



# Annual Report

## & Financial Statements for Fiscal Year 2022

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# 2022 Annual Report



## ***2022 ANNUAL REPORT FOR THE MOSCOW URBAN RENEWAL AGENCY***

The Mission of the Moscow Urban Renewal Agency (Agency) is to promote and support projects that achieve sustainable economic growth, vitality, and which enhance the community.

Per Idaho Code §50-2006(c), urban renewal agencies are to provide an annual report by March 31<sup>st</sup> of each year to the jurisdiction's governing body. For the Agency that is the Moscow City Council. This report is submitted in fulfillment of that requirement and to provide information to the public. The report will be available from February 25<sup>th</sup> through March 16<sup>th</sup>, for inspection during business hours in the Urban Renewal Agency's office, City Clerk's office, or on the Agency website at [www.moscowura.com](http://www.moscowura.com).

As required by Idaho Code §50-2006(c), the Agency will consider for approval the draft annual report of the Agency's 2022 activities at their meeting on March 16<sup>th</sup>, 2023. Written comments are welcome and may be submitted to the Agency in advance of the meeting. Comments and responses from that period will be included in the final version of this report.

**The comment period will remain open from February 25 to March 16th, 2023.**

### ***FOR MORE INFORMATION...***

As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact:

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### *Understanding URAs*

Urban renewal and revenue allocation financing are the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas. The State of Idaho provides limited options for cities and counties to use in financing site preparation, infrastructure and other needed incentives necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site ready for development, including extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding.

Urban renewal and revenue allocation financing is particularly important because of the competitive nature of economic development, where Idaho communities face competition from communities in other states or countries where incentives such as tax abatements, local revenue sharing, and incentives for recruitment often exist. Many Idaho cities (some with more than one project area), have chosen these tools to revitalize their city. The positive impacts of urban renewal can be seen across the state of Idaho.





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### *MOSCOW URBAN RENEWAL AGENCY PROFILE*

The Agency was organized by the Moscow City Council in 1995 pursuant to resolution 95-08 in accordance with Idaho Urban Renewal Law, Ch. 20, Title 50, Idaho Code (the "Law") and the Local Economic Development Act, Ch. 29, Title 50, Idaho Code (the "Act"). The Agency acts as an arm of the Idaho State government, entirely separate and distinct from the City of Moscow as provided in Idaho Code Section 50-2006.

The purpose of the Agency is to undertake urban renewal projects in areas designated by the City of Moscow to be deteriorating, and to undertake this rehabilitation, conservation, redevelopment or a combination thereof in the interest of the public health, safety, morals or welfare of the residents of the City of Moscow.

The Agency is comprised of seven Commissioners appointed by the Mayor and confirmed by the City Council, with terms as specified by the Mayor as authorized by Moscow City Council Resolution 2008-17. Membership is constituted as follows: Two (2) members of the Moscow City Council; one (1) member of the Latah County Commission; and, four (4) members from the citizenry at large. Terms are staggered in such a fashion that no more than three (3) expire in any given year. The Board of Commissioners elects the Chairman, Vice-Chairman and Secretary from the ranks of the Commission; the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission.

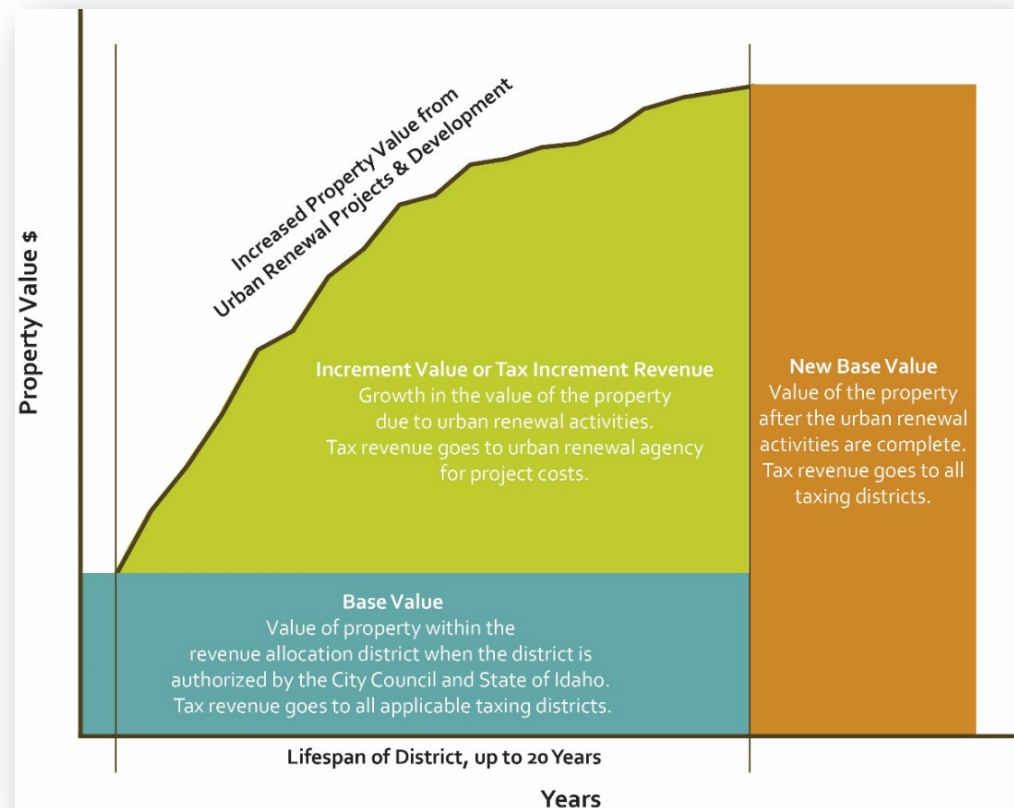
The Chairperson is the Chief Presiding Officer of the Agency. The Chair executes all deeds, bonds, contracts and other legal documents authorized by the Commission. Some of the Chair's duties may be delegated by the Board of Commissioners to the Agency's Executive Director who oversees the day-to-day operations of the Agency and carries out the policies of the Board.

The City of Moscow is responsible for defining the geographic boundaries and legal creation of all urban renewal districts within the city. The Alturas Technology Park District was created in 1995 and the Legacy Crossing District was created in 2008. The Agency works with the City of Moscow and the private sector to remedy blight and to facilitate economic development within these two districts. The Agency's activities within these districts are directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.

As illustrated in the graphic on this page, when the city establishes a tax increment financing district, the value on the property in the district is set as of the date the district is created. The property tax revenue collected on this base value goes to the various taxing entities providing services to that property. Any increase in value over the base is called the increment value and the tax revenue generated from the increment value is transferred to the Agency.

These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (previously 24 years when the Legacy Crossing District was created and now currently 20 years), the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county.

Though urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.



### ***AGENCY BOARD OF COMMISSIONERS***

The Agency is comprised of seven Commissioners appointed by the Mayor, and confirmed by the City Council, with terms specified by the Mayor, as authorized by Moscow City Council Resolution 2008-17. Officers of the agency consist of a Chairperson, Vice Chairperson, Secretary and Treasurer. Formal policy decisions are made by the Agency Board of Commissioners. In all significant financial matters, the Board receives recommendations from a standing Finance Committee that is comprised of two Board members and three community members.



### **2022 MURA Board** *(pictured from left to right)*

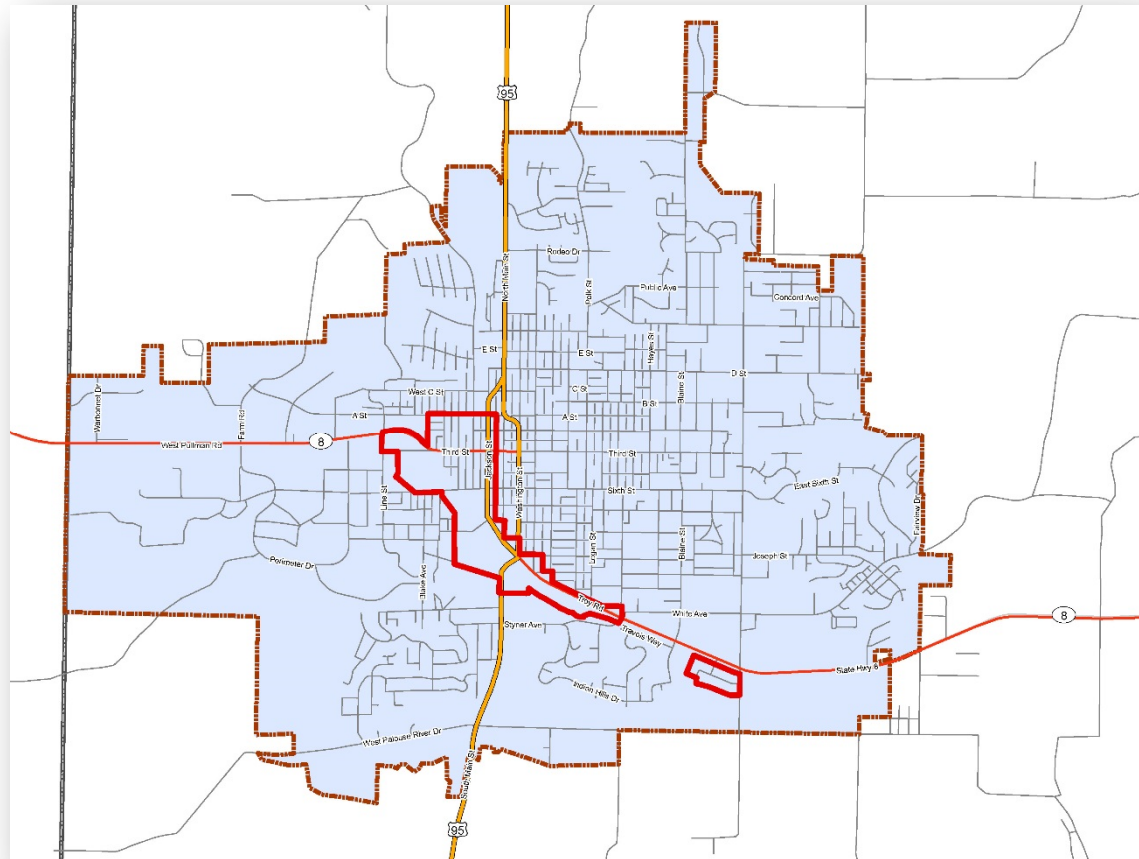
Steve McGeehan, Chair  
Mark Beauchamp, Vice Chair  
Nancy Tribble, Secretary  
Sandra Kelly, Commissioner  
Maureen Laflin, Commissioner  
Steve Drown, Commissioner  
Dave McGraw, Commissioner



### *THE DISTRICTS OF THE AGENCY*

The Agency historically operated two urban renewal districts: The Alturas Technology Park and Legacy Crossing. The smaller Alturas Technology Park District was closed in 2015 and was located in the southeastern area of the City along State Highway 8, while the larger Legacy Crossing District is located just west of downtown near the University of Idaho Campus.

Applying a variety of redevelopment strategies to improve economic conditions and enhance the quality of life across the city, the Agency's catalog of projects demonstrates that there is no one-size-fits-all solution for community redevelopment. When taken as a whole, this diversity of efforts translates into a cohesive framework, serving critical community, business, and economic development needs.



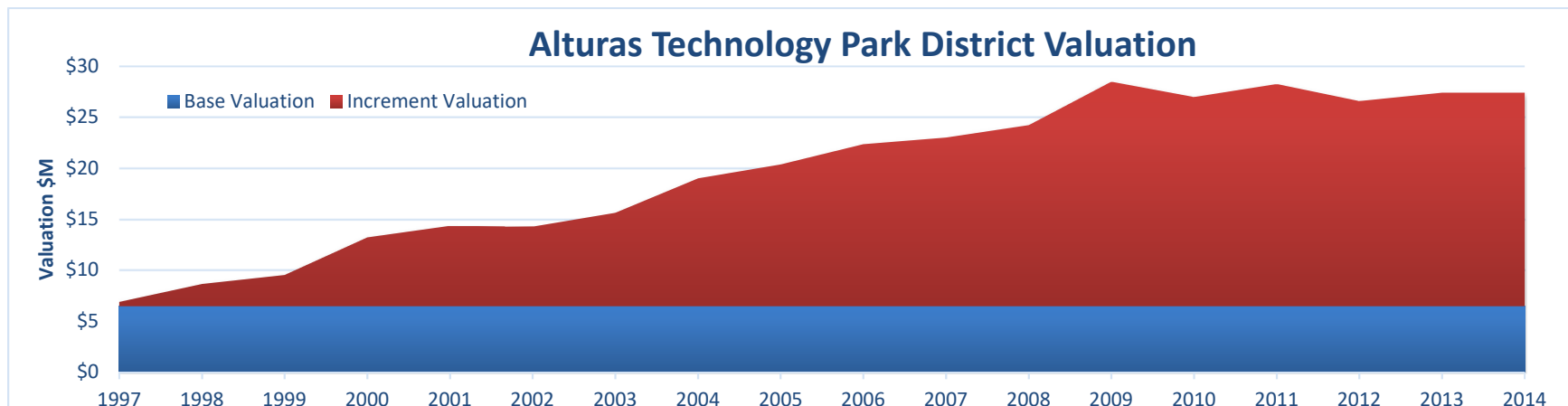
### ALTURAS TECHNOLOGY PARK URBAN RENEWAL DISTRICT

The Alturas Technology Park was the Agency's first District and is currently home to many of Moscow's premier high-tech companies, including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The majority of these firms are linked to outside/non-local markets and are considered primary industries. Wealth enters the local economy principally by way of these industry types. Established in 1996, the assessed value of property within the revenue allocation area was approximately \$6.4 million. Improvements and developments made as a result of the Alturas Research and Technology Park Urban Renewal Plan have assisted in increasing property values dramatically and today the same area is valued at more than \$27 million.

#### Alturas Fast Facts

- Established: 1996
- 34 Acres - Revenue Allocation Area
- 13.5 Acres – Project Area
- Base Value: \$6.48 Million
- 2015 Value: \$27.4 Million
- Closure Date: 2015

The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. As of the closure of the District, these companies had a total payroll of over \$6 million and paid an average wage of over \$50,000, which is significantly higher than the city's median household income of \$35,389. During that period, the park contributed an estimated adjusted impact of \$26.7 million to the local community.



On July 22, 2015, the Agency passed Resolution 2015-02 recommending to the Moscow City Council termination of the Alturas Technology Park revenue allocation area. Following this recommendation, the City Council passed Ordinance 2015-15 terminating the Alturas revenue allocation area. Therefore the Agency has not received any future tax increment revenues beyond the 2015 fiscal year. The Agency was pleased to be able to close the revenue allocation area a year ahead of the schedule and allow the tax revenues to return to the taxing districts as soon as possible.

The Agency owned one remaining lot in the Alturas Technology Park at the beginning of the year. That property (Lot 2, Block 2), located at 1345 Alturas Drive, was sold in July of 2022, and the net sale proceeds were returned to the taxing districts. The Agency has no additional holdings in the Park.



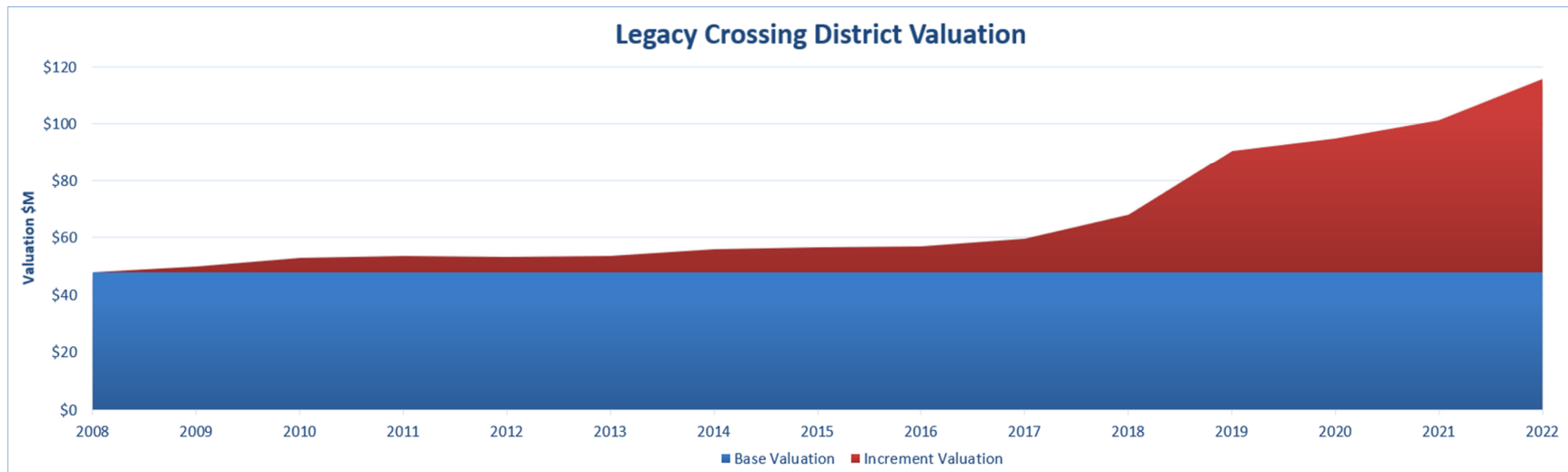
### LEGACY CROSSING URBAN RENEWAL DISTRICT

The Legacy Crossing District was created in June of 2008 and is the Agency's second urban renewal district. When formed in 2008, the Legacy Crossing District originally covered 163 acres and included a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho. The District was amended in 2018 to include an additional 6 acres that encompass a portion of Main Street, bringing the total acreage to 169 acres.

In 2019, development continued in the District including the Barley Flats Condominium project on A Street and several smaller projects. Increment valuation nearly doubled within the district between 2018 and 2019 as the prior \$40 Million of construction projects that were started in 2017 and 2018 reached completion and entered the tax rolls. While development in the district has been slower in recent years, property values continue to rise. The district saw an increase of approximately 14 million dollars in 2022.

#### Legacy Crossing Fast Facts

- Established: 2008
- 169 Acres
- Base Value: \$47.76 Million
- 2022 Value: \$115.83 Million
- Closure Date: 2032





In 2010, the Agency purchased a parcel within the District located at the southwestern corner of the intersection of 6th and Jackson streets. The property was purchased to enhance opportunities to connect downtown Moscow to the University of Idaho campus. The Agency and the City of Moscow understood that the property was the keystone to connectivity between the University and downtown and to the development of Hello Walk.

The Agency applied for and was successful in obtaining an EPA cleanup grant in the amount of \$115,317. The EPA cleanup grant was utilized to conduct the actual remediation and monitoring of the property, which will allow for its reuse. The active cleanup construction was completed in the fall 2016. The Agency received its Certificate of Completion and Covenant Not to Sue from the State of Idaho Department of Environmental Quality in April of 2017, clearing the way for future development on the site.

The Agency has gone through two unsuccessful RFP processes seeking development of the 6<sup>th</sup> and Jackson property. In 2017, Sangria Downtown LLC was selected for development of the property and entered into a Disposition and Development Agreement (DDA) with the Agency. In May of 2018, Sangria terminated the DDA due to increased construction costs that rendered their project infeasible. In 2019, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Flatiron. Negotiations were terminated late in 2022 after failure to execute on terms of the agreement. The Agency will issue a new RFP, seeking developers for this key property in 2023.





### *INVENTORY OF MURA OWNED PROPERTIES*

District	Property Address	Parcel Number	SF /Acres	Planned Reuse	Sale and Development Status
Legacy	Lot located at the southwestern corner of the intersection of 6 <sup>th</sup> and Jackson streets	RPM00000180025	0.87 Acres	Public pathway, public plaza, and future fee simple sale	Actively seeking developers through an RFP process

As noted above, the Agency owns one (1) lot within the Legacy Crossing District. A request for proposals (RFP) seeking developers for the property will be published in 2023.

Public Comments

3-16-23 MURA - ANNUAL REPORT  
PUBLIC COMMENT  
Attending 10 yrs.

The MURA is integral to Moscow's development in partnership with the city's strategic goals.

It is particularly sensitive to both pragmatic needs & fostering Moscow's social character.

If you follow the MURA as I diligently do, you clearly see this reflected in its Annual Report & Moscow's economic viability.

Sometimes it is with the assistance of MURA that a city project can move forward to fruition.

Highlights:

- \* Alturas Pedestrian Improvements
- \* Downtown Streetscape Study
- \* S. Main Underpass, building off the success of the one at Hwy 8
- \* Lilly & 1st Street - Hagg Creek Pathway
- \* 6th & Jackson - stick to your guns for a Key stone property

Victoria Leever  
3-16-23

Comments expanded on 7

### *Legal Notice*

172805

**NOTICE  
OF PUBLIC HEARING  
MOSCOW URBAN  
RENEWAL AGENCY  
(MURA) DRAFT  
ANNUAL REPORT  
FOR YEAR 2022**

As required by Idaho Code §50-2006(c), the Agency will consider for approval the draft annual report of the Agency's 2022 activities at their meeting on March 16, 2023 at 7:30 AM in the Council Chambers of Moscow City Hall at 206 E. Third Street. The draft report is available for inspection during business hours at the office of the City Clerk at 206 E. Third Street and the office of the Urban Renewal Agency Clerk at 504 S. Washington Street. It is also available on the Urban Renewal Agency's website: <http://moscowura.com/>. Written comments may be submitted to the Agency in advance of the meeting or may be presented at the meeting on March 16th.

As required by Idaho Code §50-2011(f), the annual report identifies the real property held by the Agency and sets forth the reasons such property remains unsold and indicates the Agency's plans for disposition of the real property, if necessary. If you have any questions or to submit comments, please contact the MURA Executive Director Cody Riddle at (208) 883-7027 or [criddle@ci.moscow.id.us](mailto:criddle@ci.moscow.id.us).

Published: February 25, 2023

### FINANCIAL STATEMENTS

#### STATEMENT OF NET POSITION September 30, 2022

	Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$ 2,464,558
Receivables	4,376
Other assets	5,260
Land	679,420
Total assets	<u>3,153,614</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<u>0</u>
<b>LIABILITIES</b>	
Accounts payable	92,316
Deposit payable	5,000
Series 2010 Bond - due within one year	35,000
Latah County payback agreement - due within one year	5,000
Loan payable Legacy - long-term	158,000
Latah County payback agreement - due after one year	79,537
Total liabilities	<u>374,853</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<u>0</u>
<b>NET POSITION</b>	
Net investment in capital assets	486,420
Restricted	
Debt service	44,312
Unrestricted	<u>2,248,029</u>
Total net position	<u>\$ 2,778,761</u>

STATEMENT OF ACTIVITIES  
Year Ended September 30, 2022

		Program Revenues	Net Revenue (Expense) and Changes in Net Position
	Expenses	Operating Grants and Contributions	Governmental Activities
GOVERNMENTAL ACTIVITIES			
Project administration	\$ 502,918		\$ (502,918)
Interest expense	4,515		(4,515)
Total governmental activities	<u>\$ 507,433</u>	<u>\$ 0</u>	<u>(507,433)</u>
GENERAL REVENUES			
Property taxes levied for general purposes			876,060
Investment income			15,035
Gain (loss) on disposal of assets			(31,234)
Total general revenues			<u>859,861</u>
Change in net position			352,428
NET POSITION, beginning of year			<u>2,426,333</u>
NET POSITION, end of year			<u>\$ 2,778,761</u>



BALANCE SHEET - GOVERNMENTAL FUNDS  
September 30, 2022

	General	Legacy Crossing District	Total
<b>ASSETS</b>			
Cash and investments	\$ 195,574	\$ 2,268,984	\$ 2,464,558
Receivables	4,054	322	4,376
Other assets		5,260	5,260
Total assets	<u>199,628</u>	<u>2,274,566</u>	<u>2,474,194</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<u>0</u>	<u>0</u>	<u>0</u>
Total assets and deferred outflows of resources	<u>\$ 199,628</u>	<u>\$ 2,274,566</u>	<u>\$ 2,474,194</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 92,316		\$ 92,316
Deposit payable	5,000		5,000
Total liabilities	<u>97,316</u>	<u>\$ 0</u>	<u>97,316</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>FUND BALANCE</b>			
Restricted for debt service		44,312	44,312
Assigned		2,230,254	2,230,254
Unassigned	102,312		102,312
Total fund balance	<u>102,312</u>	<u>2,274,566</u>	<u>2,376,878</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 199,628</u>	<u>\$ 2,274,566</u>	<u>\$ 2,474,194</u>
<b>RECONCILIATION OF THE STATEMENT OF NET POSITION TO THE BALANCE SHEET - GOVERNMENTAL FUNDS</b>			
<b>Total fund balance - Governmental Funds</b>			\$ 2,376,878
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are financial resources and, therefore, are not reported in the funds			679,420
Long-term liabilities, consisting of bonds payable and tax repayment agreement, are due and payable in the current period and, therefore, are not reported in the funds			<u>(277,537)</u>
<b>Total net position - Governmental Activities</b>			<u>\$ 2,778,761</u>

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -  
GOVERNMENTAL FUNDS  
Year Ended September 30, 2022

	General	Legacy Crossing District	Total
<b>REVENUES</b>			
Property taxes		\$ 876,060	\$ 876,060
Investment income	\$ 15,035		15,035
Gain (loss) on disposal of assets	(31,234)		(31,234)
Total revenues	<u>(16,199)</u>	<u>876,060</u>	<u>859,861</u>
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	7,140	5,730	12,870
Insurance	1,780		1,780
Maintenance	137		137
Management services	53,732		53,732
Sale of land expense	322,763		322,763
Land incentive agreement		59,128	59,128
Development participation		47,407	47,407
Other administration expenses	46	5,055	5,101
Debt Service			
Principal retirement		39,000	39,000
Interest		4,515	4,515
Total expenditures	<u>385,598</u>	<u>160,835</u>	<u>546,433</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>(401,797)</u>	<u>715,225</u>	<u>313,428</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Operating transfers	62,698	(62,698)	0
Total other financing sources (uses)	<u>62,698</u>	<u>(62,698)</u>	<u>0</u>
Net change in fund balances	(339,099)	652,527	313,428
<b>FUND BALANCES AT BEGINNING OF YEAR</b>	881,360	1,182,090	2,063,450
Prior period adjustment	<u>(439,949)</u>	<u>439,949</u>	<u>0</u>
<b>FUND BALANCES AT END OF YEAR</b>	<u>\$ 102,312</u>	<u>\$ 2,274,566</u>	<u>\$ 2,376,878</u>

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES  
Year Ended September 30, 2022

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<b>Net change in fund balances - Governmental Funds</b>	<b>\$ 313,428</b>
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities:

Principal payments made on long-term debt

39,000

<b>Change in net position - Governmental Activities</b>	<b><u>\$ 352,428</u></b>
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STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS  
GENERAL FUND  
Year Ended September 30, 2022

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Investment income	\$ 4,500	\$ 15,035	\$ 10,535
Gain (loss) on disposal of assets		(31,234)	(31,234)
Total revenues	<u>4,500</u>	<u>(16,199)</u>	<u>(20,699)</u>
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	10,700	7,140	3,560
Insurance	1,780	1,780	
Maintenance	2,750	137	2,613
Advertising	500		500
Management services	53,733	53,732	1
Sale of land expense	5,000	322,763	(317,763)
Other administration expenses	2,000	46	1,954
Total expenditures	<u>76,463</u>	<u>385,598</u>	<u>(309,135)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(71,963)</u>	<u>(401,797)</u>	<u>(329,834)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Operating transfers		62,698	62,698
Total other financing sources (uses)	<u>0</u>	<u>62,698</u>	<u>62,698</u>
Net change in fund balances	(71,963)	(339,099)	(267,136)
FUND BALANCES BEGINNING OF YEAR		881,360	881,360
Prior period adjustment		(439,949)	(439,949)
FUND BALANCES END OF YEAR	<u>\$ (71,963)</u>	<u>\$ 102,312</u>	<u>\$ 174,275</u>

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS  
LEGACY CROSSING DISTRICT FUND  
Year Ended September 30, 2022

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property taxes	\$ 845,500	\$ 876,060	\$ 30,560
Total revenues	<u>845,500</u>	<u>876,060</u>	<u>30,560</u>
<b>EXPENDITURES</b>			
Current			
Legal and professional fees	6,500	5,730	770
Advertising	1,000		1,000
Land incentive agreement	62,335	59,128	3,207
Development participation	1,078,750	47,407	1,031,343
Other administration expenses	1,500	5,055	(3,555)
Debt service			
Principal retirement	40,500	39,000	1,500
Interest	9,965	4,515	5,450
Total expenditures	<u>1,200,550</u>	<u>160,835</u>	<u>1,039,715</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(355,050)</u>	<u>715,225</u>	<u>1,070,275</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Operating transfers		(62,698)	(62,698)
Total other financing sources (uses)		<u>(62,698)</u>	<u>(62,698)</u>
Net change in fund balances	(355,050)	652,527	1,007,577
FUND BALANCES BEGINNING OF YEAR		1,182,090	1,182,090
Prior period adjustment		439,949	439,949
FUND BALANCES END OF YEAR	<u>\$ (355,050)</u>	<u>\$ 2,274,566</u>	<u>\$ 2,629,616</u>