



Meeting Agenda: Thursday, August 4, 2022, 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 July 7, 2022
 - B. June 2022 Payables
 - C. June 2022 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. **Downtown Streetscape Study (A)**

Staff and the consultant team will provide an update on the Downtown Streetscape Study project.

ACTION: Receive report and provide general direction as appropriate.
4. **Public Hearing: Proposed FY2023 Agency Budget (A) – Cody Riddle**

Staff has prepared the draft FY2023 budget document which includes anticipated Agency revenues and expenditures for the upcoming fiscal year. The draft budget was reviewed by the Agency Board on July 7, 2022 and recommended forwarding the budget to public hearing. In accordance with State Law, the Agency is required to conduct a public hearing upon the annual appropriations budget to allow for public comment and testimony.

ACTION: After considering public testimony, adopt FY2023 Budget and the corresponding Budget Resolution 2022-02; or take such other action deemed appropriate.
5. **General Agency Updates – Cody Riddle**
 - 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: July 7, 2022, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Mark Beauchamp, Vice Chair	Maureen Laflin	Cody Riddle, Executive Director
Steve Drown	Steve McGeehan	Jennifer Fleischman, Clerk
Sandra Kelly	Nancy Tribble	Renee Tack, Treasurer
Dave McGraw		

Beauchamp called the meeting to order at 7:02 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 June 16, 2022

B. May 2022 Payables

C. May 2022 Financials

McGraw moved for approval of the consent agenda as written, seconded by Kelly. 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. Preliminary Review of FY2023 MURA Budget (A) – Cody Riddle

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 public investments within the Legacy Crossing District. The CIP is updated each year to reflect new projects that have been identified, and to keep the CIP current. Staff has prepared an update to the CIP for the 2023-2027 fiscal years along with the draft FY2023 budget document for the Board's review and direction. The public hearing on the budget has been set for the upcoming August 4th meeting.

Riddle provided a review of the preliminary MURA budget and Capital Improvement Plan (CIP), as described above, and recommended the Board increase the Legacy Placemaking line item from \$175,000 to \$300,000. The extra funds are an updated cost estimate for MURA's contribution to the South Couplet Beautification Project. The projected administrative expenses that are paid to the City for Clerk, Treasurer, and Executive Director assistance is sufficient for the services provided. The Board agreed with all the line items in the preliminary budget and CIP for FY2023.

Drown moved to approve the CIP and draft FY2023 budget, to include an additional \$125,000 in the Legacy Placemaking expense line as recommended by Staff. The motion was seconded by Kelly. Motion carried unanimously.

4. General Agency Updates – Cody Riddle

- *Legacy Crossing District*

The last extension to the approved Exclusive Negotiation Agreement for the Sixth and Jackson property expired in May of 2021. Riddle indicated that the Agency is under no obligation to continue working with the current developer. The Board discussed some possible options on moving forward.

- *General Agency Business*

Riddle provided an update on the Downtown Streetscape Design Project, which has entered the public input stage. The first public meeting will be held on July 20th, 2022 in the Council Chambers at City Hall. The design should be ready for review by City Council and the URA by late fall of 2022. Welch-Comer will provide a presentation to the Board at the August 4th meeting. All modes of transportation are being considered by the design team. The physical boundaries of Downtown Moscow and the project were discussed. The proposed bond would be to help pay for this project, and would be shared with the City. All the improvements are estimated to be approximately \$3.5mil. Public input is requested for anything within the scope of the project. The Board discussed the goal for the Downtown Streetscape improvement project and speculated on the overall vision.

The remaining lot at Alturas was published for bid on June 25th. Bids are due July 26th and will be presented at the August 4th meeting.

URA bylaws dictate that the Finance Committee be comprised of two board members and three community members. Staff requested volunteers and nominations for representatives to be included in the committee, which would meet approximately two or three times a year. Before the pandemic, the Finance Committee met every year to review the preliminary budget before the Annual Budget Public Hearing. Responsibilities would include providing input on the draft budget, and recommendations as necessary.

Beauchamp declared the meeting adjourned at 7:45 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
June 30, 2022

	Total Funds
ASSETS	
Cash	75,357
Investments - LGIP	2,020,724
Investments-Zions Debt Reserve	44,313
Other Assets	5,260
Land Held For Resale	353,870
Land	679,420
Total Assets	\$ 3,178,944
LIABILITIES	
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	321,537
FUND BALANCES	
Net Investment in Capital Assets	353,870
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,459,225
Total Fund Balance	2,857,407
Total Liabilities and Fund Balance	\$ 3,178,944

June-22
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4811	UALTASCI A3630	Alta Science & Engineering 6th & Jackson March 2022 Sampling Report	06/09/2022	270.00
Total for Check Number 4811:				270.00
4812	UCITYMOS 220000838	City of Moscow City Admin Fees June '22	06/09/2022	4,477.67
Total for Check Number 4812:				4,477.67
4813	UAVISTA 1563734669-06152022	Avista Utilities May '22 electric for 6th & Jackson	06/16/2022	73.73
Total for Check Number 4813:				73.73
4814	UCITYMOS 15911-05312022	City of Moscow May '22 Utilities 6th & Jackson	06/16/2022	319.34
Total for Check Number 4814:				319.34
Total bills for June 2022:				\$ 5,140.74

June-22

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4811	06/09/2022	Moscow Urban Renewal Agency	Alta Science & Engineering		270.00
4812	06/09/2022	Moscow Urban Renewal Agency	City of Moscow		4,477.67
4813	06/16/2022	Moscow Urban Renewal Agency	Avista Utilities		73.73
4814	06/16/2022	Moscow Urban Renewal Agency	City of Moscow		319.34
			Report Total:	\$ -	5,140.74

Steve McGeehan, Chairperson

Cody Riddle, Executive Director

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

Renee Tack, Treasurer

General Ledger
Expense vs. Budget

June-22



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	\$ 40,299.03	\$ 13,433.97	75.00%
890-880-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ 270.00	\$ 1,520.00	\$ 3,480.00	30.40%
890-880-642-20	Professional Services-Auditing	\$ 5,200.00	\$ -	\$ -	\$ 5,200.00	0.00%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ -	\$ 658.27	\$ 4,341.73	13.17%
890-880-668-10	Liability Insurance-General	\$ 1,780.00	\$ -	\$ 1,780.00	\$ -	100.00%
E02	Contractual	\$ 71,713.00	\$ 4,747.67	\$ 44,277.25	\$ 27,435.75	61.74%
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%
890-880-669-11	Dist. of Net Prop. Sale Proceeds	\$ -	\$ -	\$ 229,775.53	\$ (229,775.53)	0.00%
E03	Commodities	\$ 4,750.00	\$ -	\$ 229,775.53	\$ (225,025.53)	4837.38%

General Ledger
Expense vs. Budget

June-22



		Amended						
880	URA General Fund	\$	76,463.00	\$	4,747.67	\$	274,052.78	\$ (197,589.78) 358.41%
895	URA Legacy District							
890-895-642-10	Professional Services-Legacy	\$	5,000.00	\$	-	\$	2,723.40	\$ 2,276.60 54.47%
890-895-642-12	Land Sale Expenses	\$	-	\$	-	\$	1,506.50	\$ (1,506.50) 0.00%
890-895-652-10	Heat, Lights & Utilities	\$	-	\$	393.07	\$	3,139.71	\$ (3,139.71) 0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$	1,000.00	\$	-	\$	-	\$ 1,000.00 0.00%
E02	Contractual	\$	6,000.00	\$	393.07	\$	7,369.61	\$ (1,369.61) 122.83%
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	\$	-	\$	5,000.00	\$ 1,500.00 76.92%
890-895-676-17	Owner Participation Agreements	\$	62,335.00	\$	-	\$	30,098.34	\$ 32,236.66 48.28%
E03	Commodities	\$	1,150,585.00	\$	-	\$	35,098.34	\$ 1,115,486.66 3.05%
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-22



Amended

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	\$	393.07	\$	42,467.95	\$	1,202,830.05	3.41%
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	\$	-	\$	2,256.34	\$	7,708.66	22.64%
E05	Debt Service	\$	43,965.00	\$	-	\$	2,256.34	\$	41,708.66	5.13%
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	\$	-	\$	2,256.34	\$	831,098.66	0.27%
890	Moscow Urban Renewal Agency	\$	2,155,116.00	\$	5,140.74	\$	318,777.07	\$	1,836,338.93	14.79%

General Ledger
Revenue Analysis

June 2022



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	\$ 16,166.88	\$ 516,499.47	\$ 329,000.53	\$ 329,000.53	38.91%	61.09%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 1,085.44	\$ 3,253.82	\$ 1,246.18	\$ 1,246.18	27.69%	72.31%
890-000-478-10	Gain/Loss on Sale of Assets	\$ -	\$ -	\$ 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	\$ 17,252.32	\$ 749,850.29	\$ 173,862.71	\$ 173,862.71	18.82%	81.18%
Revenue Total		\$ 923,713.00	\$ 17,252.32	\$ 749,850.29	\$ 173,862.71	\$ 173,862.71	18.82%	81.18%



Fiscal Year 2023 Proposed Budget

Fiscal Year Beginning October 1, 2022 Ending September 30, 2023

Commissioners:

Steven McGeehan, Chair

Mark Beauchamp, Vice-Chair

Nancy Tribble, Secretary

Steve Drown, Commissioner

Maureen Laflin, Commissioner

Dave McGraw, Commissioner

Sandra Kelly, Commissioner

Administration:

Cody Riddle, Executive Director

Jennifer Fleischman, Clerk

Renee Tack, Treasurer

BUDGET SUMMARY

ACCOUNT AND ACCOUNT CLASSIFICATION	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
<hr/>							
ESTIMATED REVENUES							
410-01	Property Taxes - Legacy	747,652	794,869	845,500	865,000	865,000	
471-00	Investment Earnings	11,255	3,309	4,500	4,500	4,500	
478-10	Gain/Loss On Sale Of Assets		258,923		89,302	89,302	
498-96	Transfer In: Legacy	63,727	70,338	73,713	70,984	70,984	
910-00	Beg Fund Balance - Unassigned			48,183	80,728	80,728	
910-01	Beg Fund Balance - Alturas			15,797	13,047	13,047	
912-00	Beg Fund Balance - Assigned - Legacy			1,117,671	1,468,934	1,468,934	
912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
TOTAL ESTIMATED REVENUES		822,634	1,127,439	2,155,116	2,642,247	2,642,247	
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APPROPRIATIONS							
E02	Contractual	61,296	507,071	76,213	80,034	80,034	
E03	Commodities	226,536	75,668	1,156,835	1,104,971	1,104,971	
E05	Debt Service	10,004	5,151	43,965	43,472	43,472	
E10	Transfers To	63,727	70,338	73,713	70,984	70,984	
E20	Other Financing Uses				89,302	89,302	
E90	Contingency			15,000	15,000	15,000	
E95	Ending Fund Balance			789,390	1,238,484	1,238,484	
TOTAL APPROPRIATIONS		361,563	658,228	2,155,116	2,642,247	2,642,247	
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NET OF REVENUES/APPROPRIATIONS - FUND 890		461,071	469,211				

GENERAL AGENCY BUDGET

Moscow Urban Renewal Agency
General Agency Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
INVESTMENT EARNINGS							
890-000-471-00	Investment Earnings	11,255	3,309	4,500	4,500	4,500	
					4,500	4,500	
	Interest earned on investments based on the expected interest rate and balances in the Agency's accounts throughout the fiscal year.						
	INVESTMENT EARNINGS	11,255	3,309	4,500	4,500	4,500	
TRANSFERS IN							
890-000-498-96	Transfer In: Legacy	63,727	70,338	73,713	70,984	70,984	
					70,984	70,984	
	Transfer to General Agency from Legacy to cover General Agency Expenses.						
	TRANSFERS IN	63,727	70,338	73,713	70,984	70,984	
GAIN/LOSS ON SALE OF ASSETS							
890-000-478-10	Gain/Loss On Sale Of Assets		258,923		89,302	89,302	
					89,302	89,302	
	Revenues from the sale of Alturas lots owned by the Agency.						
	GAIN/LOSS ON SALE OF ASSETS		258,923		89,302	89,302	
OTHER FINANCING SOURCES							
890-000-910-00	Beg Fund Balance - Unassigned			48,183	80,728	80,728	
					80,728	80,728	
	Beginning Fund Balance-Unassigned 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 FY 2023 for General Agency expenses.						
890-000-910-01	Beg Fund Balance - Alturas			15,797	13,047	13,047	
					13,047	13,047	
	Beginning Fund Balance-Alturas is funds for maintenance and marketing of the Alturas lots derived from Alturas Technology Park Urban Renewal Agency Termination Plan.						
	OTHER FINANCING SOURCES			63,980	93,775	93,775	
	Totals for dept 000 -	74,982	332,570	142,193	258,561	258,561	
	TOTAL ESTIMATED REVENUES	74,982	332,570	142,193	258,561	258,561	

Moscow Urban Renewal Agency
General Agency Budget
2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	DEPT REQUESTED 2022-23 BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	50,648	52,167	53,733	55,345	55,345	
	The administrative fee is a reimbursement to the City of Moscow for executive, administrative, finance, legal, engineering, information systems, and community development staff time related to services rendered to the URA.				55,345	55,345	
890-880-642-15	Professional Services - Other	1,050	3,490	5,000	5,000	5,000	
	Professional services including legal services fees, dues, and memberships, including \$2,000 for the Redevelopment Association of Idaho.				5,000	5,000	
890-880-642-20	Professional Services - Auditing	5,000	5,100	5,200	5,356	5,356	
	Expenses related to the annual financial audit.				5,356	5,356	
890-880-642-89	Professional Services - URA	400	420	500	500	500	
	An annual shared cost for Website hosting and support.				500	500	
890-880-644-16	Land Sale Expenses		439,949	5,000	5,000	5,000	
	Expenses related to the sale of Alturas lots.				5,000	5,000	
890-880-668-10	Insurance	1,614	1,695	1,780	1,833	1,833	
	The annual insurance premium for liability and errors and omissions for public officials. 100% of the insurance will be paid by the General Agency.				1,833	1,833	
CONTRACTUAL		58,712	502,821	71,213	73,034	73,034	
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	
	Postage expenses.				100	100	
890-880-631-20	Printing & Binding			400	400	400	
	Printing and binding expenses.				400	400	
890-880-644-10	Advertising & Publishing	244	372	500	500	500	
	Costs related to general advertising and marketing.				500	500	
890-880-644-15	Alturas Marketing/Maintenance	4,408	2,845	2,750	1,500	1,500	
	Costs related to marketing and maintaining the Alturas lots held for resale.				1,500	1,500	
890-880-647-10	Travel & Meetings			500	500	500	
	Commissioners and/or support staff's travel and meetings expense related to the Agency's business.				500	500	
890-880-649-10	Professional Development			500	500	500	
	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.				500	500	
890-880-669-10	Miscellaneous Services & Charges	363		500	500	500	
					500	500	

Moscow Urban Renewal Agency
General Agency Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
COMMODITIES							
	These fees are for incidental expenses incurred by the Agency that are not captured in other categories.						
COMMODITIES		5,015	3,217	5,250	4,000	4,000	
OTHER FINANCING USES							
890-880-669-11	Dist. Of Net Prop. Sale Proceeds				89,302	89,302	
	Distribution to the taxing districts of Alturas lot sale proceeds net of expenses incurred to sell the lots.				89,302	89,302	
OTHER FINANCING USES					89,302	89,302	
Totals for dept 880 - URA - General Agency		63,727	506,038	76,463	166,336	166,336	

Moscow Urban Renewal Agency
General Agency Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			52,683	80,678	80,678	
					80,678	80,678	
	Ending Fund Balance-Unassigned is the funds remaining after all projected expenditures are made against all resources available during the fiscal year. These are monies derived from sources other than tax increment generated by the Legacy Crossing District revenue allocation area.						
890-899-990-05	Ending Fund Balance - Restricted			13,047	11,547	11,547	
					11,547	11,547	
	Ending Fund Balance-Restricted is the 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.						
ENDING FUND BALANCE				65,730	92,225	92,225	
Totals for dept 899 - URA - Debt Service				65,730	92,225	92,225	
TOTAL APPROPRIATIONS		63,727	506,038	142,193	258,561	258,561	
NET OF REVENUES/APPROPRIATIONS - FUND 890		11,255	(173,468)				

LEGACY CROSSING BUDGET

Moscow Urban Renewal Agency
Legacy Crossing Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
PROPERTY TAXES							
890-000-410-01	Property Taxes - Legacy	747,652	794,869	845,500	865,000	865,000	
	Tax increment revenues from the Legacy tax allocation area.				865,000	865,000	
PROPERTY TAXES		747,652	794,869	845,500	865,000	865,000	
OTHER FINANCING SOURCES							
890-000-912-00	Beg Fund Balance - Assigned - Legacy			1,117,671	1,468,934	1,468,934	
	Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area.				1,468,934	1,468,934	
890-000-912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
	These funds are restricted as required for the Legacy Crossing bond payment reserve (\$44,312) and the 6th & Jackson environmental remediation escrow account (\$5,260).				49,752	49,752	
OTHER FINANCING SOURCES				1,167,423	1,518,686	1,518,686	
Totals for dept 000 -		747,652	794,869	2,012,923	2,383,686	2,383,686	
TOTAL ESTIMATED REVENUES		747,652	794,869	2,012,923	2,383,686	2,383,686	

Moscow Urban Renewal Agency
Legacy Crossing Budget
2022 - 2023

GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal	31,000		34,000	35,000	35,000	
					35,000	35,000	
	The Series 2010A Bonds were issued in the aggregate principal amount of \$510,000, payable on September 1st annually with final maturity on September 1, 2027 or until called on a prior redemption.						
890-892-791-01	Bond Interest	10,004	5,151	9,965	8,472	8,472	
					8,472	8,472	
	The average coupon rate for the 2010A bond series is 4.527%.						
DEBT SERVICE		41,004	5,151	43,965	43,472	43,472	
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			718,400	1,096,507	1,096,507	
					1,096,507	1,096,507	
	Ending Fund Balance-Assigned is a resource available from income derived from tax increment generated by the Legacy tax allocation.						
890-892-990-05	Ending Fund Balance - Restricted			5,260	49,752	49,752	
					49,752	49,752	
	This resource is restricted for escrow for the environmental remediation of the 6th & Jackson property.						
ENDING FUND BALANCE				723,660	1,146,259	1,146,259	
Totals for dept 892 - URA - Debt Service		41,004	5,151	767,625	1,189,731	1,189,731	

Moscow Urban Renewal Agency
Legacy Crossing Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	DEPT 2022-23 REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services	2,584		5,000	5,000	5,000	
	Expenses related to general, legal and other miscellaneous professional services.				5,000	5,000	
890-895-642-12	Land Sale Expense		4,250		2,000	2,000	
	Costs associated with the sale of 6th & Jackson property.				2,000	2,000	
CONTRACTUAL		2,584	4,250	5,000	7,000	7,000	
COMMODITIES							
890-895-644-10	Advertising & Publishing			1,000	1,000	1,000	
	Advertising and marketing expenses the Agency may incur in relation to Legacy Crossing District.				1,000	1,000	
890-895-647-10	Travel & Meetings			1,000	1,000	1,000	
	Executive Director, Commissioners and/or support staff's travel and meetings expense directly related to Legacy Crossing.				1,000	1,000	
890-895-652-10	Heat, Lights & Utilities	3,224	3,347		3,500	3,500	
	Utilities directly related to the property located at 6th & Jackson.				3,500	3,500	
890-895-658-51	Development Participation	28,386	10,663	1,078,750	1,025,500	1,025,500	
	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. Projects for FY2023 include:				1,025,500	1,025,500	
	- Legacy Public Infrastructure: \$295,000						
	- Legacy Streetscape: \$100,000						
	- Legacy Placemaking: \$300,000						
	- Legacy Special Projects: \$330,500						
890-895-669-10	Miscellaneous Services & Charges	693	582	500	500	500	
	Expenses directly related to Legacy Crossing District not specifically covered in other line items.				500	500	
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,500	1,545	1,545	
	Annual fees associated with the Bond held by the Agency for 6th & Jackson property within Legacy Crossing.				1,545	1,545	
890-895-676-15	Latah County Reimb Agreement			6,500	5,000	5,000	
	In 2012 the 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 C.				5,000	5,000	
890-895-676-17	Owner Participation Agreements	187,718	56,359	62,335	62,926	62,926	
	Owner Participation Agreements between the Agency and 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: Gritman Medical and Larry Swanger.				62,926	62,926	

Moscow Urban Renewal Agency
Legacy Crossing Budget
2022 - 2023

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GL NUMBER	DESCRIPTION	2019-20 ACTIVITY	2020-21 ACTIVITY	2021-22 AMENDED BUDGET	2022-23 DEPT REQUESTED BUDGET	2022-23 PROPOSED BUDGET	2022-23 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
COMMODITIES							
COMMODITIES		221,521	72,451	1,151,585	1,100,971	1,100,971	
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	63,727	70,338	73,713	70,984	70,984	
	Transfer to General Agency to cover administrative and general expenses.				70,984	70,984	
TRANSFERS TO		63,727	70,338	73,713	70,984	70,984	
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or unanticipated expenses.				15,000	15,000	
CONTINGENCY				15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		287,832	147,039	1,245,298	1,193,955	1,193,955	
TOTAL APPROPRIATIONS		328,836	152,190	2,012,923	2,383,686	2,383,686	
NET OF REVENUES/APPROPRIATIONS - FUND 890		418,816	642,679				

Incremental Assessed Valuation and Revenue by District

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

Alturas Technology Park Incremental Assessed Valuation and Revenue

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

Legacy Crossing Incremental Assessed Valuation and Revenue

<u>Tax Year</u>	<u>Property Valuation</u>	<u>Tax Revenue</u>
2008	Base Year	\$0
2009	\$3,345,847	\$53,020
2010	\$8,377,408	\$129,830
2011	\$8,958,913	\$144,052
2012	\$5,449,902	\$97,548
2013	\$5,757,256	\$116,809
2014	\$8,170,320	\$179,241
2015	\$8,760,571	\$179,552
2016	\$9,097,017	\$179,343
2017	\$11,903,272	\$228,176
2018	\$20,267,003	\$443,686
2019	\$42,649,716	\$747,641
2020	\$47,124,123	\$794,408
2021	\$53,461,248	\$908,841 (Estimated)
2022	TBD	TBD

URA Legacy Bond Schedule

URA LEGACY SERIES 2010A BOND SCHEDULE:

AMORTIZATION:

Urban Renewal Agency of the City of Moscow

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

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

**Latah County
Tax Increment
Repayment
Schedule**

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

**MOSCOW URBAN RENEWAL AGENCY
RESOLUTION NO. 2022-02**

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

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

WHEREAS, the Agency is required to adopt an annual budget for filing with the local governing body, the City of Moscow; pursuant to Idaho Code 50-2006(5)(d); and

WHEREAS, the Agency is further required to comply with the open meetings law pursuant to Chapter 2, Title 74, Idaho Code, and as such set an annual budget hearing, noticed for August 4, 2022; and

WHEREAS, the Agency conducted a public hearing and approved budget Resolution 2022-02 on August 4, 2022.

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

Section 1: There is hereby appropriated out of any monies in the treasury of the Urban Renewal Agency of Latah County, City of Moscow, Idaho, not otherwise appropriated, and out of any revenue which said Urban Renewal Agency may acquire between the first day of October, 2022, and the thirtieth day of September, 2023, in the amount of two million, six hundred forty two thousand, two hundred forty seven dollars (\$2,642,247) for the purpose of defraying all necessary expenses and liabilities of such agency for the fiscal year beginning the first day of October, 2022, and ending the thirtieth day of September, 2023.

Section 2: The following provides the total revenues, beginning fund balance, total resources, total expenditures, ending fund balance, and total budget for the Moscow Urban Renewal Agency for the fiscal year beginning the first day of October, 2022, and ending the thirtieth day of September, 2023:

REVENUES:	
Account Description	2023 Proposed
Total Tax Increment	\$ 865,000
Total Intergovernmental Revenue	\$ -
Total Gain on Sale of Alturas Lots	\$ 89,302
Total Interfund Transfers	\$ 70,984
Total Miscellaneous Income	\$ 4,500
Total Revenue	\$ 1,029,786
Beginning Fund Balance	\$ 1,612,461
Total Resources Available	\$ 2,642,247
EXPENDITURES:	
Account Description	2023 Proposed
Total Expenses	\$ 1,284,307
Total Debt Service	\$ 48,472
Total Other Financing Uses	\$ -
Total Interfund Transfers	\$ 70,984
Total Capital Outlay	\$ -
Total Expenditures	\$ 1,403,763
Ending Fund Balance	\$ 1,238,484
Total Expenditures	\$ 2,642,247

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

PASSED by the Urban Renewal Agency of the City of Moscow, this 4th day of August, 2022.

Steve McGeehan, Chair

ATTEST:

Renee Tack, Treasurer