MOSCOW
Urban Renewal Agency

Meeting Agenda: Thursday, August 20, 2026, 7:30 a.m.

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

1. **Consent Agenda (A)**
Any item will be removed from the consent agenda at the request of a member of the Board and that item will be considered separately later.
A. Minutes from June 18, 2026
B. June 2026 Payables
C. June 2026 Financials
D. July 2026 Payables
E. July 2026 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. **Public Hearing: Proposed FY2027 Agency Budget and 5-Year Capital Improvement Plan (A) – Bill Belknap**
Staff has prepared the draft FY2027 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 June 18 and the Finance Committee on July 30, 2026, and both bodies 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 FY2027 Budget, Capital Improvement Plan, and the corresponding Budget Resolution 2026-02; or take other action deemed appropriate.

4. **Appointment of Moscow Urban Renewal Agency Treasurer (A) – Bill Belknap**
On August 15, 2019, the Board appointed City of Moscow Assistant Finance Director Renee Tack to the position of Treasurer for the Agency. Renee recently retired and will no longer be available to serve as Treasurer. Staff is proposing the appointment of Assistant Finance Director Catherine Adams as the new Agency Treasurer. Per the Agency's Bylaws, the Treasurer is an appointed Officer that may be filled by a member of the Board or by appointing a City staff member. Catherine is well qualified for the position with significant financial management experience in both the public and private sector and is a Certified Public Accountant. Staff recommends the appointment of Catherine Adams to the position of Agency Treasurer.

ACTION: Appoint Catherine Adams to the position of Treasurer for the Moscow Urban Renewal Agency; or take other action as deemed appropriate

5. **Strategic Plan Update Discussion (A) – Bill Belknap**

Historically, the Agency has adopted a Strategic Plan every five years to guide the Agency's future efforts and activities. The current Strategic Plan was adopted on December 12, 2019, and was intended to cover 2020 through 2025. Staff is proposing to begin updating the Agency's Strategic Plan and will outline the process and anticipated timeline for completing the effort.

ACTION: Receive report and provide staff with direction as deemed appropriate.

6. **General Agency Updates – Bill Belknap**
   - The Urban Renewal Agency regular meeting scheduled for September 3rd will be cancelled. The next meeting will take place on September 17, 2026.
   - 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.

MOSCOW
Urban Renewal Agency

Meeting Minutes: Thursday, June 18, 2026, 7:30 a.m.

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Bill Belknap, Executive Director
Alison Breckon	Tom Lamar	Nichoel Baird Spencer
Drew Davis		Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Nancy Tribble		

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

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 May 7, 2026*
   - ***B.*** *April 2026 Payables*
   - ***C.*** *April 2026 Financials*
   - ***D.*** *May 2026 Payables*
   - ***E.*** *May 2026 Financials*

Kelly moved for approval of the consent agenda as presented, seconded by Breckon. Roll Call Vote; Ayes: Unanimous (5). 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 offered.

3. **Agency FY2027 Budget Discussion (A) – Bill Belknap**
   Staff will provide an overview of upcoming projects and the FY2027 Agency budget.

Staff informed the Board that the Finance Committee has been confirmed, and a date will be set sometime in July for their review of the FY2027 budget. Belknap presented the FY2027 budget for the Board's initial review.

The FY2024 and FY2025 numbers are actual and the FY2026 numbers have been adopted and include a 12-month estimate. The Latah County repayment plan runs for the life of the Legacy Crossing district. The Moscow Tree Commission will review and make a recommendation for replacing trees in the downtown corridor as part of the Downtown Streetscape project. Avista is actively looking to move electrical in the downtown alleys underground.

There was a brief conversation about some of the University of Idaho upcoming projects. The Board will be contributing funds in 2028 to the A Street Reconstruction project from Home to Asbury Street. There was a conversation about the parking along A Street, as well as the work the City is doing to preserve the trees. The Agency talked about adding bollards or similar for downtown event safety.

4. General Agency Updates – Bill Belknap

- *The Urban Renewal Agency regular meeting scheduled for June 2nd will be cancelled. The next meeting will take place on July 16, 2026.*
- *General Agency business*

The Board asked about the timeline for an upcoming Request for Proposals schedule for the Sixth and Jackson Street property as well as the Opportunity Zone redesignation.

ADJOURN TO EXECUTIVE SESSION PER IDAHO CODE 74-206 (1)(C) – THE MEETING WILL NOT RECONVENE.

Tribble moved, Kelly seconded to adjourn to executive session per Idaho Code 74-206 (1)(C) at 8:21 p.m. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

______________________________ ____________________

Steve McGeehan, Agency Chair Date

MOSCOW URBAN RENEWAL AGENCY
MINUTES OF BOARD EXECUTIVE SESSION
June 18, 2026

Present:	Chair Steve McGeehan, Alison Breckon, Drew Davis, Sandra Kelly, Nancy Tribble
Absent:	Mark Beauchamp, Tom Lamar
Also Present:	Bill Belknap, Executive Director; Nichoel Baird Spencer; Meghan Conrad

The executive session was called to order at 8:21 a.m.

Item discussed pursuant I.C.74-206(1)(c) labor negotiations/interest in real property: 8:21 a.m. – 8:44 a.m.

The executive session was adjourned at 8:44 a.m.

MOSCOW
Urban Renewal Agency

Balance Sheet
June 30, 2026

		Total Funds
ASSETS		
Cash		33,437
Investments - LGIP		5,337,846
Investments-Zions Debt Reserve		44,633
Other Assets		5,260
Land		679,420
Total Assets	$	6,100,596
LIABILITIES		
Series 2010 Bond - due within one year		40,000
Latah County payback agreement - due within one year		10,000
Series 2010 Bond - due after one year		42,000
Latah County payback agreement - due after one year		59,537
Total Liabilities		151,537
FUND BALANCES		
Net Investment in Capital Assets		597,420
Restricted Fund Balance		44,312
Unrestricted Fund Balance		5,307,327
Total Fund Balance		5,949,059
Total Liabilities and Fund Balance	$	6,100,596

June-26
Checks by Date

MOSCOW
Urban Renewal Agency

Check Number	Vendor	Description	Check Date	Check Amount
5052	UCITYMOS	City of Moscow	06/03/2026	
	115911-05312026	May'26 Utilities 6th & Jackson		352.44
Total for Check Number 5052:				352.44
5053	UAVISTA	Avista Utilities	06/10/2026	
	1563734669-06222026	May'26 Utilities 6th & Jackson		64.49
Total for Check Number 5053:				64.49
5054	UCITYMOS	City of Moscow	06/10/2026	
	2600003225	June'26 City Admin Fees		5,039.75
Total for Check Number 5054:				5,039.75
Total bills for June 2026:				**$ 5,456.68**

June-26

Accounts Payable Checks for Approval

Check	Check Date	Fund Name	Vendor	Void	Amount
5052	06/03/2026	Moscow Urban Renewal Agency	City of Moscow		$ 352.44
5053	06/10/2026	Moscow Urban Renewal Agency	Avista Utilities		64.49
5054	06/10/2026	Moscow Urban Renewal Agency	City of Moscow		5,039.75
			Report Total:	$ -	$ 5,456.68

Steve McGeehan, Chairperson

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.

Bill Belknap, Executive Director

Renee Tack, Treasurer

General Ledger
Expense vs. Budget

June-26

Moscow Urban Renewal Agency

Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
	URA General Fund					
890-880-642-00	Administrative Services	$ 60,477.00	$ 5,039.75	$ 45,357.75	$ 15,119.25	75.00%
890-880-642-15	Professional Services-Other	$ 5,000.00	$ (8,987.50)	$ 2,600.00	$ 2,400.00	52.00%
890-880-642-20	Professional Services-Auditing	$ 6,200.00	$ -	$ -	$ 6,200.00	0.00%
890-880-642-89	Professional Services	$ 557.00	$ -	$ 19.95	$ 537.05	3.58%
890-880-644-10	Advertising & Publishing	$ 530.00		$ 87.64	$ 442.36	16.54%
890-880-668-10	Liability Insurance-General	$ 2,730.00	$ -	$ 2,638.00	$ 92.00	96.63%
	Contractual	$ 75,494.00	$ (3,947.75)	$ 50,703.34	$ 24,790.66	67.16%
890-880-631-10	Postage Expense	$ 100.00	$ -	$ -	$ 100.00	0.00%
890-880-631-20	Printing and Binding	$ 400.00	$ -	$ 22.60	$ 377.40	5.65%
890-880-647-10	Travel & Meetings-General	$ 500.00	$ -	$ -	$ 500.00	0.00%
890-880-649-10	Professional Development	$ 500.00	$ -	$ 100.00	$ 400.00	20.00%
890-880-669-10	Misc. Expense-General	$ 500.00	$ -	$ 20.00	$ 480.00	4.00%
	Commodities	$ 2,000.00	$ -	$ 142.60	$ 1,857.40	7.13%
	URA General Fund - Total	$ 77,494.00	$ (3,947.75)	$ 50,845.94	$ 26,648.06	65.61%
	URA Legacy District					
890-895-642-10	Professional Services-Legacy	$ 5,464.00	$ 8,987.50	$ 8,987.50	$ (3,523.50)	164.49%
890-895-642-12	Land Sale Expense-Legacy	$ 2,185.00	$ -	$ -	$ 2,185.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	$ 1,093.00	$ -	$ -	$ 1,093.00	0.00%
	Contractual	$ 8,742.00	$ 8,987.50	$ 8,987.50	$ (245.50)	102.81%
890-895-647-10	Travel & Meetings-Legacy	$ 546.00	$ -	$ -	$ 546.00	0.00%
890-895-652-10	Heat, Lights & Utilities	$ 4,917.00	$ 416.93	$ 3,030.85	$ 1,886.15	61.64%
890-892-658-10	Repair & Maintenance	$ -	$ -	$ 3,409.00	$ (3,409.00)	NA
890-895-658-51	Development Participation	$ 1,208,500.00	$ -	$ -	$ 1,208,500.00	0.00%
890-895-669-10	Misc. Expense-Legacy	$ 546.00	$ -	$ -	$ 546.00	0.00%

General Ledger
Expense vs. Budget

June-26

Account	Description		Amended Budget		Period Amt		End Bal		Variance	% Budget Used
890-895-675-00	Fiscal Agent Trustee fees	$	1,500.00	$	-	$	-	$	1,500.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	$	10,000.00			$	10,000.00	$	-	100.00%
890-895-676-17	Owner Participation Agreements	$	46,500.00	$	-	$	23,596.22	$	22,903.78	50.74%
	Commodities	$	1,272,509.00	$	416.93	$	40,036.07	$	1,232,472.93	3.15%
890-895-890-00	Transfer To: General Fund	$	77,494.00	$	-	$	-	$	77,494.00	0.00%
	Transfers To	$	77,494.00	$	-	$	-	$	77,494.00	0.00%
890-895-900-11	Contingency - Legacy	$	15,000.00	$	-	$	-	$	15,000.00	0.00%
	Contingency	$	15,000.00	$	-	$	-	$	15,000.00	0.00%
	URA Legacy District - Total	$	1,373,745.00	$	9,404.43	$	49,023.57	$	1,324,721.43	3.57%
890-892-790-01	Bond Principal - Legacy	$	40,000.00	$	-	$	-	$	40,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	$	3,600.00	$	-	$	1,428.76	$	2,171.24	39.69%
	Debt Service - Total	$	43,600.00	$	-	$	1,428.76	$	42,171.24	3.28%
890-892-990-01	Ending Fund Bal - Assigned	$	3,426,999.00	$	-	$	-	$	3,426,999.00	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	$	592,680.00	$	-	$	-	$	592,680.00	0.00%
	Ending Fund Balance - Total	$	4,069,431.00	$	-	$	-	$	4,069,431.00	0.00%
TOTAL	Moscow Urban Renewal Agency	$	5,564,270.00	$	5,456.68	$	101,298.27	$	5,462,971.73	1.82%

General Ledger
Revenue Analysis

June-26

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	$ 1,009,400.00	$ 21,115.12	$ 777,522.35	$ 231,877.65	$ 231,877.65	22.97%	77.03%
890-000-471-00	Investment Earnings	$ 110,000.00	$ 17,099.79	$ 127,384.85	$ (17,384.85)	$ (17,384.85)	-15.80%	115.80%
890-000-478-11	Sale of Land - Legacy	$ 100,000.00	$ -	$ -	$ 100,000.00	$ 100,000.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	$ 77,494.00	$ -	$ -	$ 77,494.00	$ 77,494.00	100.00%	0.00%
890	**Moscow Urban Renewal Agency**	**$ 1,296,894.00**	**$ 38,214.91**	**$ 904,907.20**	**$ 391,986.80**	**$ 391,986.80**	**30.23%**	**69.77%**
Revenue Total		**$ 1,296,894.00**	**$ 38,214.91**	**$ 904,907.20**	**$ 391,986.80**	**$ 391,986.80**	**30.23%**	**69.77%**

Balance Sheet
July 31, 2026

		Total Funds
ASSETS		
Cash		23,846
Investments - LGIP		5,634,623
Investments-Zions Debt Reserve		44,633
Other Assets		5,260
Land		679,420
Total Assets	$	6,387,782
LIABILITIES		
Series 2010 Bond - due within one year		40,000
Latah County payback agreement - due within one year		10,000
Series 2010 Bond - due after one year		42,000
Latah County payback agreement - due after one year		59,537
Total Liabilities		151,537
FUND BALANCES		
Net Investment in Capital Assets		597,420
Restricted Fund Balance		44,312
Unrestricted Fund Balance		5,594,513
Total Fund Balance		6,236,245
Total Liabilities and Fund Balance	$	6,387,782

July-26
Checks by Date

MOSCOW
Urban Renewal Agency

Check Number	Vendor	Description	Check Date	Check Amount
5055	UAVISTA	Avista Utilities	07/08/2026	
	1563734669-07212026	June'26 Utilities 6th & Jackson		50.97
Total for Check Number 5055:				50.97
5056	UCITYMOS	City of Moscow	07/08/2026	
	115911-06302026	June'26 Utilities 6th & Jackson		352.44
Total for Check Number 5056:				352.44
5057	UCITYMOS	City of Moscow	07/15/2026	
	2600003257	July'26 City Admin Fees		5,039.75
Total for Check Number 5057:				5,039.75
5058	UINLACED	Inland Cellular	07/15/2026	
	00016085	Annual Website Hosting 26-27		650.00
Total for Check Number 5058:				650.00
5059	UELAMBUR	Elam & Burke	07/22/2026	
	222900	Legal Counsel: Executive Session Item		220.00
Total for Check Number 5059:				220.00
5060	UNWENGRAVE	Northwest Engraving Services	07/22/2026	
	45192	Nameplates x 2 for MURA Hearings		40.00
Total for Check Number 5060:				40.00
5061	UPRESNEL	Presnell Gage, PLLC	07/29/2026	
	425480	MURA Annual Audit for FY2025		6,200.00
Total for Check Number 5061:				6,200.00
Total bills for July 2026:				**$ 12,553.16**

July-26

Accounts Payable Checks for Approval

MOSCOW Urban Renewal Agency

Check	Check Date	Fund Name	Vendor	Void	Amount
5055	07/08/2026	Moscow Urban Renewal Agency	Avista Utilities		$ 50.97
5056	07/08/2026	Moscow Urban Renewal Agency	City of Moscow		352.44
5057	07/15/2026	Moscow Urban Renewal Agency	City of Moscow		5,039.75
5058	07/15/2026	Moscow Urban Renewal Agency	Inland Cellular		650.00
5059	07/22/2026	Moscow Urban Renewal Agency	Elam & Burke		220.00
5060	07/22/2026	Moscow Urban Renewal Agency	Northwest Engraving Services		40.00
5061	07/29/2026	Moscow Urban Renewal Agency	Presnell Gage, PLLC		6,200.00
			Report Total:	$ -	$ 12,553.16

Steve McGeehan, Chairperson

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.

Bill Belknap, Executive Director

Catherine Adams, Treasurer

General Ledger
Expense vs. Budget

July-26

Moscow Urban Renewal Agency

Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
	URA General Fund					
890-880-642-00	Administrative Services	$ 60,477.00	$ 5,039.75	$ 50,397.50	$ 10,079.50	83.33%
890-880-642-15	Professional Services-Other	$ 5,000.00	$ 220.00	$ 2,820.00	$ 2,180.00	56.40%
890-880-642-20	Professional Services-Auditing	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ -	100.00%
890-880-642-89	Professional Services	$ 557.00	$ 650.00	$ 669.95	$ (112.95)	120.28%
890-880-644-10	Advertising & Publishing	$ 530.00		$ 87.64	$ 442.36	16.54%
890-880-668-10	Liability Insurance-General	$ 2,730.00	$ -	$ 2,638.00	$ 92.00	96.63%
	Contractual	$ 75,494.00	$ 12,109.75	$ 62,813.09	$ 12,680.91	83.20%
890-880-631-10	Postage Expense	$ 100.00	$ -	$ -	$ 100.00	0.00%
890-880-631-20	Printing and Binding	$ 400.00	$ -	$ 22.60	$ 377.40	5.65%
890-880-647-10	Travel & Meetings-General	$ 500.00	$ -	$ -	$ 500.00	0.00%
890-880-649-10	Professional Development	$ 500.00	$ -	$ 100.00	$ 400.00	20.00%
890-880-669-10	Misc. Expense-General	$ 500.00	$ 40.00	$ 60.00	$ 440.00	12.00%
	Commodities	$ 2,000.00	$ 40.00	$ 182.60	$ 1,817.40	9.13%
	URA General Fund - Total	$ 77,494.00	$ 12,149.75	$ 62,995.69	$ 14,498.31	81.29%
	URA Legacy District					
890-895-642-10	Professional Services-Legacy	$ 5,464.00	$ -	$ 8,987.50	$ (3,523.50)	164.49%
890-895-642-12	Land Sale Expense-Legacy	$ 2,185.00	$ -	$ -	$ 2,185.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	$ 1,093.00	$ -	$ -	$ 1,093.00	0.00%
	Contractual	$ 8,742.00	$ -	$ 8,987.50	$ (245.50)	102.81%
890-895-647-10	Travel & Meetings-Legacy	$ 546.00	$ -	$ -	$ 546.00	0.00%
890-895-652-10	Heat, Lights & Utilities	$ 4,917.00	$ 403.41	$ 3,434.26	$ 1,482.74	69.84%
890-892-658-10	Repair & Maintenance	$ -	$ -	$ 3,409.00	$ (3,409.00)	NA
890-895-658-51	Development Participation	$ 1,208,500.00	$ -	$ -	$ 1,208,500.00	0.00%
890-895-669-10	Misc. Expense-Legacy	$ 546.00	$ -	$ -	$ 546.00	0.00%

General Ledger
Expense vs. Budget

July-26

Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
890-895-675-00	Fiscal Agent Trustee fees	$ 1,500.00	$ -	$ -	$ 1,500.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	$ 10,000.00		$ 10,000.00	$ -	100.00%
890-895-676-17	Owner Participation Agreements	$ 46,500.00	$ -	$ 23,596.22	$ 22,903.78	50.74%
	Commodities	$ 1,272,509.00	$ 403.41	$ 40,439.48	$ 1,232,069.52	3.18%
890-895-890-00	Transfer To: General Fund	$ 77,494.00	$ -	$ -	$ 77,494.00	0.00%
	Transfers To	$ 77,494.00	$ -	$ -	$ 77,494.00	0.00%
890-895-900-11	Contingency - Legacy	$ 15,000.00	$ -	$ -	$ 15,000.00	0.00%
	Contingency	$ 15,000.00	$ -	$ -	$ 15,000.00	0.00%
	URA Legacy District - Total	$ 1,373,745.00	$ 403.41	$ 49,426.98	$ 1,324,318.02	3.60%
890-892-790-01	Bond Principal - Legacy	$ 40,000.00	$ -	$ -	$ 40,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	$ 3,600.00	$ -	$ 1,428.76	$ 2,171.24	39.69%
	Debt Service - Total	$ 43,600.00	$ -	$ 1,428.76	$ 42,171.24	3.28%
890-892-990-01	Ending Fund Bal - Assigned	$ 3,426,999.00	$ -	$ -	$ 3,426,999.00	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	$ 592,680.00	$ -	$ -	$ 592,680.00	0.00%
	Ending Fund Balance - Total	$ 4,069,431.00	$ -	$ -	$ 4,069,431.00	0.00%
TOTAL	Moscow Urban Renewal Agency	$ 5,564,270.00	$ 12,553.16	$ 113,851.43	$ 5,450,418.57	2.05%

General Ledger
Revenue Analysis

July-26

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	$ 1,009,400.00	$ 282,961.40	$ 1,060,483.75	$ (51,083.75)	$ (51,083.75)	-5.06%	105.06%
890-000-471-00	Investment Earnings	$ 110,000.00	$ 16,777.75	$ 144,162.60	$ (34,162.60)	$ (34,162.60)	-31.06%	131.06%
890-000-478-11	Sale of Land - Legacy	$ 100,000.00	$ -	$ -	$ 100,000.00	$ 100,000.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	$ 77,494.00	$ -	$ -	$ 77,494.00	$ 77,494.00	100.00%	0.00%
890	**Moscow Urban Renewal Agency**	**$ 1,296,894.00**	**$ 299,739.15**	**$ 1,204,646.35**	**$ 92,247.65**	**$ 92,247.65**	**7.11%**	**92.89%**
Revenue Total		**$ 1,296,894.00**	**$ 299,739.15**	**$ 1,204,646.35**	**$ 92,247.65**	**$ 92,247.65**	**7.11%**	**92.89%**

NOTICE OF PUBLIC HEARING
MOSCOW URBAN RENEWAL AGENCY (MURA)
PROPOSED BUDGET FOR FISCAL YEAR 2026-2027 (FY2027)

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, 2026 to September 30, 2027. The hearing will be held at Moscow City Hall Council Chambers, 206 East Third Street, Moscow, Idaho, on **August 20, 2026 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 summer office hours (7:00 a.m. to 5:30 p.m. Mon-Thurs). You may also call the MURA Executive Director's office at 208-883-7011 or submit written comments or questions to MURA Executive Director, 504 South Washington Street, Moscow, ID 83843. The proposed FY2027 budget is shown below as revenues and expenditures.

REVENUES:

Account Description	2025 Actual	2026 Adopted	2027 Proposed
Total Tax Increment	$ 1,029,178	$ 1,009,400	$ 1,019,490
Total Interfund Transfers	$ 70,524	$ 77,494	$ 80,190
Total Miscellaneous Income	$ 187,759	$ 210,000	$ 290,000
Total Revenue	$ 1,287,462	$ 1,296,894	$ 1,389,680
Beginning Fund Balance	$ 4,240,201	$ 4,968,833	$ 6,086,575
Total Resources Available	$ 5,527,663	$ 6,265,727	$ 7,476,255

EXPENDITURES:

Account Description	2025 Actual	2026 Adopted	2027 Proposed
Total Expenses	$ 310,268	$ 180,246	$ 1,588,606
Total Debt Service	$ 45,530	$ 53,600	$ 55,844
Total Other Financing Uses	$ -	$ -	$ -
Total Interfund Transfers	$ 70,524	$ 77,494	$ 80,190
Total Capital Outlay	$ -	$ -	$ -
Total Expenditures	$ 426,322	$ 311,339	$ 1,724,640
Ending Fund Balance	$ 5,101,341	$ 5,954,388	$ 5,751,616
Total Expenditures	$ 5,527,663	$ 6,265,727	$ 7,476,255

Publication Dates: August 1st and 15th, 2026

MOSCOW
Urban Renewal Agency

Fiscal Year 2027 Proposed Budget

Fiscal Year Beginning October 1, 2026 Ending September 30, 2027

Commissioners:

Steven McGeehan, Chair
Alison Tompkins, Vice Chair
Nancy Tribble, Secretary
Mark Beauchamp, Commissioner
Drew Davis, Commissioner
Tom Lamar, Commissioner
Sandra Kelly, Commissioner

Administration:

Bill Belknap, Executive Director
Jennifer Fleischman, Clerk
Catherine Adams, Treasurer

BUDGET SUMMARY

ACCOUNT AND ACCOUNT CLASSIFICATIO	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
ESTIMATED REVENUES							
410-01	Property Taxes - Legacy	1,019,438	1,029,178	1,009,400	1,019,490	1,019,490	
471-00	Investment Earnings	168,915	187,759	110,000	190,000	190,000	
478-11	Sale Of Land - Legacy			100,000	100,000	100,000	
498-96	Transfer In: Legacy	67,344	70,524	77,494	80,190	80,190	
910-00	Beg Fund Balance - Unassigned			482,680	768,281	768,281	
912-00	Beg Fund Balance - Assigned - Legacy			3,734,944	5,268,542	5,268,542	
912-01	Beg Fund Balance - Restricted - Legacy			49,752	49,752	49,752	
TOTAL ESTIMATED REVENUES		1,255,697	1,287,461	5,564,270	7,476,255	7,476,255	

Moscow Urban Renewal Agency
Budget Summary
2026 - 2027

ACCOUNT AND ACCOUNT CLASSIFICATIO	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
E02	Contractual	67,072	69,298	82,613	93,190	93,190	
E03	Commodities	55,641	245,970	1,276,132	1,492,416	1,492,416	
E05	Debt Service	38,988	40,530	43,600	43,844	43,844	
E10	Transfers To	67,344	70,524	77,494	80,190	80,190	
E90	Contingency			15,000	15,000	15,000	
E95	Ending Fund Balance			4,069,431	5,751,615	5,751,615	
TOTAL APPROPRIATIONS		229,045	426,322	5,564,270	7,476,255	7,476,255	
NET OF REVENUES/APPROPRIATIONS - FUND 890		1,026,652	861,139				

GENERAL AGENCY BUDGET

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
INVESTMENT EARNINGS							
890-000-471-00	Investment Earnings	168,915	187,759	110,000	190,000	190,000	
					190,000	190,000	
	Interest earned on investments based on the expected interest rate and balances in the Agency's accounts.						
INVESTMENT EARNINGS		168,915	187,759	110,000	190,000	190,000	
TRANSFERS IN							
890-000-498-96	Transfer In: Legacy	67,344	70,524	77,494	80,190	80,190	
					80,190	80,190	
	Transfer to General Agency from Legacy to cover General Agency expenses.						
TRANSFERS IN		67,344	70,524	77,494	80,190	80,190	
OTHER FINANCING SOURCES							
890-000-910-00	Beg Fund Balance - Unassigned			482,680	768,281	768,281	
					768,281	768,281	
	Beginning Fund Balance - Unassigned is a resource available from income derived sources other than tax increment generated by the Legacy Crossing District revenue allocation area. This is available for General Agency expenses.						
OTHER FINANCING SOURCES				482,680	768,281	768,281	
Totals for dept 000 -		236,259	258,283	670,174	1,038,471	1,038,471	
TOTAL ESTIMATED REVENUES		236,259	258,283	670,174	1,038,471	1,038,471	

Moscow Urban Renewal Agency
General Agency Budget
2026 - 2027

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	57,005	58,716	60,477	62,290	62,290	
					62,290	62,290	
	Reimbursement to the City of Moscow for executive, administrative, finance, legal, and other services.						
890-880-642-15	Professional Services - Other	1,275	1,250	5,000	5,000	5,000	
					5,000	5,000	
	Professional services including legal services fees, dues, and memberships, including the Redevelopment Association of Idaho.						
890-880-642-20	Professional Services - Auditing	5,950	6,050	6,200	6,350	6,350	
					6,350	6,350	
	Expenses related to the annual financial audit.						
890-880-642-89	Professional Services - URA	670	670	557	800	800	
					800	800	
	Annual shared cost of website hosting and support						
890-880-668-10	Insurance	2,172	2,612	2,730	2,750	2,750	
					2,750	2,750	
	Annual insurance premium for liability and errors and omissions for public officials.						
CONTRACTUAL		67,072	69,298	74,964	77,190	77,190	
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	
					100	100	
	Annual postage expense.						
890-880-631-20	Printing & Binding			400	400	400	
					400	400	
	Annual costs for printing and binding.						
890-880-644-10	Advertising & Publishing	250	242	530	500	500	
					500	500	
	Costs related to general advertising and marketing.						
890-880-647-10	Travel & Meetings		469	500	500	500	
					500	500	
	Commissioner's and/or support staff's travel and meeting expense related to the Agency's business.						
890-880-649-10	Professional Development		500	500	1,000	1,000	
					1,000	1,000	
	Expenses related to training costs for the Executive Director, Commissioners and other staff as appropriate.						
890-880-669-10	Miscellaneous Services & Charges	23	15	500	500	500	
					500	500	
	Incidental expenses incurred by the Agency that are not captured in other categories						
COMMODITIES		273	1,226	2,530	3,000	3,000	
Totals for dept 880 - URA - General Agency		67,345	70,524	77,494	80,190	80,190	

Moscow Urban Renewal Agency
General Agency Budget
2026 - 2027

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			592,680	958,281	958,281	
					958,281	958,281	
	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				592,680	958,281	958,281	
Totals for dept 899 - URA - Debt Service				592,680	958,281	958,281	
TOTAL APPROPRIATIONS		67,345	70,524	670,174	1,038,471	1,038,471	
NET OF REVENUES/APPROPRIATIONS - FUND 890		168,914	187,759				

LEGACY CROSSING BUDGET

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
ESTIMATED REVENUES							
Dept 000							
PROPERTY TAXES							
890-000-410-01	Property Taxes - Legacy	1,019,438	1,029,178	1,009,400	1,019,490	1,019,490	
					1,019,490	1,019,490	
	Tax increment revenues from the Legacy allocation area.						
PROPERTY TAXES		1,019,438	1,029,178	1,009,400	1,019,490	1,019,490	
GAIN/LOSS ON SALE OF ASSETS							
890-000-478-11	Sale Of Land - Legacy			100,000	100,000	100,000	
					100,000	100,000	
	Proceeds from sale of property at 6th & Jackson.						
GAIN/LOSS ON SALE OF ASSETS				100,000	100,000	100,000	
OTHER FINANCING SOURCES							
890-000-912-00	Beg Fund Balance - Assigned - Legacy			3,734,944	5,268,542	5,268,542	
					5,268,542	5,268,542	
	Beginning Fund Balance-Assigned-Legacy is derived from tax increment generated by the Legacy tax allocation area.						
890-000-912-01	Beg Fund Balance - Restricted - Legacy			49,752	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).						
OTHER FINANCING SOURCES				3,784,696	5,318,294	5,318,294	
Totals for dept 000 -		1,019,438	1,029,178	4,894,096	6,437,784	6,437,784	
TOTAL ESTIMATED REVENUES		1,019,438	1,029,178	4,894,096	6,437,784	6,437,784	

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal	37,000	39,000	40,000	42,000	42,000	
					42,000	42,000	
	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	1,988	1,530	3,600	1,844	1,844	
					1,844	1,844	
	The average coupon rate for the 2010A bond series is 4.527%.						
DEBT SERVICE		38,988	40,530	43,600	43,844	43,844	
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			3,426,999	4,743,582	4,743,582	
					4,743,582	4,743,582	
	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				3,476,751	4,793,334	4,793,334	
Totals for dept 892 - URA - Debt Service		38,988	40,530	3,520,351	4,837,178	4,837,178	

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services			5,464	10,000	10,000	
					10,000	10,000	
	Expenses rleated to general, legal and other miscellaneous professional services.						
890-895-642-12	Land Sale Expense			2,185	6,000	6,000	
					6,000	6,000	
	Costs associated with the sale of the 6th and Jackson property.						
CONTRACTUAL				7,649	16,000	16,000	
COMMODITIES							
890-895-644-10	Advertising & Publishing			1,093	1,200	1,200	
					1,200	1,200	
	Advertising and marketing expenses the Agency may incur in relation to the Legacy Crossing District.						
890-895-647-10	Travel & Meetings			546	600	600	
					600	600	
	Executive Director, Commissioner's and/or support staff's travel and meetings expense directly related to Legacy Crossing.						
890-895-652-10	Heat, Lights & Utilities	4,627	4,565	4,917	5,065	5,065	
					5,065	5,065	
	Utilities directly related to the property located at 6th & Jackson						
890-895-658-51	Development Participation		190,000	1,208,500	1,405,061	1,405,061	
					1,405,061	1,405,061	
	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: 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	415	142	546	500	500	
					500	500	
	Expenses directly related to the Legacy Crossing District not specifically covered in other line items.						
890-895-675-00	Fiscal Agent Fees	1,500	1,500	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.						
890-895-676-15	Latah County Reimb Agreement	5,000	5,000	10,000	12,000	12,000	
					12,000	12,000	
	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.						
890-895-676-17	Owner Participation Agreements	43,826	43,537	46,500	63,490	63,490	
					63,490	63,490	
	Owner Participation Agreements between the Agency and owners/developers are based on 50% of increment generated from the remodeled/repurposed property (50% of the increment is retained by the Agency). Participants in 2026 include: Gritman Medical, Larry Swanger and Anderson Group LLC.						

Moscow Urban Renewal Agency
Legacy Crossing Budget
2026 - 2027

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2026-27 DEPT REQUESTED BUDGET	2026-27 PROPOSED BUDGET	2026-27 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
COMMODITIES							
COMMODITIES		55,368	244,744	1,273,602	1,489,416	1,489,416	
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	67,344	70,524	77,494	80,190	80,190	
					80,190	80,190	
	Transfer to the General Agency to cover administrative and general expenses.						
TRANSFERS TO		67,344	70,524	77,494	80,190	80,190	
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	
					15,000	15,000	
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or expenses.						
CONTINGENCY				15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		122,712	315,268	1,373,745	1,600,606	1,600,606	
TOTAL APPROPRIATIONS		161,700	355,798	4,894,096	6,437,784	6,437,784	
NET OF REVENUES/APPROPRIATIONS - FUND 890		857,738	673,380				

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

Year	Property Valuation	Tax Revenue
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

Tax Year	Property Valuation	Tax Revenue	
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	$100,950,185	$1,029,178	
2025	*$109,304,094*	*$1,009,400*	*estimate*
2026	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**	

Appendix B

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**

Appendix C

2027-2031 Legacy Crossing District Capital Improvement Plan

Community Infrastructure Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2027	2028	2029	2030	2031
Street Projects										
Main Street Surface Restoration	Grind and inlay of Main Street Surface (Between A Street and Eighth Street)	$ 666,294	$ 395,000	2028	Planned	$ 65,000	$ 330,000			
A Street Reconstruction Phase I	Reconstruction of A Street between Home and Asbury	$ 1,215,807	$ 350,000	2028			$ 350,000			
A Street Reconstruction Phase II	Reconstruction of A Street between Home and Asbury	$ 448,018	$ 220,000	2029				$ 220,000		
Fourth Street Paving Project	Paving existing gravel street including curbing and sidewalks	$ 150,000	$ 75,000	2031						$ 25,000
District Pavement Improvements	Miscellaneous small-scale pavement improvement projects	Varies	Varies	Varies	Committed	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Water Projects										
A Street Transmission Phase III	Replacement of 8" main with 16" (Home Street to Asbury Street)	$ 1,140,468	$ 350,000	2028	Planned		$ 350,000			
A Street Transmission Phase IV	Replacement of 8" main with 16" (Asbury Street to Jackson Street)	$ 720,326	$ 350,000	2029	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	$ 350,000	2030	Planned				$ 350,000	
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										
A Street Sewer Main Replacement Phase	Replacement of 6" clay main in association with A Street Reconstruction Project Phase I	$ 950,000	$ 300,000	2028			$ 300,000			
Sanitary Sewer Manhole Replacements	Replacement of aged brick or block sewer manholes with new precast manholes to reduce amount of infiltration and inflow	Varies	Varies	Varies	Committed	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
	Community Infrastructure Projects Total	**$ 6,620,283**	**$ 2,390,000**		**$ -**	**$ 150,000**	**$ 1,415,000**	**$ 655,000**	**$ 435,000**	**$ 110,000**

Streetscape Enhancement Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2027	2028	2029	2030	2031
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	$ 1,600,000	2028	Planned	$ 350,000	$ 1,250,000			
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	2029	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	$ 1,400,000	2030	Planned			$ 150,000	$ 1,250,000	
General Streetscape Improvements	General Streetscape enhancement projects within the District	Varies	Varies	Varies	Committed	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	Streetscape Enhancement Projects Total	**$ 6,029,125**	**$ 4,205,517**		**$ -**	**$ 400,000**	**$ 1,450,000**	**$ 1,255,517**	**$ 1,300,000**	**$ 50,000**

Community Placemaking Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2027	2028	2029	2030	2031
South Couplet Beautification Project	Streetscape and landscape enhancements per the 2015 City Beautification Plan	$ 271,122	$ 135,061	2027	Committed	$ 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	
	Community Placemaking Projects Total	**$ 461,454**	**$ 249,261**		**$ -**	**$ 160,061**	**$ 25,000**	**$ 35,382**	**$ 128,818**	**$ -**

Special Projects

Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2027	2028	2029	2030	2031
Sixth and Jackson Property Development	Hello Walk construction at Sixth and Jackson Property	$ 250,000	$ 250,000	2027	Committed	$ 250,000				
Main Street Event Safety Project	Bollard system for securing the footprint of the Farmers Market and other events.	$ 318,270	$ 160,000	2028			$ 160,000			
South Main Pedestrian and Streetscape Project	Construction of pedestrian and streetscape improvements near South Couplet	$ 1,100,000	$ 425,000	2027	Committed	$ 425,000				
Paradise Path Lighting-Phase III	Installation of energy efficient LED pathway lighting on Paradise Path from College Street to Sixth Street	$ 142,000	$ 70,000	2028	Planned	$ 20,000	$ 50,000			
Ghormley Field Lighting Project	Replace lights and poles that are failing	$ 596,489	$ 250,000	2030					$ 250,000	
	Special Projects Total	**$ 2,758,509**	**$ 1,155,000**		**$ -**	**$ 695,000**	**$ 210,000**	**$ -**	**$ 250,000**	**$ -**

MOSCOW Urban Renewal Agency

Annual Investments

	2027	2028	2029	2030	2031
Community Infrastructure	$ 150,000	$ 1,415,000	$ 655,000	$ 435,000	$ 110,000
Streetscape Enhancement	$ 400,000	$ 1,450,000	$ 1,255,517	$ 1,300,000	$ 50,000
Community Placemaking	$ 160,061	$ 25,000	$ 35,382	$ 128,818	$ -
Special	$ 695,000	$ 210,000	$ -	$ 250,000	$ -
TOTAL	**$ 1,405,061**	**$ 3,100,000**	**$ 1,945,899**	**$ 2,113,818**	**$ 160,000**

Jennifer Fleischman

From: Seever, Victoria ([redacted]) <[redacted]>
Sent: Monday, August 10, 2026 1:56 PM
To: Jennifer Fleischman; Bill Belknap
Subject: For the Public Hearing: MURA FY27 Budget

For the Public Hearing: MURA FY27 Budget

MURA continues its responsible and diligent work for Moscow. It's always been a key partner in addressing the city's needs and opportunities with a forward eye and mission directives.

In increasingly difficult economic times and decreasing State and Federal support funding for cities' basic viability, the MURA is an increasingly critical actor for our community's maintenance and development.

As reflected in its proposed budget, it continues to save funds toward upcoming major projects, and meanwhile, assists with current infrastructure projects the city tackles on an ever-tighter budget. It offers additional advantages through its scope to enhance funding, such as the potential for an Opportunity Zone. And it steadfastly continues working toward the highly significant development of the 6th St & Jackson keystone property (a brownfield site a mere block from Main Street).

I fully support the proposed MURA budget. It is fiscally sound in identifying and managing its funds, successfully collaborates with the city, and well-represents city growth in our values and needs. We are fortunate to have it in our court.

Victoria Seever, 121 N Lily St, Moscow ID 83844
[redacted]

Victoria Seever

MOSCOW URBAN RENEWAL AGENCY
RESOLUTION NO. 2026-02

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 20, 2026; and

WHEREAS, the Agency conducted a public hearing and approved budget Resolution 2026-02 on August 20, 2026.

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, 2026, and the thirtieth day of September, 2027, in the amount of Seven Million Four Hundred Seventy Six Thousand Two Hundred Fifty Five dollars ($7,476,255) for the purpose of defraying all necessary expenses and liabilities of such agency for the fiscal year beginning the first day of October, 2026, and ending the thirtieth day of September, 2027.

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, 2026, and ending the thirtieth day of September, 2027:

REVENUES:		
Account Description		**2027 Proposed**
Total Tax Increment	$	1,019,490
Total Interfund Transfers	$	80,190
Total Miscellaneous Income	$	290,000
Total Revenue	$	1,389,680
Beginning Fund Balance	$	6,086,575
Total Resources Available	$	7,476,255

EXPENDITURES:		
Account Description		**2027 Proposed**
Total Expenses	$	1,588,606
Total Debt Service	$	55,844
Total Other Financing Uses	$	-
Total Interfund Transfers	$	80,190
Total Capital Outlay	$	-
Total Expenditures	$	1,724,640
Ending Fund Balance	$	5,751,616
Total Expenditures	$	7,476,255

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 20th day of August, 2026. Signed by the Secretary of the Board of Commissioners and attested by the Treasurer of the Board of Commissioners, on the ______ day of ________________, 2026.

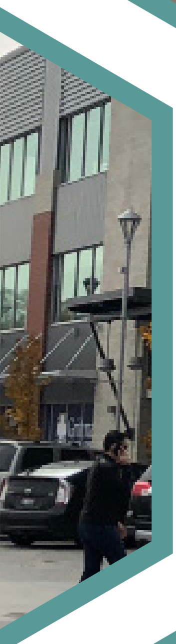
APPROVED:

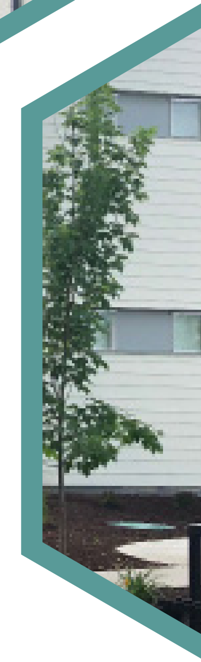
By__________________________
Nancy Tribble, Secretary

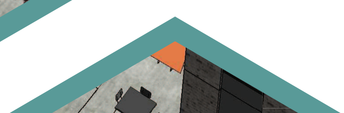
ATTEST:

By____________________________
Catherine Adams, Treasurer



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**.

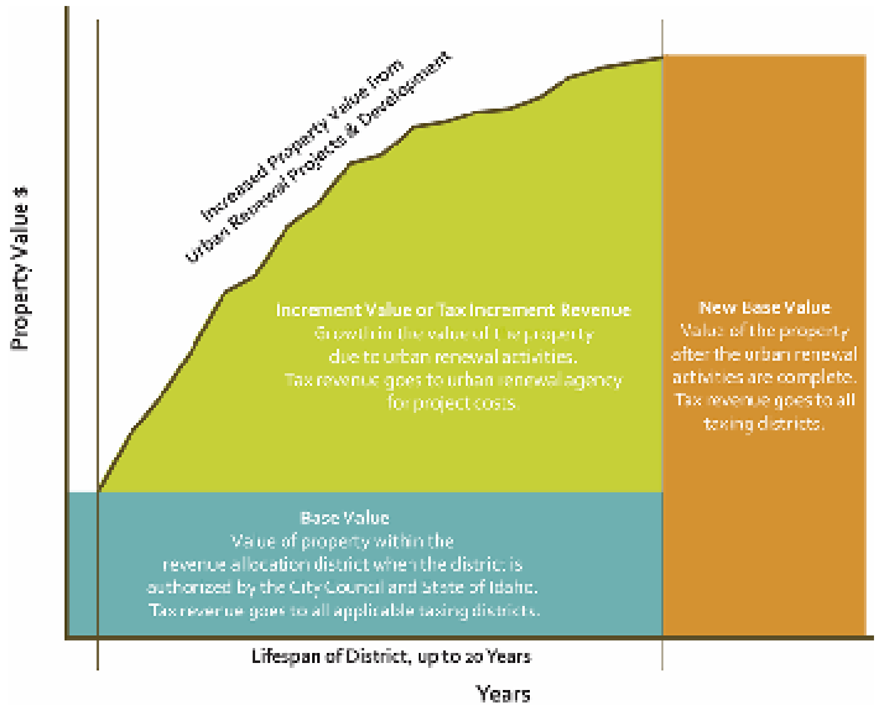
GROWTH	Grow the local economy to increase community vitality, resilience, and strength
ENHANCEMENT	Enhance and contribute to community assets that make Moscow a great place to live, work, and play
COLLABORATION	Collaborate with partner agencies and others to achieve identified community needs and aspirations
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.

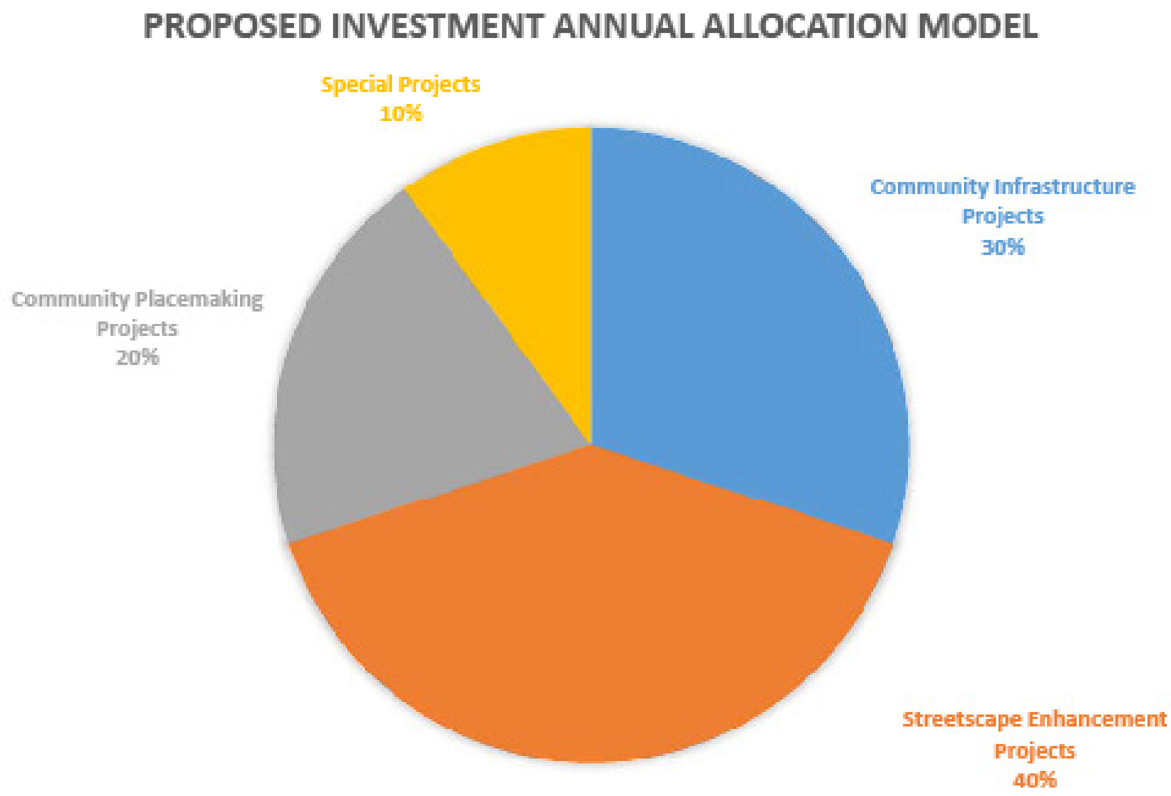
City of Moscow
Latah County
University of Idaho
Gritman Medical Center
SMART Transit

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.

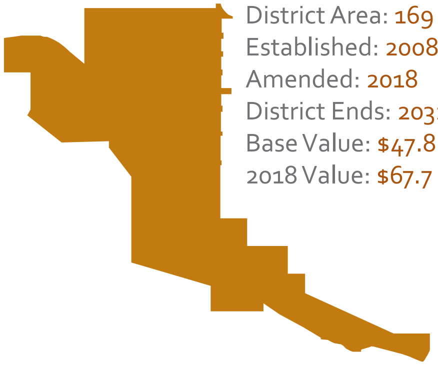
Investment Portfolio Components	Portfolio Component Typical Elements	Portfolio Component Community Outcomes
Community Infrastructure	Public Utility (water, sewer, storm, communications) improvements and expansions, roadway extensions, expansions or improvements	To provide needed public services to support 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
Special Projects
10%
Community Infrastructure
Projects
30%
Community Placemaking
Projects
20%
Streetscape Enhancement
Projects
40%

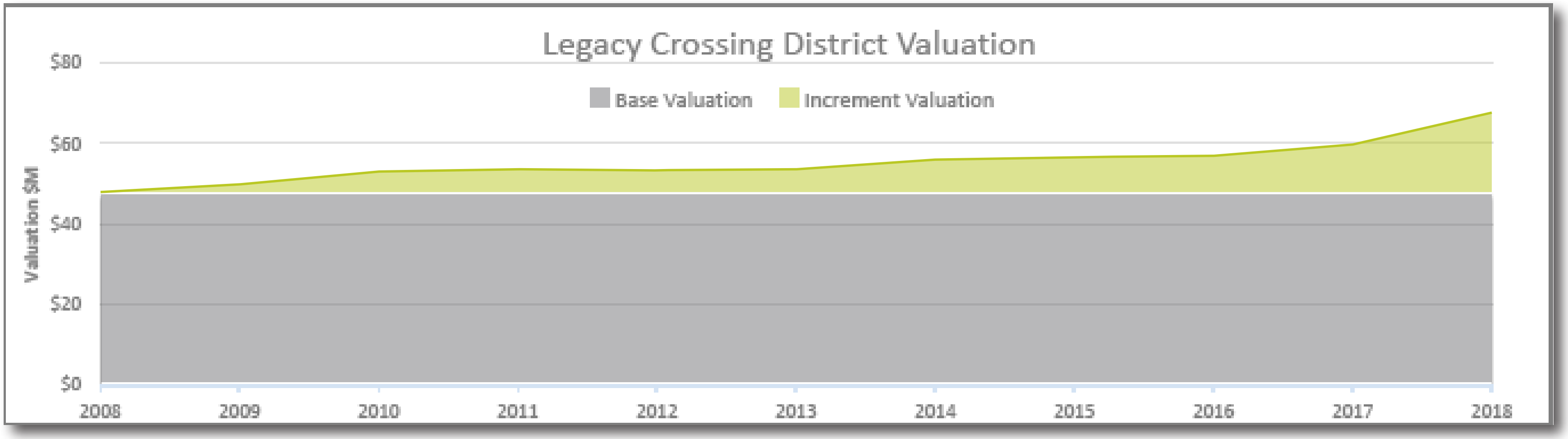
MURA DISTRICTS

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.



District Area: 169 Acres
Established: 2008
Amended: 2018
District Ends: 2032
Base Value: $47.8 Million
2018 Value: $67.7 Million



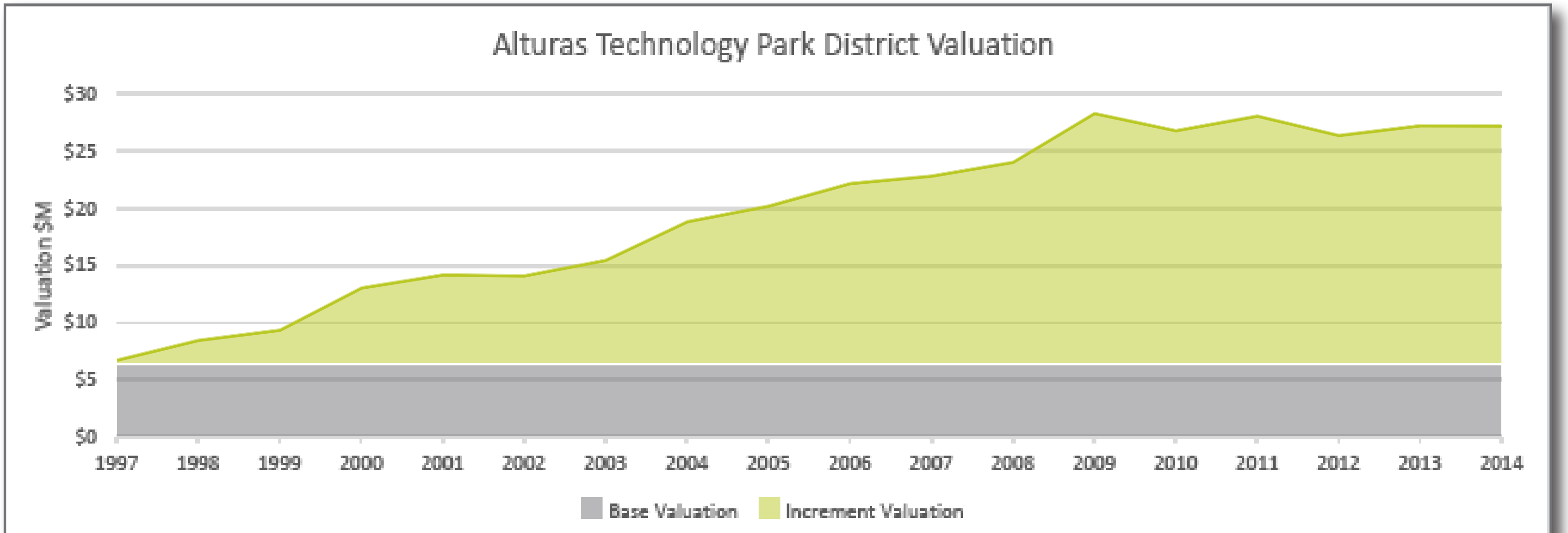
Alturas Technology Park District

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.

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

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.



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.

GOALS

- 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

TWO-YEAR OBJECTIVES

- 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

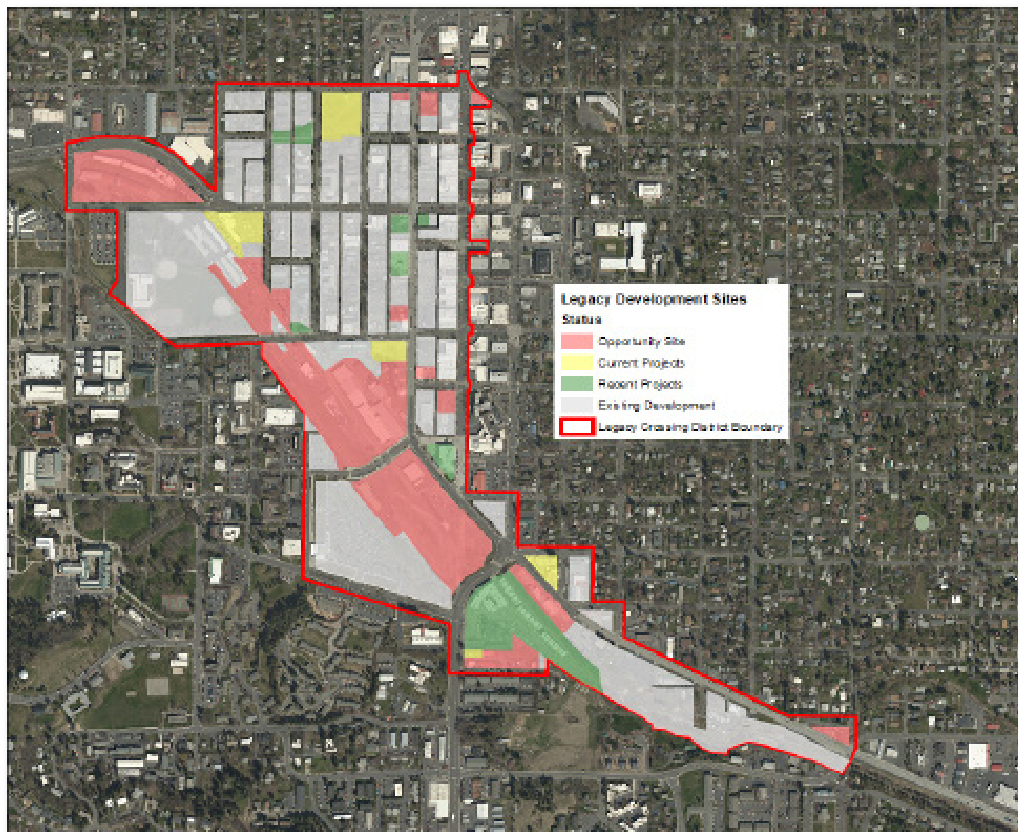
ACTIONS/ STRATEGIES

- 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.

GOALS

- 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

- 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

- 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

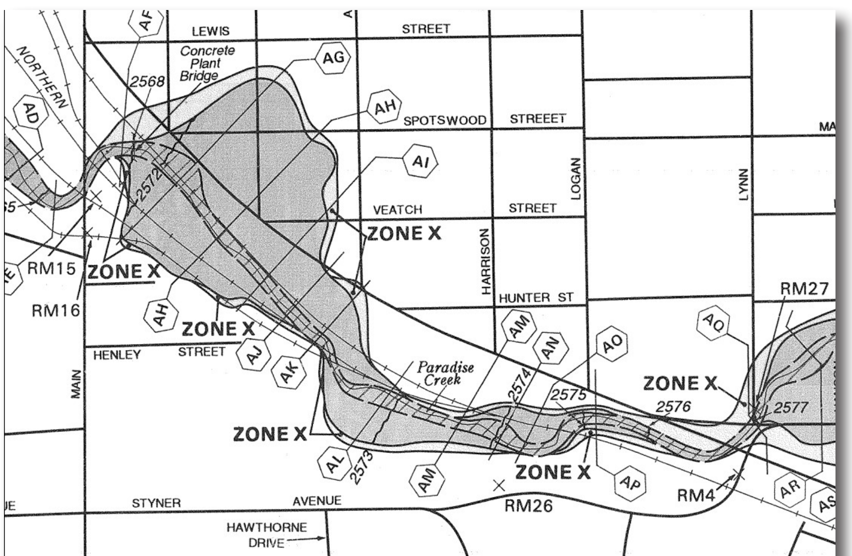
Downtown Restroom

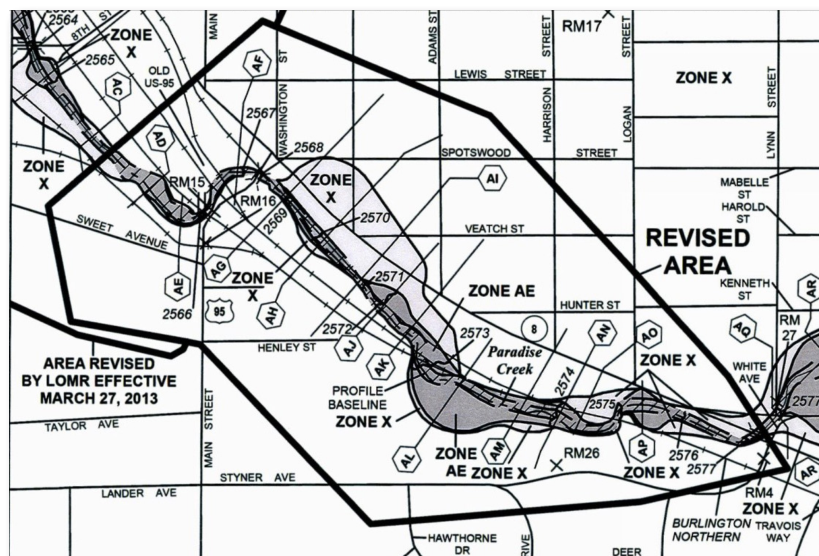
Paradise Creek Floodplain Study

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 no 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**

PROPOSED FIVE YEAR INVESTMENT PORTFOLIO