



Meeting Agenda: Thursday, February 6, 2025, 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 January 9, 2025
 - B. December 2024 Payables
 - C. December 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. **FY 2026 MURA Budget Hearing Date Determination (A) – Cody Riddle**

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing for its annual budget no later than April 30th each year. To allow adequate time for the budget development and review process, Staff is proposing the Agency set the hearing date for its FY2026 budget on Thursday, August 7, 2025, and seeks the Board's approval to notify the County Clerk accordingly.

ACTION: Set the FY2026 Budget Hearing for August 7, 2025, or take other action deemed appropriate.
4. **Follow-Up Discussion of the Joint Workshop with City Council – Cody Riddle**

The Board met with Moscow City Council on January 13, 2025 to discuss historic, current, and future activities of the Agency. This included a discussion on the Legacy Crossing District and the potential of a new district in south Moscow.
5. **2025 Strategic Plan Update (A) – Cody Riddle**

In 2020, the Board adopted the current, five-year Strategic Plan that includes goals and objectives to guide the activities of the Agency. The plan will expire in the coming year and the community has evolved since its adoption. The Board reviewed draft language and provided staff with direction on December 5, 2024 and January 9, 2025. Staff will present updated language for consideration by the Board.

ACTION: Review draft language and provide feedback and direction as deemed appropriate.
6. **General Agency Updates – Cody Riddle**
 - 2024 Annual Report and Audit Presentation on March 20, 2025
 - The next regular meeting is scheduled for February 20, 2025
 - 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.



Meeting Minutes: **January 9, 2025, 7:30 a.m.**

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

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

McGeehan 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 December 5, 2024
- B. November 2024 Payables
- C. November 2024 Financials

Tompkins moved for approval of the consent agenda as presented, seconded by Kelly. Vote by Acclamation: Ayes: Kelly, McGeehan, Tompkins, Tribble (4). Nays: None. Abstentions: Davis (1). 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.

Davis arrived at 7:35 a.m.

3. Election of Officers for 2025 (A) – Cody Riddle

Per the Agency’s bylaws, annual elections for Board Officers are to be held at the first meeting in January. The Agency will need to appoint officers for the positions of Chair, Vice Chair, and Secretary.

McGeehan offered to continue serving as Chair for the Board. Tribble volunteered to continue as Secretary. Kelly nominated Tompkins as Vice Chair.

Kelly moved to elect Steve McGeehan as Chair, Alison Tompkins for Vice Chair, and Nancy Tribble as Secretary for 2025. Davis seconded the motion. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. 2025 Strategic Plan Update (A) – Cody Riddle

In 2020, the Board adopted the current, five-year Strategic Plan that includes goals and objectives to guide the activities of the Agency. The plan will expire in the coming year and the community has evolved since its adoption. Staff will present draft language for consideration by the Board.

Riddle presented draft changes for the Strategic Plan based on the discussion from the December meeting. The Board has a workshop scheduled with Moscow City Council on Monday January 13th to discuss the possibility of a new district on the south side of Moscow. The City's vision, as defined in the Comprehensive Plan, is for industrial development in that area. Housing, while needed, would be inconsistent with the current adopted long-range plans.

There continued to be discussion about proposed Agency actions and strategies, including having annual meetings with City Council and the University of Idaho campus planning staff. The Board talked about next steps for the Sixth & Jackson Street property and how that may come up for conversation at the workshop with Council.

If the Agency created a new district, then an additional section would be added to the Strategic Plan. There was a conversation about how larger landowners on the south side of town have historically opposed a new urban renewal district.

5. General Agency Updates – Cody Riddle

- *January 13, 2025 Joint Meeting with City Council.*
 - The meeting has since been changed to a workshop.
- *January 16, 2025 regular meeting cancelled.*
 - Next meeting is February 6th.
- *General Agency Business.*

The meeting adjourned at 8:11 a.m.

Steve McGeehan, Agency Chair

Date



**Balance Sheet
December 31, 2024**

	<u>Total Funds</u>
ASSETS	
Cash	22,333
Investments - LGIP	3,703,778
Investments-Zions Debt Reserve	44,524
Other Assets	5,260
Land	679,420
Total Assets	<u><u>\$ 4,455,315</u></u>
LIABILITIES	
Series 2010 Bond - due within one year	39,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	82,000
Latah County payback agreement - due after one year	69,537
Total Liabilities	<u>195,537</u>
FUND BALANCES	
Net Investment in Capital Assets	558,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	3,657,046
Total Fund Balance	<u>4,259,778</u>
Total Liabilities and Fund Balance	<u><u>\$ 4,455,315</u></u>

December-24
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4967	UAVISTA 1563734669-12182024	Avista Utilities Nov'24 Electric for 6th & Jackson	12/04/2024	20.60
Total for Check Number 4967:				20.60
4968	UCITYMOS 15911-11302024	City of Moscow Nov'24 Utilities 6th & Jackson	12/04/2024	342.28
Total for Check Number 4968:				342.28
4969	UCITYMOS 2400002461	City of Moscow City Admin Fees Dec'24	12/11/2024	4,893.00
Total for Check Number 4969:				4,893.00
Total bills for December 2024:				\$ 5,255.88

December-24
 Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4967	12/04/2024	Moscow Urban Renewal Agency	Avista Utilities		20.60
4968	12/04/2024	Moscow Urban Renewal Agency	City of Moscow		342.28
4969	12/11/2024	Moscow Urban Renewal Agency	City of Moscow		<u>4,893.00</u>
			Report Total:	<u>\$ -</u>	<u>5,255.88</u>

 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

December-24



Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
	URA General Fund					
890-880-642-00	Administrative Services	\$ 58,716.00	\$ 4,893.00	\$ 14,679.00	\$ 44,037.00	25.00%
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	\$ 6,047.00	\$ -	\$ -	\$ 6,047.00	0.00%
890-880-642-89	Professional Services	\$ 541.00	\$ -	\$ -	\$ 541.00	0.00%
890-880-644-10	Advertising & Publishing	\$ 515.00	\$ -	\$ -	\$ 515.00	0.00%
890-880-668-10	Liability Insurance-General	\$ 2,650.00	\$ -	\$ 2,612.00	\$ 38.00	98.57%
	Contractual	\$ 73,469.00	\$ 4,893.00	\$ 18,541.00	\$ 54,928.00	25.24%
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	\$ -	\$ -	\$ 500.00	0.00%
	Commodities	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	0.00%
	URA General Fund - Total	\$ 75,469.00	\$ 4,893.00	\$ 18,541.00	\$ 56,928.00	24.57%
	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,305.00	\$ -	\$ -	\$ 5,305.00	0.00%
890-895-642-12	Land Sale Expense-Legacy	\$ 2,122.00	\$ -	\$ -	\$ 2,122.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,061.00	\$ -	\$ -	\$ 1,061.00	0.00%
	Contractual	\$ 8,488.00	\$ -	\$ -	\$ 8,488.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$ 530.00	\$ -	\$ -	\$ 530.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ 4,774.00	\$ 362.88	\$ 765.20	\$ 4,008.80	16.03%
890-895-658-51	Development Participation	\$ 798,000.00	\$ -	\$ -	\$ 798,000.00	0.00%
890-895-669-10	Misc. Expense-Legacy	\$ 530.00	\$ -	\$ -	\$ 530.00	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%

General Ledger
Expense vs. Budget

December-24



Account	Description	Amended		End Bal	Variance	% Budget Used
		Budget	Period Amt			
890-895-676-17	Owner Participation Agreements	\$ 59,500.00	\$ -	\$ -	\$ 59,500.00	0.00%
	Commodities	\$ 869,834.00	\$ 362.88	\$ 765.20	\$ 869,068.80	0.09%
890-895-890-00	Transfer To: General Fund	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	0.00%
	Transfers To	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	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	\$ 968,790.00	\$ 362.88	\$ 765.20	\$ 968,024.80	0.08%
890-892-790-01	Bond Principal - Legacy	\$ 39,000.00	\$ -	\$ -	\$ 39,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$ 5,312.00	\$ -	\$ -	\$ 5,312.00	0.00%
	Debt Service - Total	\$ 44,312.00	\$ -	\$ -	\$ 44,312.00	0.00%
890-892-990-01	Ending Fund Bal - Assigned	\$ 1,559,514.00	\$ -	\$ -	\$ 1,559,514.00	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	\$ 427,205.00	\$ -	\$ -	\$ 427,205.00	0.00%
	Ending Fund Balance - Total	\$ 2,036,471.00	\$ -	\$ -	\$ 2,036,471.00	0.00%
TOTAL	Moscow Urban Renewal Agency	\$ 3,125,042.00	\$ 5,255.88	\$ 19,306.20	\$ 3,105,735.80	0.62%

General Ledger
Revenue Analysis

December 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	\$ 980,000.00	\$ 8,703.51	\$ 8,703.51	\$ 971,296.49	\$ 971,296.49	99.11%	0.89%
890-000-471-00	Investment Earnings	\$ 100,001.00	\$ 14,733.25	\$ 30,179.13	\$ 69,821.87	\$ 69,821.87	69.82%	30.18%
890-000-498-96	Transfer In: Legacy	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	\$ 75,468.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 1,155,469.00	\$ 23,436.76	\$ 38,882.64	\$ 1,116,586.36	\$ 1,116,586.36	96.63%	3.37%
Revenue Total		\$ 1,155,469.00	\$ 23,436.76	\$ 38,882.64	\$ 1,116,586.36	\$ 1,116,586.36	96.63%	3.37%

MOSCOW URBAN RENEWAL AGENCY-2025 STRATEGIC PLAN UPDATE

EXISTING LANGUAGE (GENERAL AGENCY GOALS, OBJECTIVES & ACTIONS)

GOALS	<ul style="list-style-type: none">To increase community knowledge and understanding of Agency activities and public investmentsTo increase public transparency of Agency activities and governanceTo increase collaboration and coordination with partner entities in meeting community needs and desires
TWO-YEAR OBJECTIVES	<ul style="list-style-type: none">Ensure public access to information related to the activities of the Agency to promote transparency and public awareness.Conduct biennial joint meetings with partner entities to increase communication, cooperation and coordinationEstablish a new urban renewal district to assist in the City's desire to facilitate future industrial development in South Moscow
ACTIONS/ STRATEGIES	<ul style="list-style-type: none">Maintain the Agency's website to provide current and accurate information regarding Agency activities and community investmentMaintain the electronic records center repository for all Agency records to provide public access and transparency of Agency activitiesMaintain the Agency's five-year strategic and capital improvement plan to organize Agency activities, document Agency public investments, and communicate them to the publicConduct a joint meeting with the Moscow City Council by September 30, 2021

PROPOSED LANGUAGE (GENERAL AGENCY GOALS, OBJECTIVES & ACTIONS)

Goals

- Increase community knowledge and understanding of activities and public investments.
- Increase public transparency of activities and governance.
- Increase collaboration and coordination with partner entities in meeting community needs and desires.

Objectives

- Ensure public access to information related to activities of the Agency to promote transparency and awareness.
- Conduct biennial joint meetings with partner entities to increase communication, cooperation and coordination.
- ~~Establish a new urban renewal district to assist the City's desire to facilitate future industrial development in South Moscow.~~

Actions/Strategies

- Complete an audit, and as appropriate, update the website to better communicate the Agency's purpose and authority, along with activities and community investments.
- Review and update the Agency's bylaws and policy manual to reflect current practices and to ensure compliance with State Law.
- Review and update the Agency's record retention policy to ensure compliance with State Law and to maintain transparency for the public.
- Update and present the Agency's capital improvement plan in a public meeting each year.
- Update the Agency's five-year strategic plan by the end of 2025.
- Conduct ~~an~~ **at least one joint meeting annually** ~~joint meeting~~ with the Moscow City Council, beginning in 2025.

- Conduct an annual joint meeting with University of Idaho campus planning staff, beginning in 2025.

EXISTING LANGUAGE (LEGACY CROSSING GOALS, OBJECTIVES & ACTIONS)

GOALS	<ul style="list-style-type: none"> • To increase public and private investment and economic activity within the District in a manner consistent with the community's vision • To accelerate the transition and redevelopment of brownfield sites and underutilized properties within the District • To strengthen, enhance and support the social, economic and cultural strength of downtown Moscow and the University of Idaho • To increase the condition and capacity of public infrastructure within the District to address sub-standard conditions and support new private investment • To increase the condition and appearance of public streets, sidewalks, pathways and other public spaces
TWO-YEAR OBJECTIVES	<ul style="list-style-type: none"> • Complete the disposition and development of the Sixth and Jackson property • Support the continued redevelopment of brownfield sites within the District • Assist in the development of a plan for the repair and replacement of the deteriorating infrastructure on Main Street
ACTIONS/ STRATEGIES	<ul style="list-style-type: none"> • Complete the exclusive negotiation process and execute the Disposition and Development Agreement for the Sixth and Jackson property by January 31, 2020 • Assist with the development of a streetscape improvement plan for Main Street in the downtown area by December 31, 2020 • Work with the City of Moscow to develop a consolidated Capital Improvement Plan for necessary public infrastructure improvements identified within the Legacy Crossing Plan by December 31, 2020

PROPOSED LANGUAGE (LEGACY CROSSING GOALS, OBJECTIVES & ACTIONS)

Goals

- Increase public and private investment within the District in a manner consistent with the community's vision.
- Accelerate the transition and redevelopment of brownfield sites and underutilized properties within the District.
- Strengthen, enhance and support the social, economic and cultural strength of downtown Moscow and the University of Idaho.
- Improve the condition and capacity of public infrastructure within the District to address deficiencies and support new private investment.
- Improve the condition, appearance and safety of streets, sidewalks, pathways and other public spaces.

Objectives

- Complete the disposition and development of the Sixth and Jackson property.
- Support the continued development of brownfield sites within the District.
- Assist in the development of a plan for the repair and replacement of deteriorating infrastructure in the District.
- Explore new tools and techniques for the Agency to utilize in District improvements.

Actions/Strategies

- ~~Complete the negotiation process and execute a development agreement for the Sixth and Jackson property by January 1, 2026. Conduct a public meeting to gather input on potential public and private uses for the development of the Agency's 6th and Jackson property.~~

- Develop a plan and funding model for the use of the 6th and Jackson property as public open space until an appropriate permanent development plan arises.
- Provide input on design and financial assistance for targeted streetscape improvements downtown, with an emphasis on the Main Street corridor.
- Adopt a transition plan for the long-term maintenance of Hello Walk across the Sixth and Jackson property.
- Work with the City on potential changes to the Legacy Crossing Design Guidelines to facilitate development in the District.
- Provide financial contributions to infrastructure projects identified through the City's capital planning process.



MOSCOW
Urban Renewal Agency
Strategic Plan 2020-2025

MOSCOW URBAN RENEWAL AGENCY

Founded in 1995 to promote community and economic development, the Moscow Urban Renewal Agency operates under Idaho Code in accordance with Idaho Urban Renewal Law and the Local Economic Development Act. The Agency's purpose is to undertake the rehabilitation, conservation, development or redevelopment of areas identified by the City as being in the best interest of the public health, safety, morals or welfare of its residents.

Agency Commissioners are appointed by the Mayor and confirmed by the City Council, with terms as authorized by Moscow City Council Resolution 2008-17. Two members are appointed from the Moscow City Council, one member from the Latah County Board of Commissioners, and four from the citizenry at large. Terms are staggered such that no more than three members expire in any given year.

The Board

The Board of Commissioners elects the Chair, Vice-Chair and Secretary from the ranks of the Commission annually; the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission. The City of Moscow provides ongoing staff support to assist with operational needs of the Agency.



2019 MURA Board (pictured from left to right)

Steve McGeehan, Chair

Brandy Sullivan, Vice Chair

Art Bettge, Secretary

Steve Drown, Commissioner

Dave McGraw, Commissioner

Nancy Tribble, Commissioner

Mark Beauchamp, Commissioner (not pictured)

Mission

The Mission of the Agency is to promote sustainable economic **growth**, vitality, and community **enhancement** through **collaboration** and community **investment**.

GROWTH	Grow the local economy to increase community vitality, resilience, and strength
ENHANCEMENT	Enhance and contribute to community assets that make Moscow a great place to live, work, and play
COLLABORATION	Collaborate with partner agencies and others to achieve identified community needs and aspirations
INVESTMENT	Invest in the built, natural, social, and cultural environments to foster and promote sustainable community and economic growth

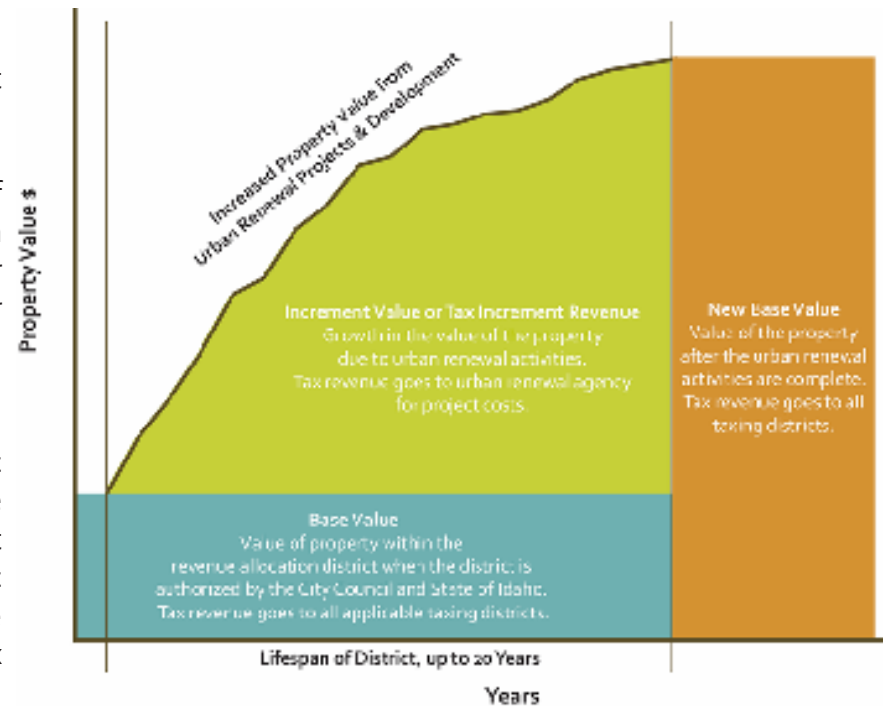
Vision

The Agency serves as a valuable, effective, and responsive community partner working to strengthen and enhance Moscow’s physical, cultural, and economic wellbeing through strategic public investment that supports the community’s vision and desires.

History and Financing

Urban renewal and revenue allocation financing are the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas. Revenue allocation financing allows communities to make a site ready for development, such as extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding.

The City of Moscow creates and defines the geographic boundaries of urban renewal districts within the city. The Agency works with the City and private sector to remedy blight and to facilitate economic development as directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.



As illustrated in the graphic on the preceding page, when the city establishes a tax increment financing district, the value on the property in the district is set as of the date the district is created. The property tax revenue collected on this base value goes to the various taxing entities providing services to that property. Any increase in value over the base is called the increment value and the tax revenue generated from the increment value is transferred to the Agency. These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (currently 20 years from creation) the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county. Although urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.

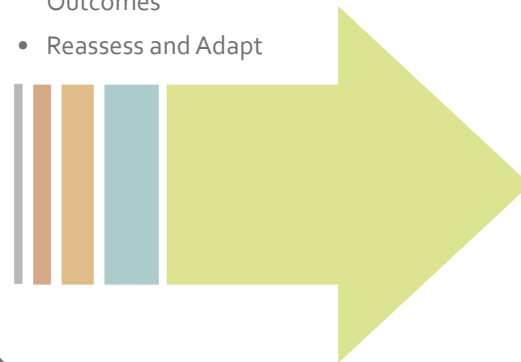
To date Moscow has identified two urban renewal districts: the Alturas Technology Park District created in 1995, and the Legacy Crossing District created in 2008. The Alturas Technology and Business Park District closed in 2015 but the Agency continues to hold six lots within the District that for sale by the Agency. In addition, the City has stated a desire to explore a third district to support new industrial development within Moscow, and to amend the Legacy Crossing District boundary to include the adjacent portion of Main Street.

STRATEGIC AND CAPITAL IMPROVEMENT PLANS

This document includes both strategic and capital planning elements to identify and articulate the community goals and aspirations, as well as the public investment that is intended to achieve these outcomes. Strategic and capital planning work hand in hand to identify and articulate organization goals and objectives and provide the budgetary framework necessary to achieve them.

STRATEGIC PLANNING

- Establish Organizational Mission, Vision, and Values
- Identify Desired Community Outcomes
- Establish Strategies to Achieve Desired Outcomes
- Align Partner Agency Efforts and Resources
- Measure Progress Toward Desired Outcomes
- Reassess and Adapt





Strategic planning formalizes desired community goals and objectives as identified by partner agencies and aligns MURA efforts and resources toward achieving these community outcomes. As a continuing and on-going process, the MURA and its partner agencies will utilize the strategic planning cycle to measure the effectiveness of the strategies employed, and reassess and adjust these strategies as necessary to meet changing community needs and desires.

The Capital Improvement Plan (CIP) identifies capital projects over the short-range planning horizon. The CIP forms the foundation of the budgeting process and serves as the financial planning framework to guide and direct current and future community investment.

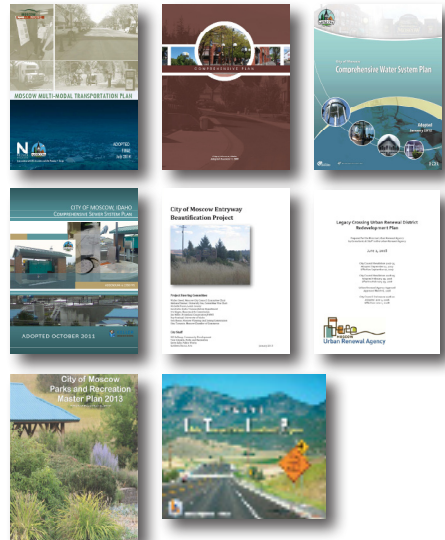


PARTNER ENTITIES

Partner agencies provide community vision and identify community needs and desires within the Districts operated by the Agency. These common interests present opportunities for the MURA to collaborate with its partner agencies to leverage limited Agency resources into important community investments. In preparation of this document, the MURA's partner entities were surveyed to understand their needs and how to improve collaboration.



PARTNER ENTITIES

PARTNER PLANS

City of Moscow
 Latah County
 University of Idaho
 Gritman Medical Center
 SMART Transit

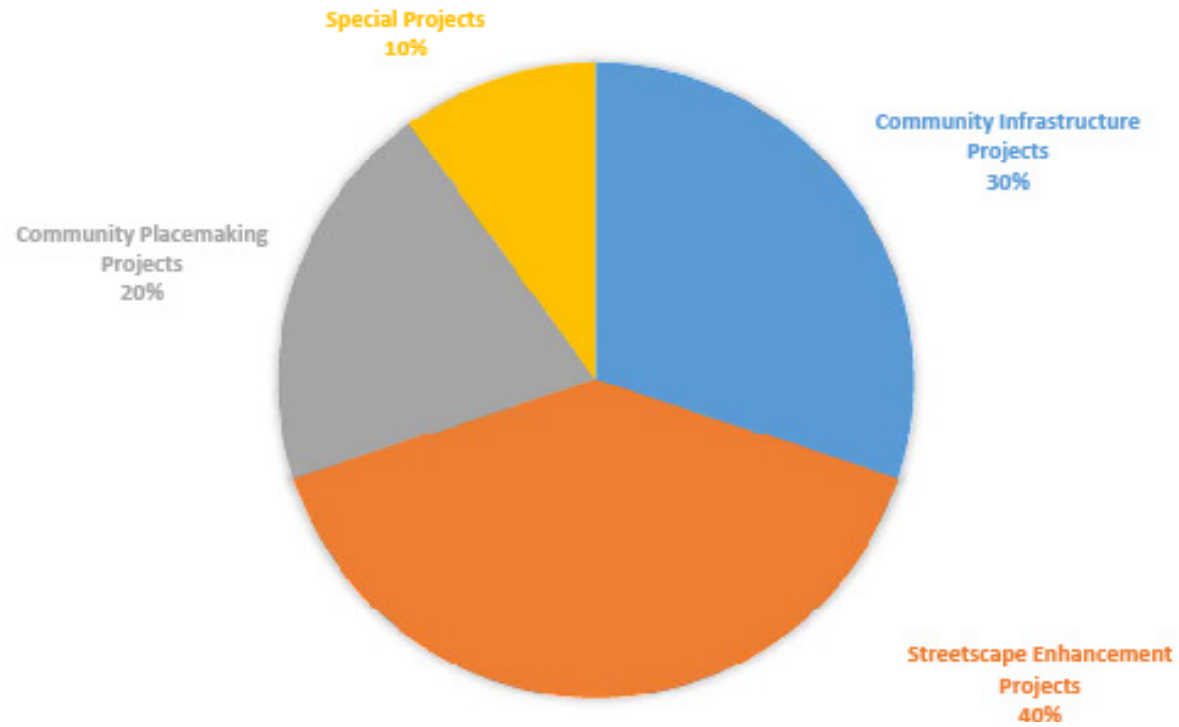
Idaho Transportation Department
 Moscow Chamber of Commerce
 Partnership for Economic Prosperity
 Idaho Department of Commerce

PUBLIC INVESTMENT PORTFOLIO

Urban renewal agencies within the State of Idaho are generally restricted to the funding of public infrastructure such as water and sewer utility extension or expansion, public roadway expansion and improvement, streetscape and sidewalk improvement, and participation in the development of community amenities such as public facilities, buildings, parks, art installations and similar improvements. Urban renewal agencies may also acquire and assemble property, and fund demolition and environmental remediation activities in support of private development and investment. The four main components within the MURA public investment portfolio are: Community Infrastructure, Streetscape Enhancements, Community Placemaking and Special Projects. All of these investment components are intended to address community needs, improve deteriorating areas, and promote private investment and reinvestment. The MURA Board has identified annual target allocations for each of the portfolio components as a general guideline for capital planning and investment while retaining flexibility to address opportunities and unforeseen needs.

Investment Portfolio Components	Portfolio Component Typical Elements	Portfolio Component Community Outcomes
Community Infrastructure	Public Utility (water, sewer, storm, communications) improvements and expansions, roadway extensions, expansions or improvements	To provide needed public services to support new private investment or correct a current sub-standard or deteriorating condition to encourage private investment and reinvestment
Streetscape Enhancements	Sidewalk construction and enhancements, ADA access improvements, public lighting, street tree, and street furnishing installations	To improve pedestrian environment and ADA compliance leading to increased pedestrian and economic activity, and to improve community appearances and aesthetics incentivizing private investment and reinvestment
Community Placemaking	Creation of public spaces, plazas, parks and greenspaces, public art installation and community beautification improvements	To enhance and strengthen social and cultural public environment and community aesthetics, which improve deteriorating areas and incentivize complementary private investment and reinvestment
Special Projects	Land acquisition and assemblage, environmental remediation, public parking facilities, community facilities and buildings, and other special projects	To facilitate property development, redevelopment, environmental remediation, improvement of public health and safety, provision of needed community facilities and buildings, and increased private investment and reinvestment

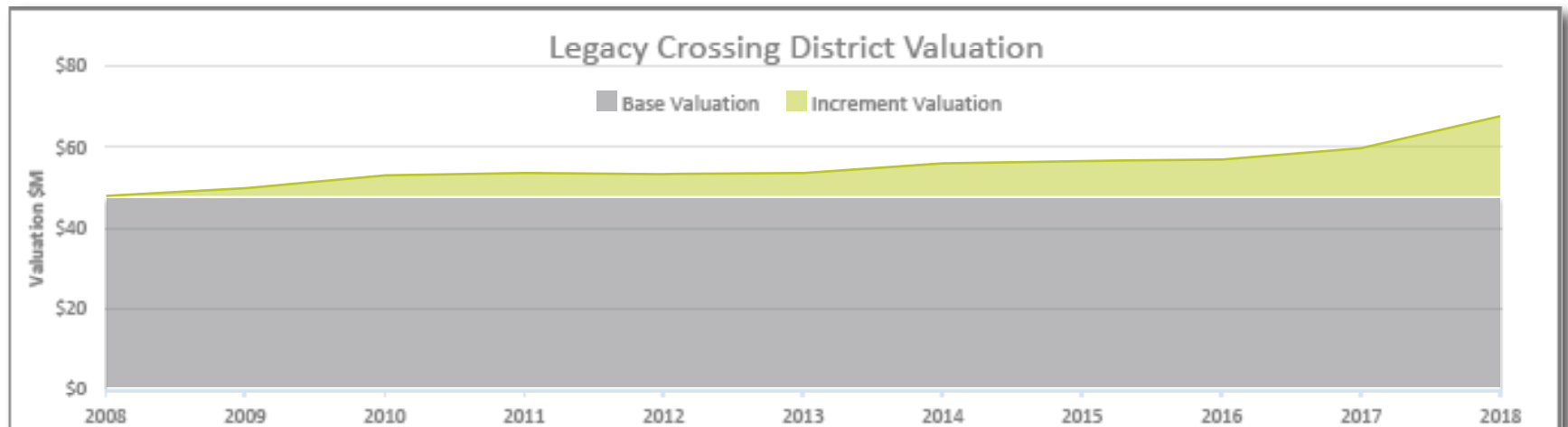
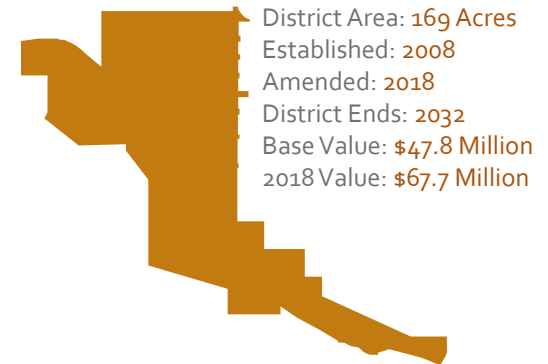
PROPOSED INVESTMENT ANNUAL ALLOCATION MODEL



MURA DISTRICTS

Legacy Crossing District

The Legacy Crossing District, initially created in June of 2008, covered 163 acres including a majority of the blighted and underutilized properties located between Moscow’s historic downtown and the University of Idaho. The primary objective in creating this District was to eliminate conditions impeding the City’s economic growth in the area. The Agency’s focus is to spur more rapid land use transition of properties from former agricultural and/or industrial uses to new uses and economic vibrancy adding to the quality of civic life and improving the public safety of citizens and visitors. The Agency has participated financially in public infrastructure and environmental remediation to support a number of projects including the Anderson Silos, EMSI, Dawson’s Corner, Identity on Main Street, Varsity Diner, and Gritman Medical Office III projects. In 2017, the City Council requested the Agency’s assistance with the deteriorating public infrastructure in downtown and in 2018 the District was amended to include the adjacent 6 acres including Main Street from A Street to 8th Street, bringing the total District size to 169 acres. Continued utilization of these public-private partnerships will provide the resources necessary to redevelop the Legacy Crossing District into a vibrant and attractive mixed-use neighborhood.

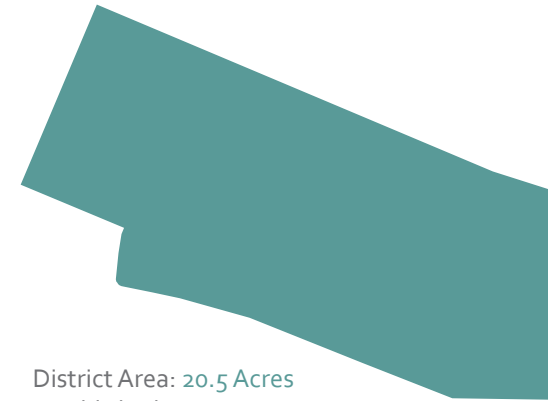


Alturas Technology Park District

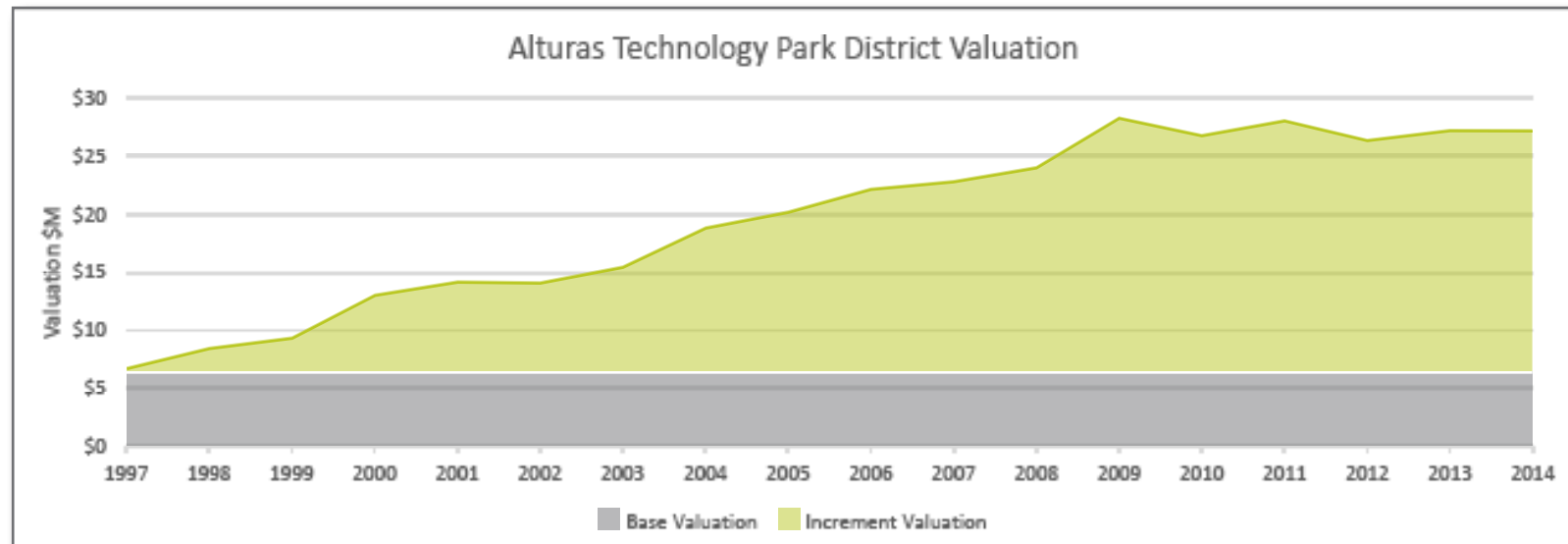
The Alturas Technology Park was the Agency's first District and is currently home to many of Moscow's premier high-tech companies including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. These companies had a total payroll of over \$6 million and paid an average wage of over \$50,000, which is significantly higher than the city's median household income of \$35,389. During that period, the Park contributed an estimated adjusted impact of \$26.7M to the local community.

Established in 1996 with an assessed valuation of \$6.4 million, improvements and developments made as a result of the Alturas Research and Technology Park Urban Renewal Plan have assisted in increasing property values to more than \$27 million today. This District was closed in 2015, one year earlier than anticipated in the District Plan.

The Agency has engaged a local real estate firm to provide marketing and real estate brokerage services for the six lots remaining for sale within the Park.



District Area: 20.5 Acres
 Established: 1996
 District Closed: 2015
 Base Value: \$6.4 Million
 2015 Value: \$27.4 Million



MURA STRATEGIC PLAN GOALS, OBJECTIVES AND STRATEGIES

General Agency Goals and Objectives

General Agency goals and objectives address the overall operation of the Agency not pertaining to a specific urban renewal district. During the strategic planning process, many partner agencies identified a desire to increase collaboration and coordination with the Agency. Through this planning process, the Agency Board identified the need to improve the manner in which the Agency communicates its mission and purpose with stakeholders, partner agencies and the public to share the impacts of the public investments made by the Agency.

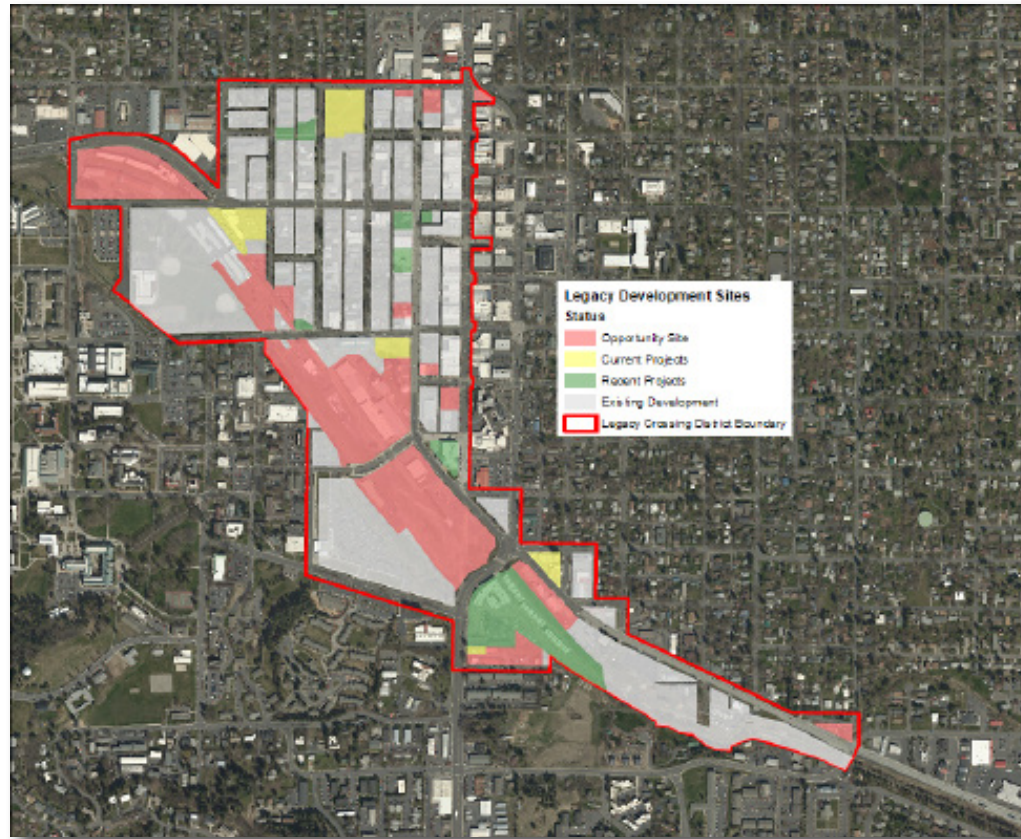
<p>GOALS</p>	<ul style="list-style-type: none"> • To increase community knowledge and understanding of Agency activities and public investments • To increase public transparency of Agency activities and governance • To increase collaboration and coordination with partner entities in meeting community needs and desires
<p>TWO-YEAR OBJECTIVES</p>	<ul style="list-style-type: none"> • Ensure public access to information related to the activities of the Agency to promote transparency and public awareness. • Conduct biennial joint meetings with partner entities to increase communication, cooperation and coordination • Establish a new urban renewal district to assist in the City's desire to facilitate future industrial development in South Moscow
<p>ACTIONS/ STRATEGIES</p>	<ul style="list-style-type: none"> • Maintain the Agency's website to provide current and accurate information regarding Agency activities and community investment • Maintain the electronic records center repository for all Agency records to provide public access and transparency of Agency activities • Maintain the Agency's five-year strategic and capital improvement plan to organize Agency activities, document Agency public investments, and communicate them to the public • Conduct a joint meeting with the Moscow City Council by September 30, 2021

Legacy Crossing District Goals and Objectives

The primary objective for the creation of the Legacy Crossing District was to eliminate conditions impeding the City's economic growth in the area located between Moscow's historic downtown and the University of Idaho campus. The Agency's focus is to take actions targeted toward improvement of both underdeveloped properties and those properties in transition, with the intention of spurring more rapid land use transition of properties from former agricultural and/or industrial uses to new uses and economic vibrancy, thereby adding to the quality of civic life and improving the public safety of citizens and visitors.

The Legacy Crossing District was formed in 2008 at the peak of the Great Recession which dampened development activity over the first eight years of the District. The trend is changing, with \$40 million in new private investment over the last two years. In 2010, the Agency purchased a parcel within the Legacy Crossing District located at the southwestern corner of the intersection of 6th and Jackson streets. The Agency and the City of Moscow understood that the property was the keystone to provide the connection between the University and downtown and development of Hello Walk. The MURA has recently inventoried "opportunity sites" which are intended to identify potential underutilized sites that could be good candidates for redevelopment. Properties shown in pink are opportunity sites, yellow sites are currently undergoing redevelopment, and green sites are recently completed projects within the District. Public investment that facilitates redevelopment of opportunity sites is a priority for the Agency.

The City of Moscow has expressed a desire to amend the Legacy Crossing District boundary



to include the adjacent portion of Main Street. Much of its current infrastructure was constructed over 30 years ago through a Local Improvement District (LID) and, except for the Friendship Square renovation that occurred in 2006, the City has had limited ability to reinvestment in the downtown infrastructure, so much of the streetscape is in poor condition. The City believes downtown Moscow is a key asset representing Moscow’s unique character and quality of life which directly and indirectly influences business investment and economic activity. In response to the Council’s request, in 2018 the District was amended to include the adjacent 6 acres including Main Street from A Street to 8th Street bringing the total District size to 169 acres and providing an opportunity for the Agency to partner with the City in downtown improvements.

<p>GOALS</p>	<ul style="list-style-type: none"> • To increase public and private investment and economic activity within the District in a manner consistent with the community’s vision • To accelerate the transition and redevelopment of brownfield sites and underutilized properties within the District • To strengthen, enhance and support the social, economic and cultural strength of downtown Moscow and the University of Idaho • To increase the condition and capacity of public infrastructure within the District to address sub-standard conditions and support new private investment • To increase the condition and appearance of public streets, sidewalks, pathways and other public spaces
<p>TWO-YEAR OBJECTIVES</p>	<ul style="list-style-type: none"> • Complete the disposition and development of the Sixth and Jackson property • Support the continued redevelopment of brownfield sites within the District • Assist in the development of a plan for the repair and replacement of the deteriorating infrastructure on Main Street
<p>ACTIONS/ STRATEGIES</p>	<ul style="list-style-type: none"> • Complete the exclusive negotiation process and execute the Disposition and Development Agreement for the Sixth and Jackson property by January 31, 2020 • Assist with the development of a streetscape improvement plan for Main Street in the downtown area by December 31, 2020 • Work with the City of Moscow to develop a consolidated Capital Improvement Plan for necessary public infrastructure improvements identified within the Legacy Crossing Plan by December 31, 2020

Alturas District Goals and Objectives

Many of the Agency's goals and objectives for the Alturas District were achieved through the development of Alturas Technology Park and the private investment that has occurred within the District. The Agency was able to close the district ahead of schedule which allowed the full value of the District to return to the tax rolls. While the District is now closed, the Agency continues to hold six lots within the Alturas Technology Park which continue to provide an asset that can be utilized to support economic development within Moscow.

GOALS

- To increase the private investment within Alturas Technology Park
- To promote primary job creation within Alturas Technology Park
- To transition Agency-owned lots to private use and development

TWO-YEAR OBJECTIVES

- Maintain real estate marketing and listing services to market and promote the sale of Alturas Lots
- Collaborate with regional and state economic development organizations to identify and promote development opportunities for Alturas Technology Park

ACTIONS/ STRATEGIES

- Complete an assessment of the current Phase II private restrictive covenants and restrictions with existing Phase II property owners to identify opportunities to expand appropriate allowable uses by October 1, 2020
- Collaborate with the newly formed Partnership for Economic Prosperity (PEP) economic development organization to develop a strategy to market and recruit appropriate businesses to Alturas Technology Park by July 1, 2020



PROJECT HIGHLIGHTS

Downtown Public Restroom

The growing number of events and activities occurring in downtown Moscow over the last decade highlighted the need for public restrooms downtown. The Moscow Urban Renewal Agency partnered with the City of Moscow to construct an attractive public restroom facility near Friendship Square. When the City was faced with the potential need to remove the brick façade from the project to reduce cost, the Agency contributed \$27,000 toward the project to ensure the building was in keeping with the historic character of downtown Moscow.

- Project Type: **Public Facility**
- Project Valuation: **\$205,500**
- Agency Contribution: **\$27,000**
- Agency Funded Elements: **Brick Façade Enhancements**

Downtown Restroom

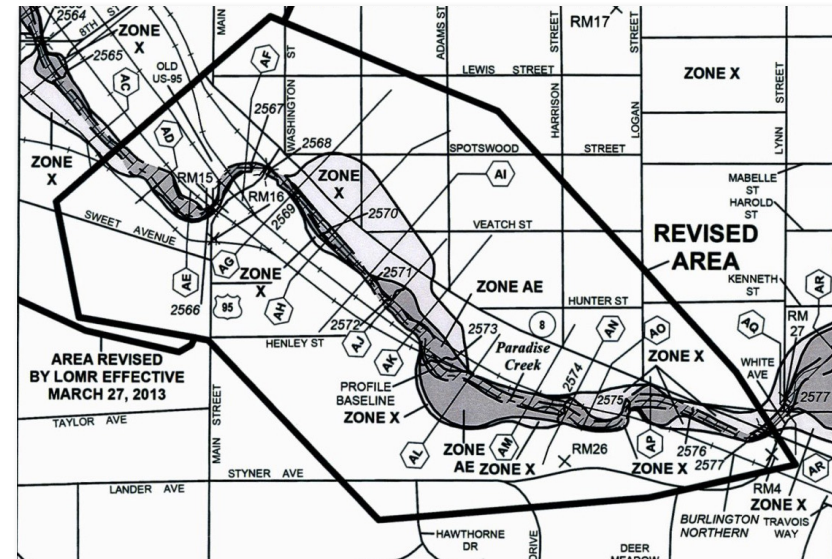
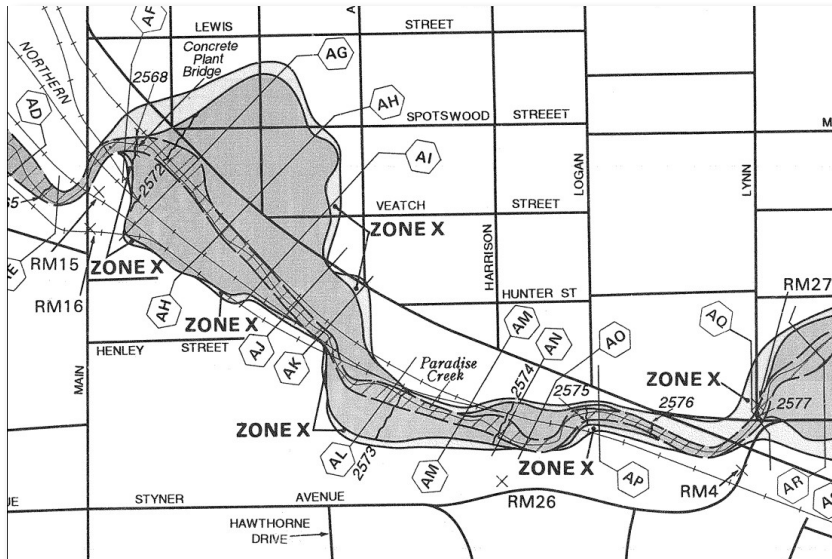


Paradise Creek Floodplain Study

Over 27 properties located in the southeast portion of the Legacy Crossing District were impacted by inaccurate historical floodplain boundaries that were the result of a private bridge that had been removed many years ago. This situation created an impediment to redevelopment and presented a hardship for property owners to carry unnecessary flood insurance. The Agency partnered with the City of Moscow to fund a flood study and to secure a Letter of Map Revision from the Federal Emergency Management Agency removing these properties from the floodplain and allowing the redevelopment of a prior dilapidated property into the new Washington Trust building.

- Project Type: **Special Study**
- Project Valuation: **\$21,700**
- Agency Contribution: **\$10,850**
- Agency Funded Elements:
Floodplain Study

Floodplain Study



State Highway 8 Pedestrian Underpass Project

The Paradise Path is the City's most significant pedestrian pathway connecting the Latah Trail to the Chipman Trail through the City. In eastern Moscow the pathway is located on the south side of the Troy Highway, which creates a significant access impediment to the trail for residents on the north side of the highway. Following a study which determined the feasibility of constructing a pedestrian underpass beneath the existing bridge structure located at the Styner/White intersection with the Troy Highway, the City sought to apply for a grant to fund the underpass construction. The Agency contributed \$15,000 to the project which was one-half of the required local match for the grant. The underpass was constructed in 2018 and now provides pedestrians and cyclists with safe access to the Paradise Path.

- Project Type: **Pedestrian Facility**
- Project Valuation: **\$457,000**
- Agency Contribution: **\$15,000**
- Agency Funded Elements: **50% of Project Local Match**

Pedestrian Underpass

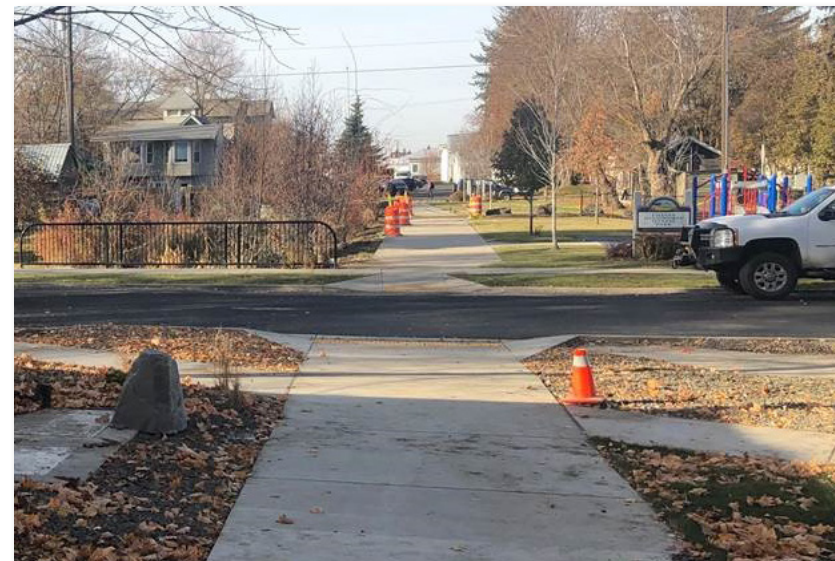


Barley Flats Pedestrian Pathway Project

When local developer Noel Blum acquired the prior Dumas Seed property, the City of Moscow and Urban Renewal Agency partnered with Mr. Blum to secure a pedestrian easement and construct a pedestrian pathway along the south side of the property to provide pedestrian access across the site to connect Lillian Woodworth Otness Park with downtown Moscow. Mr. Blum granted the easement for the pathway and the Agency funded the pathway construction including pathway lighting.

- Project Type: **Pedestrian Facility**
- Project Valuation: **\$58,646**
- Agency Contribution: **\$58,646**
- Agency Funded Elements:
Pathway Construction and Lighting

Pedestrian Pathway



MURA 5 YEAR PROJECT SUMMARY AND CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) serves as a general guiding document that identifies public investments that the Agency anticipates making over the upcoming 5 year period. It is intended to be a flexible planning document that is reviewed and updated on an annual basis in response to revenues received, changes to current identified projects, or to incorporate newly identified projects and improvements. The projects identified within the CIP do not include improvements that are funded through Owner Participation Agreements, wherein the developer funds the initial improvement and the Agency reimburses the developer for identified public improvements through increased tax revenues generated by the developer's project.

Legacy Crossing District Capital Improvement Plan 2020-2025

Community Infrastructure Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Street Projects											
Almon and First Street Repaving	Reconstruction of Almon Street between 3rd Street and A Street and First between Almon and Jackson	\$ 400,000	\$ 150,000	2020	Committed	\$ 150,000					
Almon Asbury Alley Paving Project	Paving and drainage for alley between Sixth and Third Street	\$ 85,000	\$ 60,000	2020	Committed	\$ 60,000					
First Street Paving	Curbing and paving of First Street between Asbury and Lieuallen	\$ 110,725	\$ 55,363	2022	Planned			\$ 55,363			
Fifth Street Paving	Cubing, sidewalks, paving and storm drainage Fourth Street, Lilly to Asbury	\$ 62,150	\$ 31,075	2022	Planned			\$ 31,075			
Henley Street Paving	Cubing, sidewalks, paving and storm drainage on Henley	\$ 161,250	\$ 80,625	2023	Planned				\$ 80,625		
Lieuallen Street Paving	Cubing, sidewalks, paving and storm drainage for Lieuallen, A to HWY 8	\$ 267,500	\$ 133,750	2024/2025	Planned					\$ 25,000	\$ 133,750
Lieuallen /Third/HWY 8 Intersection	Reconstruction and realignment of intersection to improve sight distance, merging issues, turning movements, and general traffic flow.	\$ 275,000	\$ 137,500	2024/2025	Planned					\$ 25,000	\$ 137,500
District Pavement Improvements		Varies	Varies	TBD	Planned						
Water Projects											
A Street Water Main Replacement	A Street water main replacement Almon to Asbury	\$ 60,000	\$ 30,000	2020	Committed	\$ 30,000					
A Street Water Main Replacement	A Street water main replacement Asbury to Lieuallen	\$ 145,000	\$ 72,500	2023	Planned				\$ 72,500		
District Fire Hydrant Replacement	Replacement of fire hydrants in excess of 50 years old	Varies	Varies	TBD	Planned		\$ 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	Planned			\$ 25,000			
Community Infrastructure Projects Total		\$ 400,000	\$ 2,173,313		Planned	\$ 240,000	\$ 10,000	\$ 121,438	\$ 163,125	\$ 60,000	\$ 281,250

Streetscape Enhancement Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
A Street Frontage Improvement	50% contribution to Thompson Frontage Improvement on A Street	\$ 30,000	\$ 15,000	2020	Committed	\$ 15,000					
3rd Street Corridor Lighting & Sidewalk Improvements	Sidewalk reconstruction on Third Street between Lieuallen and Jackson Street	\$ 887,000	\$ 199,500	2020/2021	Committed	\$ 112,500	\$ 87,000				
Sixth Street Corridor Lighting	Decorative lighting fixture installations on Sixth Street Deakin and Jackson Street	\$ 140,000	\$ 20,000	2021	Committed		\$ 16,000				
Downtown Streetscape Improvements	Work includes curbs, gutter, sidewalk, street, lighting and street furnishing improvements	\$ 4,750,000	\$ 3,000,000	2022/2023	Planned			\$ 3,000,000			
General Streetscape Improvements	General Streetscape enhancement projects within the District	\$ 500,000	Varies	Varies	Planned	\$ 15,000	\$ 100,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 25,000
Streetscape Enhancement Projects Total		\$ 6,791,674	\$ 3,567,932			\$ 142,500	\$ 203,000	\$ 3,015,000	\$ 15,000	\$ 15,000	\$ 25,000

Community Placemaking Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
North Main Beautification Project	Landscaping and lighting improvements near A and Main	\$ 150,000	\$ 50,000	2020	Planned	\$ 50,000					
Ghormley Park Facility Improvements	Reconstruction of deteriorated tennis courts for pickle ball	\$ 240,000	\$ 120,000	2021	Committed		\$ 125,000				
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	\$ 125,000	\$ 125,000	2023	Planned				\$ 100,000		
Public Art Installation	Public Art installations in various locations	Varies	Varies	Various	Committed	\$ 20,000		\$ 25,000		\$ 25,000	
Community Placemaking Projects Total		\$ 75,000	\$ 75,000			\$ 70,000	\$ 125,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ -

Special Projects											
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
Downtown Streetscape Plan	Development of design plan for the repair and replacement of deteriorating downtown public infrastructure in the Legacy Crossing District	\$ 120,000	\$ 60,000	2020	Committed	\$ 60,000					
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	\$ 185,000	\$ 185,000	2020	Committed		\$ 185,000				
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	\$ 68,500	\$ 68,500	2022	Planned			\$ 68,500			
South Main Underpass Construction	Construction of pedestrian underpass of South Main at Paradise Creek	\$ 650,000	\$ 200,000	2023	Planned				\$ 250,000		
Pedestrian and Bicycle Improvements	Development and construction of various pedestrian and bicycle pathways, facilities and lighting	Varies	Varies	Varies	Planned			\$ 80,000			
Special Projects Total		\$ 1,816,346	\$ 631,996			\$ 60,000	\$ 185,000	\$ 148,500	\$ 250,000	\$ -	\$ -

Annual Investments											
Projected District Investment Portfolio				2020	2021	2022	2023	2024	2025		
Community Infrastructure Projects		\$	\$ 534,563	\$ 240,000	\$ 10,000	\$ 121,438	\$ 163,125	\$ 60,000	\$ 281,250		
Streetscape Enhancement Projects		\$	\$ 3,390,500	\$ 142,500	\$ 203,000	\$ 3,015,000	\$ 15,000	\$ 15,000	\$ 25,000		
Community Placemaking Projects		\$	\$ 320,000	\$ 70,000	\$ 125,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ -		
Special Projects		\$	\$ 702,146	\$ 60,000	\$ 185,000	\$ 148,500	\$ 250,000	\$ -	\$ -		
Total		\$	\$ 4,947,209	\$ 512,500	\$ 523,000	\$ 3,309,938	\$ 528,125	\$ 100,000	\$ 306,250		
Legacy Ending Fund Balance						\$291,126	\$213,212	\$427,688	\$81,932	\$173,264	\$67,491

