



Meeting Agenda: Thursday, August 1, 2024, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843  
(A) = Board Action Item

1. **Approval of July 18, 2024 Minutes (A)**  
**ACTION:** Approve minutes as presented, approve minutes with amendments, 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. **Public Hearing: Proposed FY2025 Agency Budget and 5-year Capital Improvement Plan (A)**  
Staff has prepared the draft FY2025 budget document which includes anticipated revenues and expenditures for the upcoming fiscal year. The draft budget was reviewed by the Agency Board on June 20 and the Finance Committee on July 3, 2024 and both bodies recommended forwarding the budget to public hearing. In accordance with State Law, the Agency is required to conduct a public hearing on the annual appropriations budget to allow for public comment and testimony.  
**ACTION:** After considering public testimony, adopt the FY2025 Budget, Capital Improvement Plan, and the corresponding Budget Resolution 2024-02; or take such other action deemed appropriate.

**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](mailto: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.



Meeting Minutes: July 18, 2024, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

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

Beauchamp 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 June 20, 2024
- B. Finance Committee Minutes from July 3, 2024
- C. June 2024 Payables
- D. June 2024 Financials

Lamar moved for approval of the consent agenda as written, seconded by Tompkins. Vote by Acclamation: Ayes: Unanimous (6). 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. Sixth and Jackson Street Property Groundwater Monitoring Report (A) – Cody Riddle**

*Elevated ammonia and nitrate concentrations in the Agency’s property at Sixth and Jackson have been monitored since 2016. Alta Science & Engineering has completed their site assessment of the property and will provide the Board with a summary of their Remediation Alternatives Analysis (RAA) Technical Memorandum.*

Riddle introduced staff from Alta Science & Engineering, who provided a brief review and update of their work at the Sixth and Jackson Street property. The testing done over the last year have pointed to extra ammonia in the soil, which combined with heavy precipitation converts to high levels of nitrates. Alta proposed to convert all the ammonia to nitrates and then remove the nitrates from the soil to process at the City’s Waste Water Reclamation & Reuse Facility (WRRF). Alta would like to do a pilot test to see if their proposed remediation plan would be effective.

The high levels of ammonia stop approximately 15feet below the surface of the soil. The Board talked about the construction development soil needs in addition to the nitrates and ammonia contamination, and discussed opportunities for possibly tackling two problems with one solution. The proposed pilot test would gather more

information for the Board and any potential developer. The Idaho Department of Environmental Quality (DEQ) is currently funding Alta's work on site and has offered to completely pay for the pilot test. There was a conversation about the need for complete excavation if any development would be more than three stories tall, however the site could not support the parking that would require.

The Board proposed adjusting the next Request for Proposals (RFP) to provide for more flexibility and/or broader direction for potential developers. It was mentioned that the date from the pilot test could be helpful to other development companies for their projects. The site could be difficult to develop, not just because of the soil structure but because Hello Walk bisects directly down the middle of the property. The Board members continued to discuss possible solutions for both the contamination and development constraints on the site. In order to adjust the design for Hello Walk, the Board and City would need to modify the Legacy Crossing Design Standards, which would include a public comment process. The proposed Alta remediation pilot test could have a conclusive report within a month, if the Agency decided to accept their recommendation. There was a discussion about all the different remediation alternatives proposed by Alta.

Nancy Chaney, Moscow, asked a question about the effect of increasing nitrates to the WRRF. Alta informed the Board that approximately 8 million gallons of water is discharged to the WRRF each year, and that volume would not change. There is a potential for the concentration of nitrates in that water to increase. Chaney asked if there was any additional funding from Environmental Protection Agency (EPA) for fixing the soil contamination. Staff will contact the WRRF operators about any possible effects of increasing nitrate extraction from the wells.

Victoria Seever, Moscow, talked about the University of Idaho's developments in the same area and how the Agency's actions might provide a blueprint for them to use if they run into similar soil contamination challenges. There was a brief discussion about the University's plan to build a walking bridge spanning Paradise Creek in 2026.

Tompkins moved for approval of In-Situ Biological Nitrification Treatment pilot test as recommended by Alta, seconded by Davis. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

The Board requested Staff look into the requirements for modifying the guidelines, including a tentative timeline, of the Legacy Crossing Design Standards and the Hello Walk design in specific. There was a discussion about planting trees in the tree grates along the property's right-of-way.

#### **4. General Agency Updates – Cody Riddle**

- *General agency business*
  - The next regular meeting scheduled for August 1, 2024 will be the FY2025 Budget Public Hearing.

**The meeting adjourned at 8:26 a.m.**

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Steve McGeehan, Agency Chair

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Date



# 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
<b>ESTIMATED REVENUES</b>						
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	75,468	75,468	75,468
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
<b>TOTAL ESTIMATED REVENUES</b>	<b>922,559</b>	<b>1,020,262</b>	<b>2,397,779</b>	<b>3,125,042</b>	<b>3,125,042</b>	<b>3,125,042</b>

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
<b>APPROPRIATIONS</b>						
E02 Contractual	67,942	72,315	77,561	80,381	80,381	80,381
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	75,468	75,468	75,468
E20 Other Financing Uses	321,703					
E90 Contingency			15,000	15,000	15,000	15,000
E95 Ending Fund Balance			1,239,246	2,036,471	2,036,471	2,036,471
<b>TOTAL APPROPRIATIONS</b>	<b>570,131</b>	<b>627,464</b>	<b>2,397,779</b>	<b>3,125,042</b>	<b>3,125,042</b>	<b>3,125,042</b>
<b>NET OF REVENUES/APPROPRIATIONS - FUND 890</b>	<b>352,428</b>	<b>392,798</b>				

# 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	75,468	75,468	75,468
	Transfer to General Agency from Legacy to cover General Agency expenses.				75,468	75,468	75,468
	TRANSFERS IN	62,698	64,929	72,851	75,468	75,468	75,468
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	502,674	502,674	502,674
	TOTAL ESTIMATED REVENUES	46,499	179,123	263,242	502,674	502,674	502,674

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	2,650	2,650	2,650
	Annual insurance premium for liability and errors and omissions for public officials.				2,650	2,650	2,650
CONTRACTUAL		63,712	64,604	70,351	72,954	72,954	72,954
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	75,469	75,469	75,469

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	502,674	502,674	502,674
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	1,559,514	1,559,514	1,559,514
					1,559,514	1,559,514	1,559,514
	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	1,609,266	1,609,266	1,609,266
	Totals for dept 892 - URA - Debt Service	4,515	3,167	1,092,791	1,653,578	1,653,578	1,653,578

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	75,468	75,468	75,468
	Transfer to the General Agency to cover administrative and general expenses.				75,468	75,468	75,468
	TRANSFERS TO	62,698	64,929	72,851	75,468	75,468	75,468
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	968,790	968,790	968,790
	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
<b>2016</b>	<b>\$0</b>	<b>\$0</b>

**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**

<b>URA LEGACY SERIES 2010A BOND SCHEDULE:</b>						
<b>AMORTIZATION:</b>		<b>Urban Renewal Agency of the City of Moscow</b>				
	AMOUNT AMORTIZED	<b>\$510,000.00</b> 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
<b>13-Aug-10</b>	<b>0</b>			<b>Balance Forward</b>		<b>\$510,000.00</b>
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
<b>GRAND TOTAL</b>			<b>\$744,311.86</b>	<b>\$234,311.86</b>	<b>\$510,000.00</b>	



**Latah County  
Tax Increment  
Repayment  
Schedule**

<b>1-Jan-2015</b>	<b>\$4,000</b>
<b>1-Jan-2016</b>	<b>\$2,000</b>
<b>1-Jan-2017</b>	<b>\$3,500</b>
<b>1-Jan-2018</b>	<b>\$3,500</b>
<b>1-Jan-2019</b>	<b>\$3,500</b>
<b>1-Jan-2020</b>	<b>\$3,500</b>
<b>1-Jan-2021</b>	<b>\$5,000</b>
<b>1-Jan-2022</b>	<b>\$5,000</b>
<b>1-Jan-2023</b>	<b>\$5,000</b>
<b>1-Jan-2024</b>	<b>\$5,000</b>
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
<b>Total</b>	<b>\$114,537</b>

# 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
<b>Street Projects</b>										
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
<b>Water Projects</b>										
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
<b>Sanitary Sewer Projects</b>										
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
<b>Community Infrastructure Projects Total</b>		<b>\$ 2,827,381</b>	<b>\$ 707,000</b>			<b>\$ 275,000</b>	<b>\$ 191,000</b>	<b>\$ 269,000</b>	<b>\$ 312,000</b>	<b>\$ 85,000</b>

### 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
<b>Streetscape Enhancement Projects Total</b>		<b>\$ 3,350,000</b>	<b>\$ 1,675,000</b>			<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 225,000</b>	<b>\$ 1,550,000</b>	<b>\$ 50,000</b>

### 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
<b>Community Placemaking Projects Total</b>		<b>\$ 254,678</b>	<b>\$ 132,000</b>			<b>\$ 37,000</b>	<b>\$ 145,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>

### 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	
<b>Special Projects Total</b>		<b>\$ 1,478,000</b>	<b>\$ 486,000</b>			<b>\$ 436,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>



### 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	\$ -
<b>TOTAL</b>	<b>\$ 798,000</b>	<b>\$ 386,000</b>	<b>\$ 519,000</b>	<b>\$ 1,937,000</b>	<b>\$ 160,000</b>
<b>Legacy Ending Fund Balance</b>	<b>\$1,559,764</b>	<b>\$2,006,309</b>	<b>\$2,295,590</b>	<b>\$1,228,278</b>	<b>\$2,029,340</b>

**MOSCOW URBAN RENEWAL AGENCY  
RESOLUTION NO. 2024-02**

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

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

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

WHEREAS, the Agency is further required to comply with the open meetings law pursuant to Chapter 2, Title 74, Idaho Code, and as such set an annual budget hearing, noticed for August 1, 2024; and

WHEREAS, the Agency conducted a public hearing and approved budget Resolution 2024-02 on August 1, 2024.

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

Section 1: There is hereby appropriated out of any monies in the treasury of the Urban Renewal Agency of Latah County, City of Moscow, Idaho, not otherwise appropriated, and out of any revenue which said Urban Renewal Agency may acquire between the first day of October, 2024, and the thirtieth day of September, 2025, in the amount of three million, one hundred twenty five thousand, forty two dollars (\$3,125,042) for the purpose of defraying all necessary expenses and liabilities of such agency for the fiscal year beginning the first day of October, 2024, and ending the thirtieth day of September, 2025.

Section 2: The following provides the total revenues, beginning fund balance, total resources, total expenditures, ending fund balance, and total budget for the Moscow Urban Renewal Agency for the fiscal year beginning the first day of October, 2024, and ending the thirtieth day of September, 2025:

<b>REVENUES:</b>	
<b>Account Description</b>	<b>2025 Proposed</b>
Total Tax Increment	\$ 980,000
Total Intergovernmental Revenue	\$ -
Total Interfund Transfers	\$ 75,468
Total Miscellaneous Income	\$ 100,000
<b>Total Revenue</b>	<b>\$1,155,468</b>
Beginning Fund Balance	\$1,969,574
<b>Total Resources Available</b>	<b>\$3,125,042</b>
 <b>EXPENDITURES:</b>	
<b>Account Description</b>	<b>2025 Proposed</b>
Total Expenses	\$ 963,791
Total Debt Service	\$ 49,312
Total Other Financing Uses	\$ -
Total Interfund Transfers	\$ 75,468
Total Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$1,088,571</b>
Ending Fund Balance	\$2,036,471
<b>Total Expenditures</b>	<b>\$3,125,042</b>

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

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Moscow, the 1<sup>st</sup> day of August, 2024. Signed by the Chair of the Board of Commissioners, and attested by the Treasurer of the Board of Commissioners, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

By \_\_\_\_\_  
Steve McGeehan, Chair

ATTEST:

By \_\_\_\_\_  
Renee Tack, Treasurer