	\$ 693,612.98	\$ 693,612.98	75.09%	24.91%
Revenue Total		\$ 923,713.00	\$ 230,100.02	\$ 230,100.02	\$ 693,612.98	\$ 693,612.98	75.09%	24.91%

RESOLUTION NO. 2021-04

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF MOSCOW, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF MOSCOW, IDAHO, AN URBAN RENEWAL AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO, AUTHORIZING THE DISBURSEMENT OF REVENUES ASSOCIATED WITH THE SALE OF RETAINED LOTS WITHIN THE ALTURAS TECHNOLOGY PARK AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Moscow, Idaho (the "Agency"), an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended (the "Law"); and

WHEREAS the City Council of the City of Moscow, Idaho (the "City Council"), after notice duly published, conducted a public hearing on the City of Moscow, Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan 1996 (the "Alturas Technology Park Plan"); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 96-12 on July 1, 1996, approving the Alturas Technology Park Plan and making certain findings; and

WHEREAS the City Council, after notice duly published, conducted a public hearing on the Second Amended and Restated City of Moscow, Idaho Research and Technology Park Urban Renewal/Disadvantaged Border Community Area Plan 2005 (the "Amended and Restated Alturas Technology Park Plan"); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2005-18 on June 20, 2005, approving the Amended and Restated Alturas Technology Park Plan and making certain findings; and

WHEREAS, the termination date for the revenue allocation area was set forth in the Amended and Restated Alturas Technology Park Plan, as December 31, 2015; and

WHEREAS, the identified physical improvements and/or projects have been substantially completed in the Amended and Restated Alturas Technology Park Plan; and

WHEREAS, the Agency has reviewed the remaining improvements and/or projects and based on projected revenues and expenses of the Amended and Restated Alturas Technology Park Plan, has determined there are sufficient funds for payment of all final improvement costs and Agency expenses and has further determined the revenue allocation area can be terminated early, on or before December 31, 2015; and

WHEREAS, on July 22, 2015, the Agency passed Resolution 2015-02 recommending termination of the Alturas Technology Park revenue allocation area prior to the termination date in the Amended and Restated Alturas Technology Park Plan and providing for a plan for District closure including a termination budget to the Moscow City Council; and

WHEREAS, on September 8, 2015, the Moscow City Council passed Ordinance 2015-15 terminating the

Alturas Technology Park revenue allocation area; and

WHEREAS, at the time of closure of the Alturas Technology Park revenue allocation area the Agency retained ownership of six lots within the Alturas Technology Park; and

WHEREAS, the Agency Board previously directed that the net proceeds from the sale of the retained lots shall be retained to the taxing districts; and

WHEREAS, within the 2021 calendar year, the Agency has successfully sold five of the six retained lots generating Six Hundred Sixty-Five Thousand Four Hundred Seventy-Five Dollars and Fifty-Three Cents (\$665,475.53) in net proceeds; and

WHEREAS, the Agency hereby directs that the net proceeds be remitted to the Latah County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property within the City of Moscow, Idaho.

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

Section 1: That the above statements are true and correct.

Section 2: That the Termination Plan as adopted by Resolution 2015-02 and termination budget as reflected in the Termination Plan and incorporated in the Agency's 2016 Fiscal Budget provided for the disbursement of surplus revenues associated with the Alturas Technology Park District.

Section 3: That the Agency does hereby determine that net proceeds from the sale of five of the retained lots to be disbursed is Six Hundred Sixty-Five Thousand Four Hundred Seventy-Five Dollars and Fifty-Three Cents (\$665,475.53).

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Moscow, Idaho, on November 18, 2021. Signed by the Chair of the Board of Commissioners, and attested by the Clerk to the Board of Commissioners, on this 18 day of November, 2021.

APPROVED:

By: _____
Steve McGeehan, Chair

ATTEST:

By: _____
Jennifer Fleischman, Clerk