



Meeting Agenda: Thursday, June 20, 2024, 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. Minutes from June 6, 2024
 - B. May 2024 Payables
 - C. May 2024 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 FY2025 MURA Budget & Capital Improvement Plan (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 2025-2029 fiscal years along with the draft FY2025 budget documents for the Board’s review and direction. The public hearing on the budget has been set for the meeting on August 1st, 2024.

ACTION: Review draft CIP and FY2025 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.



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

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

Beauchamp called the meeting to order at 7:32 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 April 18, 2024
- B. April 2024 Payables
- C. April 2024 Financials

Tribble moved for approval of the consent agenda as written, seconded by Beauchamp. Vote by Acclamation: 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. Update on FY2025 MURA Budget & Capital Improvement Plan – Cody Riddle

The Agency has scheduled the Fiscal Year 2025 Budget Hearing for August 1, 2024. Staff will provide an update on the draft budget, capital improvement plan, and upcoming schedule.

Riddle introduced the proposed draft budget and capital improvement plan as described above, and asked the Board to take time over the next few weeks to review it. Tack explained that property taxes are expected to be lower than originally anticipated this year and revenue will be marginally higher. The official draft review of the budget is planned for the regular meeting on June 20, 2024. There was a short discussion about investment revenue. The Board would like to consider the option of paying off the debt to Latah County in full this year. There is no interest accrual on that debt.

4. Update on Soil Remediation – Sixth & Jackson Property – Cody Riddle

Staff will provide an update on the soil monitoring and remediation efforts of the Agency’s property at Sixth & Jackson Street.

Riddle provided a brief review of the work completed by the Idaho Department of Environmental Quality (DEQ) and Alta Science & Engineering (Alta) on the Sixth and Jackson Street property. Alta has provided a draft technical memorandum for proposed remediation actions. DEQ has agreed to fully fund one of the proposed remediation actions, if the Board decided to pursue that course. There are both monitoring wells and extraction wells on the site. The proposed remediation would not hinder construction or development of the property.

The Board discussed possible remediation efforts that could provide dual benefits and make the site more buildable. The Board requested a presentation from Alta/DEQ before moving forward with the proposed remediation action.

5. General Agency Updates – Cody Riddle

- *General agency business*

The next regular meeting is scheduled for June 20, 2024.

Staff is looking into alternative options for the development of the Sixth and Jackson Street property and will bring anything substantial before the Board for discussion. There was an extended conversation about some possible future uses for the property, as well as the pros and cons of each development strategy.

The meeting adjourned at 8:17 a.m.

Steve McGeehan, Agency Chair

Date

DRAFT



Balance Sheet
May 31, 2024

	<u>Total Funds</u>
ASSETS	
Cash	13,558
Investments - LGIP	3,349,421
Investments-Zions Debt Reserve	44,536
Other Assets	5,260
Land	679,420
Total Assets	<u><u>\$ 4,092,195</u></u>
 LIABILITIES	
Series 2010 Bond - due within one year	37,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	121,000
Latah County payback agreement - due after one year	74,537
Total Liabilities	<u>237,537</u>
 FUND BALANCES	
Net Investment in Capital Assets	521,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	3,288,926
Total Fund Balance	<u>3,854,658</u>
 Total Liabilities and Fund Balance	 <u><u>\$ 4,092,195</u></u>

May-24
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4937	UAVISTA 1563734669-05202024	Avista Utilities Apr'24 Electric for Legacy Property	05/09/2024	80.38
Total for Check Number 4937:				<u>80.38</u>
4938	UCITYMOS 15911-04302024	City of Moscow Apr'24 Utilities 6th & Jackson	05/09/2024	331.47
Total for Check Number 4938:				<u>331.47</u>
4939	UCITYMOS 2400002166	City of Moscow City Admin Fees May'24	05/16/2024	4,750.42
Total for Check Number 4939:				<u>4,750.42</u>
4940	UPRESNEL 413931	Presnell Gage, PLLC Audit of Financial Statements for FY2023	05/23/2024	5,950.00
Total for Check Number 4940:				<u>5,950.00</u>
Total bills for May 2024:				<u><u>\$ 11,112.27</u></u>

May-24
 Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4937	05/09/2024	Moscow Urban Renewal Agency	Avista Utilities		80.38
4938	05/09/2024	Moscow Urban Renewal Agency	City of Moscow		331.47
4939	05/16/2024	Moscow Urban Renewal Agency	City of Moscow		4,750.42
4940	05/23/2024	Moscow Urban Renewal Agency	Presnell Gage, PLLC		5,950.00
Report Total:				\$ -	11,112.27

 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-24



Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
	URA General Fund					
890-880-642-00	Administrative Services	\$ 57,005.00	\$ 4,750.42	\$ 38,003.36	\$ 19,001.64	66.67%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,275.00	\$ 3,725.00	25.50%
890-880-642-20	Professional Services-Auditing	\$ 5,871.00	\$ 5,950.00	\$ 5,950.00	\$ (79.00)	101.35%
890-880-642-89	Professional Services	\$ 525.00	\$ -	\$ 19.95	\$ 505.05	3.80%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ 84.80	\$ 415.20	16.96%
890-880-668-10	Liability Insurance-General	\$ 1,950.00	\$ -	\$ 2,172.00	\$ (222.00)	111.38%
	Contractual	\$ 70,851.00	\$ 10,700.42	\$ 47,505.11	\$ 23,345.89	67.05%
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%
890-880-647-10	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	\$ -	\$ 22.50	\$ 477.50	4.50%
	Commodities	\$ 2,000.00	\$ -	\$ 22.50	\$ 1,977.50	1.13%
	URA General Fund - Total	\$ 72,851.00	\$ 10,700.42	\$ 47,527.61	\$ 25,323.39	65.24%

General Ledger
Expense vs. Budget

May-24



Account	Description	Amended		Period Amt	End Bal	Variance	% Budget Used
		Budget					
	URA Legacy District						
890-895-642-10	Professional Services-Legacy	\$ 5,150.00	\$ -	\$ -	\$ 5,150.00	0.00%	
890-895-642-12	Land Sale Expense-Legacy	\$ 2,060.00	\$ -	\$ -	\$ 2,060.00	0.00%	
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,030.00	\$ -	\$ -	\$ 1,030.00	0.00%	
	Contractual	\$ 8,240.00	\$ -	\$ -	\$ 8,240.00	0.00%	
890-895-647-10	Travel & Meetings-Legacy	\$ 515.00	\$ -	\$ -	\$ 515.00	0.00%	
890-895-652-10	Heat, Lights & Utilities	\$ 4,635.00	\$ 411.85	\$ 2,726.77	\$ 1,908.23	58.83%	
890-895-658-51	Development Participation	\$ 870,000.00	\$ -	\$ -	\$ 870,000.00	0.00%	
890-895-669-10	Misc. Expense-Legacy	\$ 515.00	\$ -	\$ -	\$ 515.00	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	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%	
890-895-676-17	Owner Participation Agreements	\$ 63,490.00	\$ -	\$ 22,712.62	\$ 40,777.38	35.77%	
	Commodities	\$ 945,655.00	\$ 411.85	\$ 25,439.39	\$ 920,215.61	2.69%	
890-895-890-00	Transfer To: General Fund	\$ 72,851.00	\$ -	\$ -	\$ 72,851.00	0.00%	
	Transfers To	\$ 72,851.00	\$ -	\$ -	\$ 72,851.00	0.00%	
890-895-900-11	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%	
	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%	
	URA Legacy District - Total	\$ 1,041,746.00	\$ 411.85	\$ 25,439.39	\$ 1,016,306.61	2.44%	

General Ledger
Expense vs. Budget

May-24



Account	Description	Amended		End Bal	Variance	% Budget Used
		Budget	Period Amt			
890-892-790-01	Bond Principal - Legacy	\$ 37,000.00	\$ -	\$ -	\$ 37,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$ 6,936.00	\$ -	\$ 415.48	\$ 6,520.52	5.99%
	Debt Service - Total	\$ 43,936.00	\$ -	\$ 415.48	\$ 43,520.52	0.95%
890-892-900-01	Ending Fund Bal - Assigned	\$ 999,103.00	\$ -	\$ -	\$ 999,103.00	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	\$ 190,391.00	\$ -	\$ -	\$ 190,391.00	0.00%
	Ending Fund Balance - Total	\$ 1,239,246.00	\$ -	\$ -	\$ 1,239,246.00	0.00%
TOTAL	Moscow Urban Renewal Agency	\$ 2,397,779.00	\$ 11,112.27	\$ 73,382.48	\$ 2,324,396.52	3.06%

General Ledger
Revenue Analysis

May 2024



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	\$ 988,278.00	\$ -	\$ 664,357.39	\$ 323,920.61	\$ 323,920.61	32.78%	67.22%
890-000-471-00	Investment Earnings	\$ 45,000.00	\$ 14,393.46	\$ 92,123.59	\$ (47,123.59)	\$ (47,123.59)	-104.72%	204.72%
890-000-498-96	Transfer In: Legacy	\$ 72,851.00	\$ -	\$ -	\$ 72,851.00	\$ 72,851.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 1,106,129.00	\$ 14,393.46	\$ 756,480.98	\$ 349,648.02	\$ 349,648.02	31.61%	68.39%
Revenue Total		\$ 1,106,129.00	\$ 14,393.46	\$ 756,480.98	\$ 349,648.02	\$ 349,648.02	31.61%	68.39%



Fiscal Year 2025 Adopted Budget

Fiscal Year Beginning October 1, 2024 Ending September 30, 2025

Commissioners:

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

Drew Davis, Commissioner
Tom Lamar, Commissioner
Sandra Kelly, Commissioner

Administration:

Cody Riddle, Executive Director
Jennifer Fleischman, Clerk

Renee Tack, Treasurer

Moscow Urban Renewal Agency
 Budget Summary
 2023 - 2024

BUDGET SUMMARY

ACCOUNT AND ACCOUNT CLASSIFICATION DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
ESTIMATED REVENUES						
410-01 Property Taxes - Legacy	876,060	841,139	988,278	980,000	980,000	980,000
471-00 Investment Earnings	15,035	114,194	45,000	100,001	100,001	100,001
478-10 Gain/Loss On Sale Of Assets	(31,234)					
498-96 Transfer In: Legacy	62,698	64,929	72,851	75,218	75,218	75,218
910-00 Beg Fund Balance - Unassigned			145,391	327,205	327,205	327,205
912-00 Beg Fund Balance - Assigned - Legacy			1,096,507	1,592,616	1,592,616	1,592,616
912-01 Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	49,752
TOTAL ESTIMATED REVENUES	922,559	1,020,262	2,397,779	3,124,792	3,124,792	3,124,792

Moscow Urban Renewal Agency
Budget Summary
2023 - 2024

ACCOUNT AND ACCOUNT CLASSIFICATION DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS						
E02 Contractual	67,942	72,315	77,561	80,131	80,131	80,131
E03 Commodities	113,273	487,053	949,185	873,410	873,410	873,410
E05 Debt Service	4,515	3,167	43,936	44,312	44,312	44,312
E10 Transfers To	62,698	64,929	72,851	75,218	75,218	75,218
E20 Other Financing Uses	321,703					
E90 Contingency			15,000	15,000	15,000	15,000
E95 Ending Fund Balance			1,239,246	2,036,721	2,036,721	2,036,721
TOTAL APPROPRIATIONS	570,131	627,464	2,397,779	3,124,792	3,124,792	3,124,792
NET OF REVENUES/APPROPRIATIONS - FUND 890	352,428	392,798				

Moscow Urban Renewal Agency
 General Agency Budget
 2024 - 2025

GENERAL AGENCY BUDGET

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
INVESTMENT EARNINGS							
890-000-471-00	Investment Earnings	15,035	114,194	45,000	100,001	100,001	100,001
	Interest earned on investments based on the expected interest rate and balances in the Agency's accounts.				100,001	100,001	100,001
	INVESTMENT EARNINGS	15,035	114,194	45,000	100,001	100,001	100,001
TRANSFERS IN							
890-000-498-96	Transfer In: Legacy	62,698	64,929	72,851	75,218	75,218	75,218
	Transfer to General Agency from Legacy to cover General Agency expenses.				75,218	75,218	75,218
	TRANSFERS IN	62,698	64,929	72,851	75,218	75,218	75,218
GAIN/LOSS ON SALE OF ASSETS							
890-000-478-10	Gain/Loss On Sale Of Assets	(31,234)					
	GAIN/LOSS ON SALE OF ASSETS	(31,234)					
OTHER FINANCING SOURCES							
890-000-910-00	Beg Fund Balance - Unassigned			145,391	327,205	327,205	327,205
	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 General Agency expenses.				327,205	327,205	327,205
	OTHER FINANCING SOURCES			145,391	327,205	327,205	327,205
	Totals for dept 000 -	46,499	179,123	263,242	502,424	502,424	502,424
	TOTAL ESTIMATED REVENUES	46,499	179,123	263,242	502,424	502,424	502,424

Moscow Urban Renewal Agency
General Agency Budget
2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	53,732	55,345	57,005	58,716	58,716	58,716
	Reimbursement to the City of Moscow for executive, administrative, finance, legal, and other services.				58,716	58,716	58,716
890-880-642-15	Professional Services - Other	1,520	1,250	5,000	5,000	5,000	5,000
	Professional Services including legal services fees, dues, and memberships, including the Redevelopment Association of Idaho.				5,000	5,000	5,000
890-880-642-20	Professional Services - Auditing	5,200	5,700	5,871	6,047	6,047	6,047
	Expenses related to the annual financial audit.				6,047	6,047	6,047
890-880-642-89	Professional Services - URA	420	420	525	541	541	541
	Annual shared cost for Website hosting and support.				541	541	541
890-880-644-16	Land Sale Expenses	1,060					
890-880-668-10	Insurance	1,780	1,889	1,950	2,400	2,400	2,400
	Annual insurance premium for liability and errors and omissions for public officials.				2,400	2,400	2,400
CONTRACTUAL		63,712	64,604	70,351	72,704	72,704	72,704
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	100
	Annual Postage Expense.				100	100	100
890-880-631-20	Printing & Binding	46		400	400	400	400
	Annual costs for Printing and Binding.				400	400	400
890-880-644-10	Advertising & Publishing		249	500	515	515	515
	Costs related to general advertising and marketing.				515	515	515
890-880-644-15	Alturas Marketing/Maintenance	137					
890-880-647-10	Travel & Meetings			500	500	500	500
	Commissioner's and/or support staff's travel and meeting expense related to the Agency's business.				500	500	500
890-880-649-10	Professional Development			500	500	500	500
	Expenses related to potential training costs for Executive Director, commissioners and other support staff as appropriate.				500	500	500
890-880-669-10	Miscellaneous Services & Charges		77	500	500	500	500
	Incidental expenses incurred by the Agency that are not captured in other categories.				500	500	500
COMMODITIES		183	326	2,500	2,515	2,515	2,515
OTHER FINANCING USES							
890-880-669-11	Dist. Of Net Prop. Sale Proceeds	321,703					

Moscow Urban Renewal Agency
 General Agency Budget
 2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
OTHER FINANCING USES							
	OTHER FINANCING USES	321,703					
Totals for dept 880 - URA - General Agency		385,598	64,930	72,851	75,219	75,219	75,219

Moscow Urban Renewal Agency
General Agency Budget
2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			190,391	427,205	427,205	427,205
					427,205	427,205	427,205
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.							
ENDING FUND BALANCE				190,391	427,205	427,205	427,205
Totals for dept 899 - URA - Debt Service				190,391	427,205	427,205	427,205
TOTAL APPROPRIATIONS		385,598	64,930	263,242	502,424	502,424	502,424
NET OF REVENUES/APPROPRIATIONS - FUND 890		(339,099)	114,193				

Moscow Urban Renewal Agency
 Legacy Crossing Budget
 2024 - 2025

LEGACY CROSSING BUDGET

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
PROPERTY TAXES							
890-000-410-01	Property Taxes - Legacy	876,060	841,139	988,278	980,000	980,000	980,000
	Property Taxes				980,000	980,000	980,000
	Tax increment revenues from the Legacy allocation area.						
PROPERTY TAXES		876,060	841,139	988,278	980,000	980,000	980,000
OTHER FINANCING SOURCES							
890-000-912-00	Beg Fund Balance - Assigned - Legacy			1,096,507	1,592,616	1,592,616	1,592,616
	Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area.				1,592,616	1,592,616	1,592,616
890-000-912-01	Beg Fund Balance - Restricted - Legacy			49,752	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	49,752
OTHER FINANCING SOURCES				1,146,259	1,642,368	1,642,368	1,642,368
Totals for dept 000 -		876,060	841,139	2,134,537	2,622,368	2,622,368	2,622,368
TOTAL ESTIMATED REVENUES		876,060	841,139	2,134,537	2,622,368	2,622,368	2,622,368

Moscow Urban Renewal Agency
 Legacy Crossing Budget
 2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal			37,000	39,000	39,000	39,000
					39,000	39,000	39,000
	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	4,515	3,167	6,936	5,312	5,312	5,312
					5,312	5,312	5,312
	The average coupon rate for the 2010A bond series is 4.527%						
DEBT SERVICE		4,515	3,167	43,936	44,312	44,312	44,312
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			999,103	1,559,764	1,559,764	1,559,764
					1,559,764	1,559,764	1,559,764
	Ending Fund Balance-Assigned is a resource available from income derived from tax income generated by the Legacy tax allocation.						
890-892-990-05	Ending Fund Balance - Restricted			49,752	49,752	49,752	49,752
					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.						
ENDING FUND BALANCE				1,048,855	1,609,516	1,609,516	1,609,516
Totals for dept 892 - URA - Debt Service		4,515	3,167	1,092,791	1,653,828	1,653,828	1,653,828

Moscow Urban Renewal Agency
Legacy Crossing Budget
2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services	2,723	7,161	5,150	5,305	5,305	5,305
	Expenses related to general, legal and other miscellaneous professional services.				5,305	5,305	5,305
890-895-642-12	Land Sale Expense	1,507	550	2,060	2,122	2,122	2,122
	Costs associated with the sale of 6th & Jackson property.				2,122	2,122	2,122
CONTRACTUAL		4,230	7,711	7,210	7,427	7,427	7,427
COMMODITIES							
890-895-644-10	Advertising & Publishing		689	1,030	1,061	1,061	1,061
	Advertising and marketing expenses the Agency may incur in relation to the Legacy Crossing District.				1,061	1,061	1,061
890-895-647-10	Travel & Meetings			515	530	530	530
	Executive Director, Commissioners and/or support staff's travel and meetings expense directly related to Legacy Crossing.				530	530	530
890-895-652-10	Heat, Lights & Utilities	4,705	4,431	4,635	4,774	4,774	4,774
	Utilities directly related to the property located at 6th & Jackson.				4,774	4,774	4,774
890-895-658-51	Development Participation	47,407	433,093	870,000	798,000	798,000	798,000
	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 FY2025 include:				798,000	798,000	798,000
	Legacy Public Infrastructure	\$275,000					
	Legacy Streetscape	\$50,000					
	Legacy Placemaking	\$37,000					
	Legacy Special Projects	\$436,000					
890-895-669-10	Miscellaneous Services & Charges	350	392	515	530	530	530
	Expenses directly related to the Legacy Crossing District not specifically covered in other line items.				530	530	530
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,500	1,500	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	1,500
890-895-676-15	Latah County Reimb Agreement			5,000	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	5,000
890-895-676-17	Owner Participation Agreements	59,128	46,622	63,490	59,500	59,500	59,500
	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 2025 include: Gritman Medical, Larry Swanger and Anderson Group LLC.				59,500	59,500	59,500
COMMODITIES		113,090	486,727	946,685	870,895	870,895	870,895

Moscow Urban Renewal Agency
 Legacy Crossing Budget
 2024 - 2025

GL NUMBER	DESCRIPTION	2021-22 ACTIVITY	2022-23 ACTIVITY	2023-24 AMENDED BUDGET	2024-25 DEPT REQUESTED BUDGET	2024-25 PROPOSED BUDGET	2024-25 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	62,698	64,929	72,851	75,218	75,218	75,218
	Transfer to the General Agency to cover administrative and general expenses.				75,218	75,218	75,218
TRANSFERS TO		62,698	64,929	72,851	75,218	75,218	75,218
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	15,000
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or expenses.				15,000	15,000	15,000
CONTINGENCY				15,000	15,000	15,000	15,000
Totals for dept 895 - URA - Legacy District		180,018	559,367	1,041,746	968,540	968,540	968,540
TOTAL APPROPRIATIONS		184,533	562,534	2,134,537	2,622,368	2,622,368	2,622,368
NET OF REVENUES/APPROPRIATIONS - FUND 890		691,527	278,605				

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	\$841,139
2023	\$89,042,452	\$1,513,722 (Estimated)
2024	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

FY 2025 CAPITAL IMPROVEMENT PLAN

2025-2029 Legacy Crossing District Capital Improvement Plan

Community Infrastructure Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2025	2026	2027	2028	2029
Street Projects										
Main Street Surface Restoration	Grind and inlay of Main Street Surface (Between 6th and 8th)	\$ 226,418	\$ 100,000	2028	Planned				\$ 100,000	
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										
Downtown Transmission Phase III	Replacement of approx. 2,000' of 24" water main between Polk and Jackson	\$ 1,181,128	\$ 106,000	2026	Planned		\$ 106,000			
A Street Transmission Phase III	Replacement of 8" main with 16" (Home to Asbury)	\$ 783,022	\$ 184,000	2027	Planned			\$ 184,000		
A Street Transmission Phase IV	Replacement of 8" main with 16" (Asbury to Jackson)	\$ 255,713	\$ 127,000	2028	Planned				\$ 127,000	
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
Sanitary Sewer Projects										
Sewer Main Replacement (Alley W. of Main, 4th to 6th)	Replacement of failing sewer line serving downtown	\$ 381,100	\$ 190,000	2025	Committed	\$ 190,000				
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
Community Infrastructure Projects Total		\$ 2,827,381	\$ 707,000			\$ 275,000	\$ 191,000	\$ 269,000	\$ 312,000	\$ 85,000

Streetscape Enhancement Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2025	2026	2027	2028	2029
Downtown Streetscape Improvements (Phase One)	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 3,350,000	\$ 1,675,000	2028	Planned			\$ 175,000	\$ 1,500,000	
General Streetscape Improvements	General Streetscape enhancement projects within the District	Varies	Varies	Varies	Committed	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Streetscape Enhancement Projects Total		\$ 3,350,000	\$ 1,675,000			\$ 50,000	\$ 50,000	\$ 225,000	\$ 1,550,000	\$ 50,000

Community Placemaking Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2025	2026	2027	2028	2029
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 254,678	\$ 132,000	2026	Planned	\$ 12,000	\$ 120,000			
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		\$ 254,678	\$ 132,000			\$ 37,000	\$ 145,000	\$ 25,000	\$ 25,000	\$ 25,000

Special Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2025	2026	2027	2028	2029
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 236,000	\$ 236,000	2025	Committed	\$ 236,000				
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 1,100,000	\$ 200,000	2025	Planned	\$ 200,000				
Pedestrian and Bicycle Improvements	Development and construction of various pedestrian and bicycle pathways, facilities and lighting	Varies	Varies	Varies	Planned					
Paradise Path Lighting-Phase III	Installation of energy efficient LED pathway lighting on Paradise Path from College to 6th Street	\$ 142,000	\$ 50,000	2028	Planned				\$ 50,000	
Special Projects Total		\$ 1,478,000	\$ 486,000			\$ 436,000	\$ -	\$ -	\$ 50,000	\$ -



Annual Investments

	2025	2026	2027	2028	2029
Community Infrastructure Projects	\$ 275,000	\$ 191,000	\$ 269,000	\$ 312,000	\$ 85,000
Streetscape Enhancement Projects	\$ 50,000	\$ 50,000	\$ 225,000	\$ 1,550,000	\$ 50,000
Community Placemaking Projects	\$ 37,000	\$ 145,000	\$ 25,000	\$ 25,000	\$ 25,000
Special Projects	\$ 436,000	\$ -	\$ -	\$ 50,000	\$ -
TOTAL	\$ 798,000	\$ 386,000	\$ 519,000	\$ 1,937,000	\$ 160,000
Legacy Ending Fund Balance	\$1,559,764	\$2,006,309	\$2,295,590	\$1,228,278	\$2,029,340