



Meeting Agenda: Thursday, August 7, 2025, 7:30 a.m.

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

1. **Approval of July 17, 2025 Minutes (A)**

ACTION: Approve the minutes as presented, approve minutes with amendments, or take such other action as 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 FY2026 Agency Budget and 5-Year Capital Improvement Plan (A)**

Staff has prepared the draft FY2026 budget document and capital improvement plan which includes anticipated revenues and expenditures for the upcoming fiscal year. The drafts were reviewed by the Agency Board on July 17, 2025 and recommended forwarding the items 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 FY2026 Budget, Capital Improvement Plan, and the corresponding Budget Resolution 2025-02; or take other action deemed appropriate.

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

- The next regular meeting of the Urban Renewal Agency is scheduled for August 21, 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: Thursday, July 17, 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 | Mark Beauchamp | Cody Riddle, Executive Director |
| Drew Davis | Sandra Kelly | Jennifer Fleischman, Clerk |
| Alison Tompkins | Tom Lamar | Renee Tack, Treasurer |
| Nancy Tribble | | |

McGeehan called the meeting to order at 7:31 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 5, 2025
- B. May 2025 Payables
- C. May 2025 Financials
- D. June 2025 Payables
- E. June 2025 Financials

Tompkins moved for approval of the consent agenda as presented, seconded by Tribble. 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. Preliminary Review of the FY2026 Budget and 5-Year Capital Improvement Plan (A)

Staff has prepared a final draft of the FY2026 Budget and 5-year Capital Improvement Plan for the Board's review in preparation of the scheduled public hearing on August 7, 2025. Staff will be seeking input to finalize the budget ahead of the public hearing.

Riddle reviewed the final draft Agency budget for FY2026, as described above, and asked the Board to provide input as preparation for the budget hearing at the meeting scheduled for August 7th, 2025. The Agency does not regularly utilize legal services, but the occasional question or request for review will be invoiced. The Development Participation expenses are the outlined in the Capital Improvement Plan (CIP).

The FY2026 CIP projects have been or are already in design. The Downtown projects could have some sewer or water infrastructure improvement needs, but that will not be confirmed until it has been exposed during the phases as work happens. Avista is entirely responsible for their own equipment and power poles throughout the City. If Moscow chose to provide more power to Main Street for downtown events, that would be at the expense of the City. There was a brief conversation about the Sixth and Jackson Street property development projects and the costs associated.

Tribble moved to direct Staff to finalize and publish the FY2026 Budget as written, seconded by Tompkins. Vote by Acclamation: Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

4. General Agency Updates – Cody Riddle

- *The next regular meeting of the Urban Renewal Agency is scheduled for August 7, 2025.*
- There was a conversation about Board attendance at the Budget Hearing meeting in August.
 - *General Agency Business:*
- The Agency will begin work on a new Request for Proposals (RFP) for the Sixth and Jackson Street property after the FY2026 budget has been approved and adopted.
- Staff has a meeting scheduled next week with Alta to discuss the progress with well testing on the Legacy property. A report will be brought back before the Board.

The meeting adjourned at 7:56 a.m.

Steve McGeehan, Agency Chair

Date

**NOTICE OF PUBLIC HEARING
MOSCOW URBAN RENEWAL AGENCY (MURA)
PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 (FY2026)**

A PUBLIC HEARING, PURSUANT TO IDAHO CODE 50-1002, 50-2001 et seq. and 50-2903 will be held for consideration of the proposed budget for the fiscal year from October 1, 2025 to September 30, 2026. The hearing will be held at Moscow City Hall Council Chambers, 206 East Third Street, Moscow, Idaho, on **August 7, 2025 at 7:30 a.m.** All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. City Hall is accessible to persons with disabilities. Anyone desiring accommodations please call the MURA Clerk's office at 208-883-7035 at least 48 hours prior to the public hearing. Detailed copies of the proposed budget are available at the MURA Clerk's office, 504 South Washington Street, Moscow, Idaho during regular office hours (8:00 a.m. to 5:00 p.m. weekdays). You may also call the MURA Executive Director's office at 208-883-7027 or submit written comments or questions to MURA Executive Director, 504 South Washington Street, Moscow, ID 83843. The proposed FY2026 budget is shown below as revenues and expenditures.

| Account Description | REVENUES: | | |
|----------------------------------|------------------------|-------------------------|--------------------------|
| | 2024 Actual | 2025 Adopted | 2026 Proposed |
| Total Tax Increment | \$ 1,019,438 | \$ 980,000 | \$ 1,009,400 |
| Total Intergovernmental Revenue | \$ - | \$ - | \$ - |
| Total Interfund Transfers | \$ 67,344 | \$ 75,468 | \$ 77,494 |
| Total Miscellaneous Income | \$ 168,903 | \$ 100,000 | \$ 210,000 |
| Total Revenue | \$ 1,255,685 | \$ 1,155,468 | \$ 1,296,894 |
| Beginning Fund Balance | \$ 2,702,102 | \$ 1,969,574 | \$ 4,267,376 |
| Total Resources Available | \$ 3,957,788 | \$ 3,125,042 | \$ 5,564,270 |

| Account Description | EXPENDITURES: | | |
|----------------------------|------------------------|-------------------------|--------------------------|
| | 2024 Actual | 2025 Adopted | 2026 Proposed |
| Total Expenses | \$ 117,712 | \$ 963,791 | \$ 1,363,746 |
| Total Debt Service | \$ 43,988 | \$ 49,312 | \$ 53,600 |
| Total Other Financing Uses | \$ - | \$ - | \$ - |
| Total Interfund Transfers | \$ 67,344 | \$ 75,468 | \$ 77,494 |
| Total Capital Outlay | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 229,044 | \$ 1,088,571 | \$ 1,494,839 |
| Ending Fund Balance | \$ 3,728,744 | \$ 2,036,471 | \$ 4,069,430 |
| Total Expenditures | \$ 3,957,788 | \$ 3,125,042 | \$ 5,564,270 |

Publication Dates: July 19 and August 2, 2025



Fiscal Year 2026 Proposed Budget

Fiscal Year Beginning October 1, 2025 Ending September 30, 2026

Commissioners:

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

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

Administration:

Cody Riddle, Executive Director
Jennifer Fleischman, Clerk

Renee Tack, Treasurer

BUDGET SUMMARY

Moscow Urban Renewal Agency
Budget Summary
2025 - 2026

| ACCOUNT AND ACCOUNT CLASSIFICATION DESCRIPTION | | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|--|--|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| ESTIMATED REVENUES | | | | | | | |
| 410-01 | Property Taxes - Legacy | 841,139 | 1,019,438 | 980,000 | 1,009,400 | 1,009,400 | |
| 471-00 | Investment Earnings | 114,194 | 168,903 | 100,001 | 110,000 | 110,000 | |
| 478-11 | Sale Of Land - Legacy | | | | 100,000 | 100,000 | |
| 498-96 | Transfer In: Legacy | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| 910-00 | Beg Fund Balance - Unassigned | | | 327,205 | 482,680 | 482,680 | |
| 912-00 | Beg Fund Balance - Assigned - Legacy | | | 1,592,616 | 3,734,944 | 3,734,944 | |
| 912-01 | Beg Fund Balance - Restricted - Legacy | | | 49,752 | 49,752 | 49,752 | |
| TOTAL ESTIMATED REVENUES | | 1,020,262 | 1,255,685 | 3,125,042 | 5,564,270 | 5,564,270 | |

Moscow Urban Renewal Agency
Budget Summary
2025 - 2026

Page: 2/2

| ACCOUNT AND ACCOUNT CLASSIFICATION DESCRIPTION | | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|--|---------------------|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| APPROPRIATIONS | | | | | | | |
| E02 | Contractual | 72,315 | 67,072 | 80,381 | 82,613 | 82,613 | |
| E03 | Commodities | 487,053 | 50,641 | 873,410 | 1,276,132 | 1,276,132 | |
| E05 | Debt Service | 3,167 | 1,988 | 44,312 | 43,600 | 43,600 | |
| E10 | Transfers To | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| E90 | Contingency | | | 15,000 | 15,000 | 15,000 | |
| E95 | Ending Fund Balance | | | 2,036,471 | 4,069,431 | 4,069,431 | |
| TOTAL APPROPRIATIONS | | 627,464 | 187,045 | 3,125,042 | 5,564,270 | 5,564,270 | |
| NET OF REVENUES/APPROPRIATIONS - FUND 890 | | 392,798 | 1,068,640 | | | | |

GENERAL AGENCY BUDGET

Moscow Urban Renewal Agency
General Agency Budget
2025 - 2026

Page: 1/3

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|-------------------------|--|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| ESTIMATED REVENUES | | | | | | | |
| Dept 000 | | | | | | | |
| INVESTMENT EARNINGS | | | | | | | |
| 890-000-471-00 | Investment Earnings | 114,194 | 168,903 | 100,001 | 110,000 | 110,000 | |
| | | | | | 110,000 | 110,000 | |
| | Interest earned on investments based on the expected interest rate and balances in the Agency's accounts. | | | | | | |
| | INVESTMENT EARNINGS | 114,194 | 168,903 | 100,001 | 110,000 | 110,000 | |
| TRANSFERS IN | | | | | | | |
| 890-000-498-96 | Transfer In: Legacy | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| | | | | | 77,494 | 77,494 | |
| | Transfer to General Agency from Legacy to cover General Agency expenses. | | | | | | |
| | TRANSFERS IN | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| OTHER FINANCING SOURCES | | | | | | | |
| 890-000-910-00 | Beg Fund Balance - Unassigned | | | 327,205 | 482,680 | 482,680 | |
| | | | | | 482,680 | 482,680 | |
| | Beginning Fund Balance-Unassigned is a resource available from income derived sources other than tax increment generated by the Legacy District revenue allocation area. This resource is available for General Agency expenses. | | | | | | |
| | OTHER FINANCING SOURCES | | | 327,205 | 482,680 | 482,680 | |
| | Totals for dept 000 - | 179,123 | 236,247 | 502,674 | 670,174 | 670,174 | |
| | TOTAL ESTIMATED REVENUES | 179,123 | 236,247 | 502,674 | 670,174 | 670,174 | |

Moscow Urban Renewal Agency
General Agency Budget
2025 - 2026

Page: 2/3

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | DEPT REQUESTED 2025-26 BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|--|---|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| APPROPRIATIONS | | | | | | | |
| Dept 880 - URA - General Agency | | | | | | | |
| CONTRACTUAL | | | | | | | |
| 890-880-642-00 | Administrative Services | 55,345 | 57,005 | 58,716 | 60,477 | 60,477 | |
| | Reimbursement to the City of Moscow for executive, administrative, finance, legal, and other services. | | | | 60,477 | 60,477 | |
| 890-880-642-15 | Professional Services - Other | 1,250 | 1,275 | 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 | |
| 890-880-642-20 | Professional Services - Auditing | 5,700 | 5,950 | 6,047 | 6,200 | 6,200 | |
| | Expenses related to the annual financial audit. | | | | 6,200 | 6,200 | |
| 890-880-642-89 | Professional Services - URA | 420 | 670 | 541 | 557 | 557 | |
| | Annual shared cost of website hosting and support | | | | 557 | 557 | |
| 890-880-668-10 | Insurance | 1,889 | 2,172 | 2,650 | 2,730 | 2,730 | |
| | Annual insurance premium for liability and errors and omissions for public officials. | | | | 2,730 | 2,730 | |
| CONTRACTUAL | | 64,604 | 67,072 | 72,954 | 74,964 | 74,964 | |
| COMMODITIES | | | | | | | |
| 890-880-631-10 | Postage Expense | | | 100 | 100 | 100 | |
| | Annual postage expense. | | | | 100 | 100 | |
| 890-880-631-20 | Printing & Binding | | | 400 | 400 | 400 | |
| | Annual costs for printing and binding. | | | | 400 | 400 | |
| 890-880-644-10 | Advertising & Publishing | 249 | 250 | 515 | 530 | 530 | |
| | Costs related to general advertising and marketing. | | | | 530 | 530 | |
| 890-880-647-10 | Travel & Meetings | | | 500 | 500 | 500 | |
| | Commissioner's and/or support staff's travel and meeting expense related to the Agency's business. | | | | 500 | 500 | |
| 890-880-649-10 | Professional Development | | | 500 | 500 | 500 | |
| | Expenses related to training costs for the Executive Director, Commissioners and other staff as appropriate. | | | | 500 | 500 | |
| 890-880-669-10 | Miscellaneous Services & Charges | 77 | 23 | 500 | 500 | 500 | |
| | Incidental expenses incurred by the Agency that are not captured in other categories | | | | 500 | 500 | |
| COMMODITIES | | 326 | 273 | 2,515 | 2,530 | 2,530 | |
| Totals for dept 880 - URA - General Agency | | 64,930 | 67,345 | 75,469 | 77,494 | 77,494 | |

Moscow Urban Renewal Agency
General Agency Budget
2025 - 2026

| | | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2025-26 | 2025-26 |
|---|----------------------------------|----------|----------|---------|----------------|----------|---------|
| | | ACTIVITY | ACTIVITY | AMENDED | DEPT REQUESTED | PROPOSED | ADOPTED |
| GL NUMBER | DESCRIPTION | | | BUDGET | BUDGET | BUDGET | BUDGET |
| APPROPRIATIONS | | | | | | | |
| Dept 899 - URA - Debt Service | | | | | | | |
| ENDING FUND BALANCE | | | | | | | |
| 890-899-990-00 | Ending Fund Balance - Unassigned | | | 427,205 | 592,680 | 592,680 | |
| | | | | | 592,680 | 592,680 | |
| 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 | | | | 427,205 | 592,680 | 592,680 | |
| Totals for dept 899 - URA - Debt Service | | | | 427,205 | 592,680 | 592,680 | |
| TOTAL APPROPRIATIONS | | 64,930 | 67,345 | 502,674 | 670,174 | 670,174 | |
| NET OF REVENUES/APPROPRIATIONS - FUND 890 | | 114,193 | 168,902 | | | | |

LEGACY CROSSING BUDGET

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

Page: 1/4

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|-----------------------------|--|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| ESTIMATED REVENUES | | | | | | | |
| Dept 000 | | | | | | | |
| PROPERTY TAXES | | | | | | | |
| 890-000-410-01 | Property Taxes - Legacy | 841,139 | 1,019,438 | 980,000 | 1,009,400 | 1,009,400 | |
| | Tax increment revenues from the Legacy allocation area. | | | | 1,009,400 | 1,009,400 | |
| | PROPERTY TAXES | 841,139 | 1,019,438 | 980,000 | 1,009,400 | 1,009,400 | |
| GAIN/LOSS ON SALE OF ASSETS | | | | | | | |
| 890-000-478-11 | Sale Of Land - Legacy | | | | 100,000 | 100,000 | |
| | Proceeds from sale of property at 6th & Jackson. | | | | 100,000 | 100,000 | |
| | GAIN/LOSS ON SALE OF ASSETS | | | | 100,000 | 100,000 | |
| OTHER FINANCING SOURCES | | | | | | | |
| 890-000-912-00 | Beg Fund Balance - Assigned - Legacy | | | 1,592,616 | 3,734,944 | 3,734,944 | |
| | Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area. | | | | 3,734,944 | 3,734,944 | |
| 890-000-912-01 | Beg Fund Balance - Restricted - Legacy | | | 49,752 | 49,752 | 49,752 | |
| | These funds are restricted as required for the Legacy Crossing bond payment reserve (\$44,312) and the 6th & Jackson environmental remediation escrow account (\$5,260). | | | | 49,752 | 49,752 | |
| | OTHER FINANCING SOURCES | | | 1,642,368 | 3,784,696 | 3,784,696 | |
| | Totals for dept 000 - | 841,139 | 1,019,438 | 2,622,368 | 4,894,096 | 4,894,096 | |
| | TOTAL ESTIMATED REVENUES | 841,139 | 1,019,438 | 2,622,368 | 4,894,096 | 4,894,096 | |

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

Page: 2/4

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|--|--|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| APPROPRIATIONS | | | | | | | |
| Dept 892 - URA - Debt Service | | | | | | | |
| DEBT SERVICE | | | | | | | |
| 890-892-790-01 | Bond Principal | | | 39,000 | 40,000 | 40,000 | |
| | | | | | 40,000 | 40,000 | |
| | 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 | 3,167 | 1,988 | 5,312 | 3,600 | 3,600 | |
| | | | | | 3,600 | 3,600 | |
| | The average coupon rate for the 2010A bond series is 4.527%. | | | | | | |
| DEBT SERVICE | | 3,167 | 1,988 | 44,312 | 43,600 | 43,600 | |
| ENDING FUND BALANCE | | | | | | | |
| 890-892-990-01 | Ending Fund Balance - Assigned | | | 1,559,514 | 3,426,999 | 3,426,999 | |
| | | | | | 3,426,999 | 3,426,999 | |
| | Ending Fun 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 | |
| | This resource is restricted for escrow for the environmental remediation of the 6th and Jackson property and the bond payment reserve. | | | | | | |
| ENDING FUND BALANCE | | | | 1,609,266 | 3,476,751 | 3,476,751 | |
| Totals for dept 892 - URA - Debt Service | | 3,167 | 1,988 | 1,653,578 | 3,520,351 | 3,520,351 | |

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

Page: 3/4

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | DEPT 2025-26 REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|----------------------------------|---|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| APPROPRIATIONS | | | | | | | |
| Dept 895 - URA - Legacy District | | | | | | | |
| CONTRACTUAL | | | | | | | |
| 890-895-642-10 | Professional Services | 7,161 | | 5,305 | 5,464 | 5,464 | |
| | Expenses rlated to general, legal and other miscellaneous professional services. | | | | 5,464 | 5,464 | |
| 890-895-642-12 | Land Sale Expense | 550 | | 2,122 | 2,185 | 2,185 | |
| | Costs associated with the sale of the 6th and Jackson property. | | | | 2,185 | 2,185 | |
| CONTRACTUAL | | 7,711 | | 7,427 | 7,649 | 7,649 | |
| COMMODITIES | | | | | | | |
| 890-895-644-10 | Advertising & Publishing | 689 | | 1,061 | 1,093 | 1,093 | |
| | Advertising and marketing expenses the Agency may incur in relation to the Legacy Crossing District. | | | | 1,093 | 1,093 | |
| 890-895-647-10 | Travel & Meetings | | | 530 | 546 | 546 | |
| | Executive Director, Commissioner's and/or support staff's travel and meetings expense directly related to Legacy Crossing. | | | | 546 | 546 | |
| 890-895-652-10 | Heat, Lights & Utilities | 4,431 | 4,627 | 4,774 | 4,917 | 4,917 | |
| | Utilities directly related to the property located at 6th & Jackson | | | | 4,917 | 4,917 | |
| 890-895-658-51 | Development Participation | 433,093 | | 798,000 | 1,208,500 | 1,208,500 | |
| | 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 2026 include: | | | | 1,208,500 | 1,208,500 | |
| | Legacy Public Infrastructure \$395,000 | | | | | | |
| | Legacy Streetscape \$225,000 | | | | | | |
| | Legacy Placemaking \$38,500 | | | | | | |
| | Legacy Special Projects \$550,000 | | | | | | |
| 890-895-669-10 | Miscellaneous Services & Charges | 392 | 415 | 530 | 546 | 546 | |
| | Expenses directly related to the Legacy Crossing District not specifically covered in other line items. | | | | 546 | 546 | |
| 890-895-675-00 | Fiscal Agent Fees | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | |
| | Annual fees associated with the bond held by the Agency for 6th and Jackson within Legacy Crossing. | | | | 1,500 | 1,500 | |
| 890-895-676-15 | Latah County Reimb Agreement | | | 5,000 | 10,000 | 10,000 | |
| | 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. | | | | 10,000 | 10,000 | |
| 890-895-676-17 | Owner Participation Agreements | 46,622 | 43,826 | 59,500 | 46,500 | 46,500 | |
| | 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 is retained by the Agency). Participants in 2026 include: Gritman Medical, Larry Swanger and Anderson Group LLC. | | | | 46,500 | 46,500 | |

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

Page: 4/4

| GL NUMBER | DESCRIPTION | 2022-23 ACTIVITY | 2023-24 ACTIVITY | 2024-25 AMENDED BUDGET | 2025-26 DEPT REQUESTED BUDGET | 2025-26 PROPOSED BUDGET | 2025-26 ADOPTED BUDGET |
|---|---|---------------------|---------------------|------------------------------|-------------------------------------|-------------------------------|------------------------------|
| APPROPRIATIONS | | | | | | | |
| Dept 895 - URA - Legacy District | | | | | | | |
| COMMODITIES | | | | | | | |
| COMMODITIES | | 486,727 | 50,368 | 870,895 | 1,273,602 | 1,273,602 | |
| TRANSFERS TO | | | | | | | |
| 890-895-890-00 | Transfer To: General Fund | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| | Transfer to the General Agency to cover administrative and general expenses. | | | | 77,494 | 77,494 | |
| TRANSFERS TO | | 64,929 | 67,344 | 75,468 | 77,494 | 77,494 | |
| CONTINGENCY | | | | | | | |
| 890-895-900-11 | Operating Contingency | | | 15,000 | 15,000 | 15,000 | |
| | Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or expenses. | | | | 15,000 | 15,000 | |
| CONTINGENCY | | | | 15,000 | 15,000 | 15,000 | |
| Totals for dept 895 - URA - Legacy District | | 559,367 | 117,712 | 968,790 | 1,373,745 | 1,373,745 | |
| TOTAL APPROPRIATIONS | | 562,534 | 119,700 | 2,622,368 | 4,894,096 | 4,894,096 | |
| NET OF REVENUES/APPROPRIATIONS - FUND 890 | | 278,605 | 899,738 | | | | |

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 | \$1,019,437 |
| 2024 | <i>\$100,950,185</i> | <i>\$980,000 (Estimated)</i> |
| 2025 | TBD | TBD |

URA Legacy Bond Schedule

URA LEGACY SERIES 2010A BOND SCHEDULE:

AMORTIZATION:

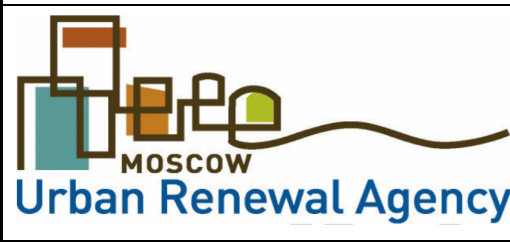
Urban Renewal Agency of the City of Moscow

| | | |
|------------------|-----------------------------|-----------------|
| 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 |

| 2026-2030 Legacy Crossing District Capital Improvement Plan | | | | | | | | | | | |
|--|--|--------------|---------------------|-------------------|-----------|--------------------------|--------------|--------------|--------------|--------------|------------|
| Community Infrastructure Projects | | | | | | | | | | | |
| Project Name | Project Description | Project Cost | Agency Contribution | Construction Year | Status | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Street Projects | | | | | | | | | | | |
| Main Street Surface Restoration | Grind and inlay of Main Street Surface (Between A Street and Eighth Street) | \$ 571,902 | \$ 343,141 | 2029 | Planned | | | | \$ 343,141 | | |
| District Pavement Improvements | Miscellaneous small-scale pavement improvement projects | Varies | Varies | Varies | Committed | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | \$ 50,000 | |
| Water Projects | | | | | | | | | | | |
| A Street Transmission Phase III | Replacement of 8" main with 16" (Home Street to Asbury Street) | \$ 1,240,113 | \$ 310,000 | 2026 | Planned | \$ 310,000 | | | | | |
| A Street Transmission Phase IV | Replacement of 8" main with 16" (Asbury Street to Jackson Street) | \$ 700,000 | \$ 350,000 | 2028 | Planned | | | \$ 350,000 | | | |
| Downtown Transmission Phase IV | Replacement of approx. 2,000' of 24" water main on Third Street between Polk Street and Jackson Street | \$ 1,329,370 | \$ 106,000 | 2030 | Planned | | | | | \$ 106,000 | |
| 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 | | | | | | | | | | | |
| 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 | \$ 3,841,385 | \$ 1,299,141 | | | \$ 395,000 | \$ 85,000 | \$ 435,000 | \$ 428,141 | \$ 191,000 | |
| Streetscape Enhancement Projects | | | | | | | | | | | |
| Project Name | Project Description | Project Cost | Agency Contribution | Construction Year | Status | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Phase One - Downtown Streetscape Improvements (Design & Construction) | Work includes curbs, gutter, sidewalk, streetlights, and furnishings on Main Street between Third Street and Sixth Street | \$ 1,957,957 | \$ 1,199,774 | 2027 | Planned | \$ 175,000 | \$ 1,024,774 | | | | |
| Phase Two - Downtown Streetscape Improvements (Design & Construction) | Work includes curbs, gutter, sidewalk, streetlights, and furnishings on Main Street between A Street and Third Street | \$ 2,009,196 | \$ 1,205,517 | 2028 | Planned | | \$ 150,000 | \$ 1,055,517 | | | |
| Phase Three - Downtown Streetscape Improvements (Design & Construction) | Work includes curbs, gutter, sidewalk, streetlights, and furnishings on Main Street between Sixth Street and Eighth Street | \$ 2,061,972 | \$ 1,237,183 | 2029 | Planned | | | \$ 150,000 | \$ 1,087,183 | | |
| 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 | \$ 6,029,125 | \$ 3,642,474 | | | \$ 225,000 | \$ 1,224,774 | \$ 1,255,517 | \$ 1,137,183 | \$ 50,000 | |
| Community Placemaking Projects | | | | | | | | | | | |
| Project Name | Project Description | Project Cost | Agency Contribution | Construction Year | Status | 2026 | 2027 | 2028 | 2029 | 2030 | |
| South Couplet Beautification Project | Streetscape and landscape enhancements per the 2015 City Beautification Plan | \$ 247,612 | \$ 148,561 | 2027 | Committed | \$ 13,500 | \$ 135,061 | | | | |
| Lieuallen and Third Beautification Project | Streetscape and landscape enhancements per the 2015 City Beautification Plan | \$ 190,332 | \$ 114,200 | 2030 | Planned | | | | \$ 10,382 | \$ 103,818 | |
| 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 | \$ 437,944 | \$ 262,761 | | | \$ 38,500 | \$ 160,061 | \$ 25,000 | \$ 35,382 | \$ 128,818 | |
| Special Projects | | | | | | | | | | | |
| Project Name | Project Description | Project Cost | Agency Contribution | Construction Year | Status | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Sixth and Jackson Property Development | Hello Walk construction at Sixth and Jackson Property | \$ 250,000 | \$ 250,000 | 2026 | Committed | \$ 250,000 | | | | | |
| South Main Underpass Construction | Construction of pedestrian underpass of South Main at Paradise Creek | \$ 1,100,000 | \$ 300,000 | 2026 | Committed | \$ 300,000 | | | | | |
| Paradise Path Lighting-Phase III | Installation of energy efficient LED pathway lighting on Paradise Path from College Street to Sixth Street | \$ 142,000 | \$ 50,000 | 2028 | Planned | | | \$ 50,000 | | | |
| | Special Projects Total | \$ 1,492,000 | \$ 600,000 | | | \$ 550,000 | \$ - | \$ 50,000 | \$ - | \$ - | |
|  | | | | | | Annual Investments | | | | | |
| | | | | | | | 2026 | 2027 | 2028 | 2029 | 2030 |
| | | | | | | Community Infrastructure | \$ 395,000 | \$ 85,000 | \$ 435,000 | \$ 428,141 | \$ 191,000 |
| | | | | | | Streetscape Enhancement | \$ 225,000 | \$ 1,224,774 | \$ 1,255,517 | \$ 1,137,183 | \$ 50,000 |
| | | | | | | Community Placemaking | \$ 38,500 | \$ 160,061 | \$ 25,000 | \$ 35,382 | \$ 128,818 |
| | | | | | | Special | \$ 550,000 | \$ - | \$ 50,000 | \$ - | \$ - |
| | | | | | | TOTAL | \$ 1,208,500 | \$ 1,469,835 | \$ 1,765,517 | \$ 1,600,706 | \$ 369,818 |
| Legacy Ending Fund Balance | | | | | | \$3,426,999 | \$2,765,245 | \$1,869,251 | \$1,229,481 | \$1,875,435 | |

**MOSCOW URBAN RENEWAL AGENCY
RESOLUTION NO. 2025-02**

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 7, 2025; and

WHEREAS, the Agency conducted a public hearing and approved budget Resolution 2025-02 on August 7, 2025.

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, 2025, and the thirtieth day of September, 2026, in the amount of one million, two hundred ninety-six thousand, eight hundred ninety-four dollars (\$1,296,894) for the purpose of defraying all necessary expenses and liabilities of such agency for the fiscal year beginning the first day of October, 2025, and ending the thirtieth day of September, 2026.

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, 2025, and ending the thirtieth day of September, 2026:

| REVENUES: | |
|----------------------------------|--------------------------|
| Account Description | 2026 Proposed |
| Total Tax Increment | \$1,009,400 |
| Total Intergovernmental Revenue | \$ - |
| Total Interfund Transfers | \$ 77,494 |
| Total Miscellaneous Income | \$ 210,000 |
| Total Revenue | \$1,296,894 |
| Beginning Fund Balance | \$4,267,376 |
| Total Resources Available | \$5,564,270 |
| EXPENDITURES: | |
| Account Description | 2026 Proposed |
| Total Expenses | \$1,363,746 |
| Total Debt Service | \$ 53,600 |
| Total Other Financing Uses | \$ - |
| Total Interfund Transfers | \$ 77,494 |
| Total Capital Outlay | \$ - |
| Total Expenditures | \$1,494,839 |
| Ending Fund Balance | \$4,069,430 |
| Total Expenditures | \$5,564,270 |

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 7th day of August, 2025. Signed by the Chair of the Board of Commissioners and attested by the Treasurer of the Board of Commissioners, on the _____ day of _____, 2025.

APPROVED:

By _____
Steve McGeehan, Chair

ATTEST:

By _____
Renee Tack, Treasurer