



Meeting Agenda: Thursday, June 15, 2023, 7:30 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 a member of the Board and that item will be considered separately later.
 - A. Subcommittee Minutes from May 25, 2023
 - B. Minutes from June 1, 2023
 - C. May 2023 Payables
 - D. May 2023 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. **Preliminary Review of FY2024 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 2024-2028 fiscal years along with the draft FY2024 budget document for the Board's review and direction. The public hearing on the budget has been set for the August 3rd meeting.

ACTION: Review draft CIP and FY2024 budget and provide staff with direction as deemed appropriate.
4. **General Agency Updates – Cody Riddle**
 - General agency business

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.



Legacy Crossing Subcommittee Special Meeting Minutes: May 25, 2023, 2:00 p.m.

City of Moscow Mayor's Conference Room • 206 E 3rd Street • Moscow, ID 83843

Members Present	Representative	Staff in Attendance
Gerard Billington	University of Idaho	Cody Riddle, Executive Director
Kevin Clary	Downtown Business	Jennifer Fleischman, Clerk
Sandra Kelly	Urban Renewal Agency	
Steve McGeehan	Urban Renewal Agency	
Phillip Mead (virtual)	University of Idaho	
Brandy Sullivan	Downtown Business	
Alison Tompkins	Urban Renewal Agency	

The subcommittee meeting was called to order at 2:04 p.m.

1. Introductions

The subcommittee members and the applicants introduced themselves briefly.

2. Review of Legacy Crossing Request for Proposal Requirements – Cody Riddle

Riddle informed the Subcommittee of the expectations regarding the meeting and the procedure for providing additional comments to the Urban Renewal Agency. A brief presentation was given with information about the Request for Proposals (RFP) requirements and the purpose of the Subcommittee.

3. Discussion Regarding the Legacy Crossing Development Proposals – Cody Riddle

Staff will provide an overview of the two proposals received for development of the Agency's property at 6th and Jackson and seek the committee's general input on each. This input will be used by the URA Board in selecting a respondent.

Staff walked the Subcommittee through each proposal separately, but mentioned the similarities of both. Neither of the plans proposed a hotel, but one of the plans lists Moscow Hotel, LLC as the business owner's name. The Rench proposal has mixed office and residential space on the 2nd floor. Some notable differences between the proposals were pointed out, including the level of detail of the submissions, the designs have different building profiles, the differences in style of parking spaces, and land use. Bike parking is included in one plan, with the addition of a pocket park instead of more vehicle parking. Vehicular traffic flow differences were also mentioned, one submission with a continuous flow through the property and the other with two lots having separate entrances.

Riddle reminded the Subcommittee that the City has requirements regarding parking, but the URA can approve a proposal regardless of whether or not it meets that requirement. Neither applicant met the full parking requirements for their proposed designs. Off-site parking could be an option for the applicants, and would need to be within 500-600 feet of the property. The Subcommittee suggested the applicants double-check individual parking requirements, as there appeared to be a discrepancy between the plans and proposals. Rench's submission had more two- and three-bedroom residential units, and the Lilly/Skandalos proposal had more studio- and one-bedroom units. Roof-top use was incorporated in both proposals. The Lilly/Skandalos submission had more details in their proposal regarding schedule and tentative timeline.

The Lilly/Skandalos proposal has the potential to create a gateway for Hello Walk with the pocket park on the other side. The Rench submission had a better use of trees along Hello Walk, which created a more welcoming concept. The Lilly/Skandalos submission appeared more engaging and activate the 6th and Jackson Street corner, with a restaurant on the corner and open patio on second floor. The differences of projected prices for the rental and commercial spaces was discussed, and how one seemed to be more conservative. It was pointed out that the Lilly/Skandalos proposal had a greater mix of residential, office space, and retail space, as well as details about sustainability, green-building, and water-treatment in the plan.

The Subcommittee thought that a strength of the Lilly/Skandalos submission was the level of detail in the proposal, the restaurant and entertainment use, and the viability of the building being filled with tenants, considering the prior success of Sangria. Rench's proposal had the good idea of putting a parking lot on the first floor of the building, but was not ideal for a Sixth Street building. Both proposals put in a lot of work, but the anchor tenant being a restaurant was intriguing.

This is the third RFP for the property and the viability of a proposal is important to consider when a decision is made. There was a discussion regarding the use and energy of the property, and the differences between activities during the day and at night. The proposed income generated from the Lilly/Skandalos proposal also incorporated affordable housing. Zoning laws cannot require affordable housing from private developers, but because it was part of the initial proposal, the URA Board can consider that as part of the condition of approval. The different traffic flow patterns were mentioned again and also the way each building profile changed the welcoming feel of the property. The pocket park could be used by everyone but the rooftop garden would only be for those in the building.

The Subcommittee talked more about parking requirements and how important that is for this particular site. It was a consensus that parking, though important, should not be considered absolutely necessary for the downtown area. Providing bicycle parking can replace some of the traditional parking spaces. It was acknowledged that residential parking is important and the Subcommittee does not want to create a negative parking situation. There was continued talk about parking on the first floor of a commercial retail building versus off-site parking for the residential units. Parking lots do not add value to property nor generate tax revenue. Both proposals had a greater height to their designs, and the Subcommittee found it to be a positive. Staff will provide a copy of the RFP to the Subcommittee.

4. Adjourn

The subcommittee meeting adjourned at 2:54 p.m.

Steve McGeehan, Agency Chair

Date



Meeting Minutes: June 1, 2023, 7:30 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Nancy Tribble, Secretary	Mark Beauchamp	Cody Riddle, Executive Director
Sandra Kelly	Steve McGeehan	Jennifer Fleischman, Clerk
Tom Lamar	Maureen Laflin	Renee Tack, Treasurer
Alison Tompkins		

Tribble called the meeting to order at 7:33 a.m.

1. Consent Agenda (A)

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

A. Minutes from May 18, 2023

The Board discussed the minutes and public comment from May 18, 2023 and agreed to be more mindful during future conversations regarding private property.

Tompkins moved for approval of the consent agenda as presented, seconded by Kelly. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

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 Legacy Crossing Evaluation Criteria and Presentation Format (A) – Cody Riddle

Staff will present a draft evaluation review form for the Board's consideration along with a recommended format for the upcoming presentations. The criteria included in the final form and presentation format will be provided to the respondents to guide their future presentations.

Riddle presented a draft Evaluation Criteria and Scoring Matrix for the Board's proposed use, and talked about the potential format for the applicant presentation's on July 6th. Staff recommends the presentation's focus on providing more information regarding Criteria 3 and 4 of the Evaluation Summary: probability of success and the developer's expectations for the Board.

A Board member requested the applicants also include talking points about how "alive" the property would be and how it would stimulate interaction between with the University of Idaho and Downtown. There was a brief discussion about the timing and format of the presentations. The scoring and evaluation criteria were not in the Request for Proposal. Staff will send letters with the Evaluation Criteria attached, inviting the applicants to present on July 6th, 2023. The Board's scoring will be based cumulatively from the proposal and presentation.

Kelly moved for approval of the Evaluation Criteria and Scoring Matrix as presented, seconded by Lamar. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

4. General Agency Updates – Cody Riddle

- *General Agency business*

None.

Tribble declared the meeting adjourned at 8:00 a.m.

Steve McGeehan, Agency Chair

Date

DRAFT



Balance Sheet
May 31, 2023

	Total Funds
ASSETS	
Cash	11,101
Investments - LGIP	2,826,348
Investments-Zions Debt Reserve	44,391
Other Assets	5,260
Land	679,420
Total Assets	<u><u>\$ 3,566,521</u></u>
LIABILITIES	
Series 2010 Bond - due within one year	35,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	158,000
Latah County payback agreement - due after one year	79,537
Total Liabilities	<u><u>277,537</u></u>
FUND BALANCES	
Net Investment in Capital Assets	486,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,758,252
Total Fund Balance	<u><u>3,288,984</u></u>
Total Liabilities and Fund Balance	<u><u>\$ 3,566,521</u></u>

May-23
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4877	UCITYMOS 15911-04302023	City of Moscow Apr '23 Utilities 6th & Jackson	05/04/2023	328.56
Total for Check Number 4877:				328.56
4878	UAVISTA 1563734669-05182023	Avista Utilities Apr'23 Electric for Legacy Property	05/11/2023	15.45
Total for Check Number 4878:				15.45
4879	UCITYMOS 2300001560	City of Moscow City Admin Fees May'23	05/11/2023	4,612.08
Total for Check Number 4879:				4,612.08
4880	UPRESNEL 407721	Presnell Gage, PLLC Audit of Financial Statements for FY2022	05/18/2023	5,700.00
Total for Check Number 4880:				5,700.00
4881	WELCHCOM 46016040-009 2/2	Welch-Comer Engineers Phase 5	05/18/2023	630.00
Total for Check Number 4881:				630.00
Total bills for May 2023:				\$ 11,286.09

May-23

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4877	05/04/2023	Moscow Urban Renewal Agency	City of Moscow		328.56
4878	05/11/2023	Moscow Urban Renewal Agency	Avista Utilities		15.45
4879	05/11/2023	Moscow Urban Renewal Agency	City of Moscow		4,612.08
4880	05/18/2023	Moscow Urban Renewal Agency	Presnell Gage, PLLC		5,700.00
4881	05/18/2023	Moscow Urban Renewal Agency	Welch-Comer Engineers		630.00
			Report Total:	\$ -	11,286.09

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

May-23



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	\$ 55,345.00	\$ 4,612.08	\$ 36,896.64	\$ 18,448.36	66.67%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,250.00	\$ 3,750.00	25.00%
890-880-642-20	Professional Services-Auditing	\$ 5,356.00	\$ 5,700.00	\$ 5,700.00	\$ (344.00)	106.42%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ 86.88	\$ 86.88	\$ 413.12	17.38%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ (86.88)	\$ -	\$ 5,000.00	0.00%
890-880-668-10	Liability Insurance-General	\$ 1,833.00	\$ -	\$ 1,889.00	\$ (56.00)	103.06%
E02	Contractual	\$ 73,534.00	\$ 10,312.08	\$ 45,842.47	\$ 27,691.53	62.34%
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	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	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	\$ -	\$ 67.50	\$ 432.50	13.50%
890-880-669-11	Dist. of Net Prop. Sale Procee	\$ 89,302.00	\$ -	\$ -	\$ 89,302.00	0.00%
E03	Commodities	\$ 92,802.00	\$ -	\$ 67.50	\$ 92,734.50	0.07%
880	URA General Fund	\$ 166,336.00	\$ 10,312.08	\$ 45,909.97	\$ 120,426.03	27.60%

General Ledger Expense vs. Budget

May-23



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ 4,746.20	\$ 253.80	94.92%
890-895-642-12	Land Sale Expense-Legacy	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ 688.61	\$ 311.39	68.86%
E02	Contractual	\$ 8,000.00	\$ -	\$ 5,434.81	\$ 2,565.19	67.94%
890-895-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ 3,500.00	\$ 344.01	\$ 2,584.17	\$ 915.83	73.83%
890-895-658-51	Development Participation	\$ 1,025,500.00	\$ 630.00	\$ 31,289.25	\$ 994,210.75	3.05%
890-895-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$ 1,545.00	\$ -	\$ -	\$ 1,545.00	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	\$ 62,926.00	\$ -	\$ 24,095.36	\$ 38,830.64	38.29%
E03	Commodities	\$ 1,099,971.00	\$ 974.01	\$ 62,968.78	\$ 1,037,002.22	5.72%
890-895-890-00	Transfer To: General Fund	\$ 70,984.00	\$ -	\$ -	\$ 70,984.00	0.00%
E10	Transfers To	\$ 70,984.00	\$ -	\$ -	\$ 70,984.00	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	\$ 1,193,955.00	\$ 974.01	\$ 68,403.59	\$ 1,125,551.41	5.73%

General Ledger Expense vs. Budget

May-23



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
899	Dept					
890-892-790-01	Bond Principal - Legacy	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$ 8,472.00	\$ -	\$ 1,247.03	\$ 7,224.97	14.72%
E05	Debt Service	\$ 43,472.00	\$ -	\$ 1,247.03	\$ 42,224.97	2.87%
890-892-900-01	Ending Fund Bal - Assigned	\$ 1,096,507.00	\$ -	\$ -	\$ 1,096,507.00	0.00%
890-892-990-05	Ending Fund Bal - Restricted	\$ 49,752.00	\$ -	\$ -	\$ 49,752.00	0.00%
890-899-990-00	Ending Fund Bal - Unassigned	\$ 80,678.00	\$ -	\$ -	\$ 80,678.00	0.00%
890-899-990-05	Ending Fund Bal - Restricted	\$ 11,547.00	\$ -	\$ -	\$ 11,547.00	0.00%
E95	Ending Fund Balance	\$ 1,238,484.00	\$ -	\$ -	\$ 1,238,484.00	0.00%
899	Dept	\$ 1,281,956.00	\$ -	\$ 1,247.03	\$ 1,280,708.97	0.10%
890	Moscow Urban Renewal Agency	\$ 2,642,247.00	\$ 11,286.09	\$ 115,560.59	\$ 2,526,686.41	4.37%

General Ledger Revenue Analysis

May 2023



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	\$ 865,000.00	\$ 1,764.67	\$ 571,730.39	\$ 293,269.61	\$ 293,269.61	33.90%	66.10%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 10,556.64	\$ 54,052.58	\$ (49,552.58)	\$ (49,552.58)	-1101.17%	1201.17%
890-000-478-10	Gain/Loss on Sale of Assets	\$ 89,302.00	\$ -	\$ -	\$ 89,302.00	\$ 89,302.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	\$ 70,984.00	\$ -	\$ -	\$ 70,984.00	\$ 70,984.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 1,029,786.00	\$ 12,321.31	\$ 625,782.97	\$ 404,003.03	\$ 404,003.03	39.23%	60.77%
Revenue Total		\$ 1,029,786.00	\$ 12,321.31	\$ 625,782.97	\$ 404,003.03	\$ 404,003.03	39.23%	60.77%



Fiscal Year 2024 Proposed Budget

Fiscal Year Beginning October 1, 2023 Ending September 30, 2024

Commissioners:

Steven McGeehan, Chair
Mark Beauchamp, Vice-Chair
Nancy Tribble, Secretary
Alison Tompkins, Commissioner

Maureen Laflin, Commissioner
Tom Lamar, Commissioner
Sandra Kelly, Commissioner

Administration:

Cody Riddle, Executive Director
Jennifer Fleischman, Clerk

Renee Tack, Treasurer

BUDGET SUMMARY

ACCOUNT AND ACCOUNT CLASSIFICATION	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 ADOPTED BUDGET
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ESTIMATED REVENUES							
410-01	Property Taxes - Legacy	794,869	876,060	865,000	988,278	988,278	
471-00	Investment Earnings	3,309	15,035	4,500	45,000	45,000	
478-10	Gain/Loss On Sale Of Assets	258,923	(31,234)	89,302			
498-96	Transfer In: Legacy	70,338	62,698	70,984	72,851	72,851	
910-00	Beg Fund Balance - Unassigned			80,728	145,391	145,391	
910-01	Beg Fund Balance - Alturas			13,047			
912-00	Beg Fund Balance - Assigned - Legacy			1,468,934	1,096,507	1,096,507	
912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
TOTAL ESTIMATED REVENUES		1,127,439	922,559	2,642,247	2,397,779	2,397,779	
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APPROPRIATIONS							
E02	Contractual	507,071	67,942	80,034	77,561	77,561	
E03	Commodities	75,668	113,273	1,104,971	949,185	949,185	
E05	Debt Service	5,151	4,515	43,472	43,936	43,936	
E10	Transfers To	70,338	62,698	70,984	72,851	72,851	
E20	Other Financing Uses		321,703	89,302			
E90	Contingency			15,000	15,000	15,000	
E95	Ending Fund Balance			1,238,484	1,239,246	1,239,246	
TOTAL APPROPRIATIONS		658,228	570,131	2,642,247	2,397,779	2,397,779	
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NET OF REVENUES/APPROPRIATIONS - FUND 890		469,211	352,428				

GENERAL AGENCY BUDGET

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 APPROVED BUDGET
ESTIMATED REVENUES							
Dept 000							
INVESTMENT EARNINGS							
890-000-471-00	Investment Earnings	3,309	15,035	4,500	45,000	45,000	
	Interest earned on investments based on the expected interest rate and balances in the Agency's accounts.				45,000	45,000	
INVESTMENT EARNINGS		3,309	15,035	4,500	45,000	45,000	
TRANSFERS IN							
890-000-498-96	Transfer In: Legacy	70,338	62,698	70,984	72,851	72,851	
	Transfer to General Agency from Legacy to cover General Agency expenses.				72,851	72,851	
TRANSFERS IN		70,338	62,698	70,984	72,851	72,851	
GAIN/LOSS ON SALE OF ASSETS							
890-000-478-10	Gain/Loss On Sale Of Assets	258,923	(31,234)	89,302			
GAIN/LOSS ON SALE OF ASSETS		258,923	(31,234)	89,302			
OTHER FINANCING SOURCES							
890-000-910-00	Beg Fund Balance - Unassigned			80,728	145,391	145,391	
	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 resouce is eligible for General Agency expenses.				145,391	145,391	
890-000-910-01	Beg Fund Balance - Alturas			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				93,775	145,391	145,391	
Totals for dept 000 -		332,570	46,499	258,561	263,242	263,242	
TOTAL ESTIMATED REVENUES		332,570	46,499	258,561	263,242	263,242	

Moscow Urban Renewal Agency
General Agency Budget
2023 - 2024

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GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 APPROVED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	52,167	53,732	55,345	57,005	57,005	
					57,005	57,005	
	Reimbursement to the City of Moscow for executive, administrative, finance, legal, and other services.						
890-880-642-15	Professional Services - Other	3,490	1,520	5,000	5,000	5,000	
					5,000	5,000	
	Professional Services including legal services fees, dues, and memberships, including the Redevelopment Association of Idaho.						
890-880-642-20	Professional Services - Auditing	5,100	5,200	5,356	5,871	5,871	
					5,871	5,871	
	Expenses related to the annual financial audit.						
890-880-642-89	Professional Services - URA	420	420	500	525	525	
					525	525	
	Annual shared cost for Website hosting and support.						
890-880-644-16	Land Sale Expenses	439,949	1,060	5,000			
	Expenses related to the sale of Alturas lots.						
890-880-668-10	Insurance	1,695	1,780	1,833	1,950	1,950	
					1,950	1,950	
	Annual insurance premium for liability and errors and omissions for public officials.						
CONTRACTUAL		502,821	63,712	73,034	70,351	70,351	
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	
					100	100	
	Annual Postage Expense.						
890-880-631-20	Printing & Binding		46	400	400	400	
					400	400	
	Annual costs for Printing and Binding.						
890-880-644-10	Advertising & Publishing	372		500	500	500	
					500	500	
	Costs related to general advertising and marketing.						
890-880-644-15	Alturas Marketing/Maintenance	2,845	137	1,500			
	Costs related to marketing and maintaining the Alturas lots held for resale.						
890-880-647-10	Travel & Meetings			500	500	500	
					500	500	
	Commissioner's and/or support staff's travel and meeting expense related to the Agency's business.						
890-880-649-10	Professional Development			500	500	500	
					500	500	
	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.						
890-880-669-10	Miscellaneous Services & Charges			500	500	500	
					500	500	
	Incidental expenses incurred by the Agency that are not captured in other categories.						
COMMODITIES		3,217	183	4,000	2,500	2,500	

Moscow Urban Renewal Agency
General Agency Budget
2023 - 2024

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 APPROVED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
OTHER FINANCING USES							
890-880-669-11	Dist. Of Net Prop. Sale Proceeds		321,703	89,302			
OTHER FINANCING USES			321,703	89,302			
Totals for dept 880 - URA - General Agency		506,038	385,598	166,336	72,851	72,851	

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GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 APPROVED BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			80,678	190,391	190,391	
					190,391	190,391	
	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			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 the Fund Balance at fiscal year end.						
ENDING FUND BALANCE				92,225	190,391	190,391	
Totals for dept 899 - URA - Debt Service				92,225	190,391	190,391	
TOTAL APPROPRIATIONS		506,038	385,598	258,561	263,242	263,242	
NET OF REVENUES/APPROPRIATIONS - FUND 890		(173,468)	(339,099)				

LEGACY CROSSING BUDGET

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
PROPERTY TAXES							
890-000-410-01	Property Taxes - Legacy	794,869	876,060	865,000	988,278	988,278	
	Tax increment revenues from the Legacy allocation area.				988,278	988,278	
PROPERTY TAXES		794,869	876,060	865,000	988,278	988,278	
OTHER FINANCING SOURCES							
890-000-912-00	Beg Fund Balance - Assigned - Legacy			1,468,934	1,096,507	1,096,507	
	Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area.				1,096,507	1,096,507	
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				1,518,686	1,146,259	1,146,259	
Totals for dept 000 -		794,869	876,060	2,383,686	2,134,537	2,134,537	
TOTAL ESTIMATED REVENUES		794,869	876,060	2,383,686	2,134,537	2,134,537	

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GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal			35,000	37,000	37,000	
	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.				37,000	37,000	
890-892-791-01	Bond Interest	5,151	4,515	8,472	6,936	6,936	
	The average coupon rate for the 2010A bond series is 4.527%				6,936	6,936	
DEBT SERVICE		5,151	4,515	43,472	43,936	43,936	
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			1,096,507	999,103	999,103	
	Ending Fund Balance-Assigned is a resource available from income derived from tax income generated by the Legacy tax allocation.				999,103	999,103	
890-892-990-05	Ending Fund Balance - Restricted			49,752	49,752	49,752	
	This resource is restricted for escrow for the environmental remediation of the 6th & Jackson property and the bond payment reserve.				49,752	49,752	
ENDING FUND BALANCE				1,146,259	1,048,855	1,048,855	
Totals for dept 892 - URA - Debt Service		5,151	4,515	1,189,731	1,092,791	1,092,791	

GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services		2,723	5,000	5,150	5,150	
	Expenses related to general, legal and other miscellaneous professional services.				5,150	5,150	
890-895-642-12	Land Sale Expense	4,250	1,507	2,000	2,060	2,060	
	Costs associated with the sale of 6th & Jackson property.				2,060	2,060	
CONTRACTUAL		4,250	4,230	7,000	7,210	7,210	
COMMODITIES							
890-895-644-10	Advertising & Publishing			1,000	1,030	1,030	
	Advertising and marketing expenses the Agency may incur in relation to the Legacy Crossing District.				1,030	1,030	
890-895-647-10	Travel & Meetings			1,000	515	515	
	Executive Director, Commissioners and/or support staff's travel and meetings expense directly related to Legacy Crossing.				515	515	
890-895-652-10	Heat, Lights & Utilities	3,347	4,705	3,500	4,635	4,635	
	Utilities directly related to the property located at 6th & Jackson.				4,635	4,635	
890-895-658-51	Development Participation	10,663	47,407	1,025,500	870,000	870,000	
	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 FY2024 include:				870,000	870,000	
	Legacy Public Infrastructure \$85,000						
	Legacy Streetscape \$50,000						
	Legacy Placemaking \$275,000						
	Legacy Special Projects \$460,000						
890-895-669-10	Miscellaneous Services & Charges	582	350	500	515	515	
	Expenses directly related to the Legacy Crossing District not specifically covered in other line items.				515	515	
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,545	1,500	1,500	
	Annual fees associated with the Bond held by the Agency for the 6th & Jackson property within Legacy Crossing.				1,500	1,500	
890-895-676-15	Latah County Reimb Agreement			5,000	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 repayment schedule is attached as Exhibit C.				5,000	5,000	
890-895-676-17	Owner Participation Agreements	56,359	59,128	62,926	63,490	63,490	
	Owner Participation Agreements between the Agency and owners/developers are based on 50% of increment generated from the remodeled/repurposed property (50% of the increment will be retained by the Agency). Participants in 2024 include: Gritman Medical, Larry Swanger and Anderson Group LLC.				63,490	63,490	
COMMODITIES		72,451	113,090	1,100,971	946,685	946,685	

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GL NUMBER	DESCRIPTION	2020-21 ACTIVITY	2021-22 ACTIVITY	2022-23 AMENDED BUDGET	2023-24 DEPT REQUESTED BUDGET	2023-24 PROPOSED BUDGET	2023-24 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	70,338	62,698	70,984	72,851	72,851	
	Transfer to the General Agency to cover administrative and general expenses.				72,851	72,851	
TRANSFERS TO		70,338	62,698	70,984	72,851	72,851	
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 expenses.				15,000	15,000	
CONTINGENCY				15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		147,039	180,018	1,193,955	1,041,746	1,041,746	
TOTAL APPROPRIATIONS		152,190	184,533	2,383,686	2,134,537	2,134,537	
NET OF REVENUES/APPROPRIATIONS - FUND 890		642,679	691,527				

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	\$876,060
2022	\$68,073,934	\$1,157,257 (Estimated)
2023	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
INTEREST RATE	Balance Forward
PAYMENT	Average Coupon 4.526599%
MATURITY	ANNUAL Principal + Interest
	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

2024-2028 Legacy Crossing District Capital Improvement Plan											
Community Infrastructure Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2023	2024	2025	2026	2027	2028
Street Projects											
Almon Asbury Alley Paving Project	Paving and drainage for the alley between Sixth and Third Street	\$ 172,916	\$ 60,000	2023	Committed	\$ 60,000					
Lilly Street Paving	Repaving on Lilly from A to Third Street	\$ 965,719	\$ 250,000	2023	Committed	\$ 250,000					
Lilly and First Street Paving	Curbing and paving of First Street between Asbury and Lieuallen	\$ 157,669	\$ 75,000	2023	Committed	\$ 75,000					
District Pavement Improvements	Miscellaneous small-scale pavement improvement projects	Varies	Varies	Varies	Committed		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Water Projects											
A Street Water Main Replacement	A Street water main replacement from Asbury to Lieuallen	\$ 145,000	\$ 72,500	2025	Planned			\$ 72,500			
District Fire Hydrant Replacement	Replacement of fire hydrants in excess of 50 years old	Varies	Varies	Varies	Committed	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Sanitary Sewer Projects											
Sanitary Sewer Manhole Replacements	Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow	Varies	Varies	Varies	Committed	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Storm Sewer Projects											
Almon Storm Main Replacement	Replacement of failing main with root intrusion problems with new 8" main	\$ 32,500	\$ 16,250	2027	Planned					\$ 16,250	
Asbury Storm Main Replacement	Replacement of failing main with root intrusion problems with new 8" main	\$ 35,750	\$ 17,875	2027	Planned					\$ 17,875	
Community Infrastructure Projects Total		\$ 2,885,190	\$ 912,875			\$ 420,000	\$ 85,000	\$ 157,500	\$ 85,000	\$ 119,125	\$ 85,000
Streetscape Enhancement Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2023	2024	2025	2026	2027	2028
Downtown Streetscape Improvements (Phase One)	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 8,398,000	\$ 4,194,500	Multiple	Planned				\$ 4,194,500		
General Streetscape Improvements	General Streetscape enhancement projects within the District	Varies	Varies	Varies	Committed	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Streetscape Enhancement Projects Total		\$ 8,398,000	\$ 4,194,500			\$ 100,000	\$ 50,000	\$ 50,000	\$ 4,194,500	\$ 50,000	\$ 50,000
Community Placemaking Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2023	2024	2025	2026	2027	2028
Ghormley Park Facility Improvements	Reconstruction of deteriorated tennis courts for pickle ball & pathway improvements	\$ 240,000	\$ 180,000	Multiple	Planned						\$ 60,000
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 350,977	\$ 250,000	2024	Planned		\$ 250,000				
Lieuallen and Third Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 167,512	\$ 100,000	2025	Planned			\$ 100,000			
Public Art Installation	Public Art installations in various locations	Varies	Varies	Varies	Committed		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Community Placemaking Projects Total		\$ 758,489	\$ 530,000			\$ -	\$ 275,000	\$ 125,000	\$ 25,000	\$ 25,000	\$ 85,000
Special Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2023	2024	2025	2026	2027	2028
Downtown Streetscape Conceptual Design	Development of design plan for the repair and replacement of deteriorating downtown public infrastructure in the Legacy Crossing District	\$ 161,000	\$ 80,500	2026	Committed	\$ 20,500					
First to Lieuallen Pathway Project	Construction of pedestrian/bicycle pathway along First Street alignment between Almon and Lieuallen Street to Crossing at Highway 8 Phase II Lilly to Lieuallen	\$ 95,000	\$ 75,000	2023	Committed	\$ 75,000					
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 185,000	\$ 185,000	2024	Committed		\$ 185,000				
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 1,100,000	\$ 50,000	2024	Planned	\$ 50,000	\$ 100,000				
Highway 8 Acceleration Lane and Pedestrian Improvements	Right-of-way improvements, including an acceleration lane, curb, gutter, and sidewalk, on Highway 8, east of the Highway 95 intersection.	\$ 351,750	\$ 175,000	2024	Planned		\$ 175,000				
Special Projects Total		\$ 1,991,250	\$ 640,500			\$ 145,500	\$ 460,000	\$ -	\$ -	\$ -	\$ -
Annual Investments											
	Projected District Investment Portfolio					2023	2024	2025	2026	2027	2028
	Community Infrastructure Projects		\$ 986,625			\$ -420,000	\$ 85,000	\$ 157,500	\$ 85,000	\$ 119,125	\$ 85,000
	Streetscape Enhancement Projects		\$ 4,818,250			\$ 100,000	\$ 50,000	\$ 50,000	\$ 4,194,500	\$ 50,000	\$ 50,000
	Community Placemaking Projects		\$ 770,000			\$ -	\$ 275,000	\$ 125,000	\$ 25,000	\$ 25,000	\$ 85,000
	Special Projects		\$ 740,500			\$ 145,500	\$ 460,000	\$ -	\$ -	\$ -	\$ -
	Total		\$ 7,315,375			\$ 665,500	\$ 870,000	\$ 332,500	\$ 4,304,500	\$ 194,125	\$ 220,000
	Legacy Ending Fund Balance					\$1,096,507	\$999,103	\$1,465,078	\$32,590	\$307,369	\$618,900

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