MOSCOW
Urban Renewal Agency

Meeting Agenda: Thursday, October 15, 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 September 17, 2026
   B. September 2026 Payables
   C. September 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. **Strategic Plan Update Discussion (A) – Nichoel Baird Spencer**
   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 will provide an overview of the results from the recent Board survey for discussion about the development of the FY2027-2031 Strategic Plan.
   ACTION: Receive report and provide staff with direction as deemed appropriate.

4. **General Agency Updates – Nichoel Baird Spencer**
   - The next regular meeting of the Urban Renewal Agency is scheduled for November 5, 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, September 17, 2026, 7:30 a.m.

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

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

McGeehan called the meeting to order at 7:29 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 August 20, 2026*
   - ***B.*** *August 2026 Payables*
   - ***C.*** *August 2026 Financials*

Beauchamp moved for approval of the consent agenda as presented, seconded by Kelly. Roll Call Vote; 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 offered.

Breckon and Lamar arrived at 7:31 a.m.

3. **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.

Staff presented an update for the Board regarding the Strategic Plan, as described above, and the proposed timeline for the 5-year update. There was a conversation regarding the planned Development Participation projects for FY2027 and what happens to the Agency if there are no new districts established after Legacy Crossing times out.

Davis arrived at 7:39 a.m.

The Board discussed how recent legislation impacts urban renewal agencies and how the Agency would go about starting a new district process if an area of Moscow was identified as qualifying. It was proposed to update the Strategic Plan through 2032 instead of 2031, to coincide with the closing of Legacy Crossing. The Board continued to talk about potential areas for a new district as well as progress with the current district.

4. General Agency Updates – Bill Belknap

- *The Urban Renewal Agency regular meeting scheduled for October 1st will be cancelled. The next meeting will take place on October 15, 2026.*
- *General Agency business:*
    - Belknap provided a brief update on the Opportunity Zone nominations, which includes a tract that encompasses Legacy Crossing District.
    - Baird Spencer will be creating and distributing a survey for the Board to complete before the next meeting regarding updates to the Strategic Plan.

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

Davis moved, Breckon seconded to adjourn to executive session per Idaho Code 74-206 (1)(C) at 8:06 a.m. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

_____ _____

Steve McGeehan, Agency Chair Date

DRAFT

MOSCOW URBAN RENEWAL AGENCY
MINUTES OF BOARD EXECUTIVE SESSION
September 17, 2026

Present:	Chair Steve McGeehan, Mark Beauchamp, Alison Breckon, Drew Davis, Sandra Kelly, Tom Lamar, Nancy Tribble
Absent:	None
Also Present:	Bill Belknap, Executive Director; Nichoel Baird Spencer; Meghan Conrad

The executive session was called to order at 8:09 a.m.

Item discussed pursuant I.C.74-206(1)(c) labor negotiations/interest in real property: 8:09 a.m. – 8:24 a.m.

The executive session was adjourned at 8:24 a.m.

DRAFT

MOSCOW
Urban Renewal Agency

Balance Sheet
September 30, 2026

	Total Funds
ASSETS	
Cash	31,038
Investments - LGIP	5,660,513
Investments-Zions Debt Reserve	44,633
Other Assets	5,260
Land	679,420
Total Assets	$ 6,420,864
LIABILITIES	
Series 2010 Bond - due within one year	42,000
Latah County payback agreement - due within one year	12,000
Series 2010 Bond - due after one year	-
Latah County payback agreement - due after one year	47,537
Total Liabilities	101,537
FUND BALANCES	
Net Investment in Capital Assets	597,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	5,677,595
Total Fund Balance	6,319,327
Total Liabilities and Fund Balance	$ 6,420,864

September-26
Checks by Date

MOSCOW
Urban Renewal Agency

Check Number	Vendor	Description	Check Date	Check Amount
5067	UCITYMOS	City of Moscow	09/09/2026	
	115911-08312026	Aug'26 Utilities 6th & Jackson		352.44
	PRFY26-1	6th & Jackson St Parks Maint. FY26		207.89
Total for Check Number 5067:				560.33
5068	UAVISTA	Avista Utilities	09/16/2026	
	1563734669-09212026	Aug'26 Utilities 6th & Jackson		47.80
Total for Check Number 5068:				47.80
5069	UCITYMOS	City of Moscow	09/16/2026	
	2600003367	September'26 City Admin Fees		5,039.75
Total for Check Number 5069:				5,039.75
5070	UGRITMAN	Gritman Medical Park, LLC	09/16/2026	
	6/20/2026	Gritman OPA payment - 2nd half 2025		21,579.09
Total for Check Number 5070:				21,579.09
Total bills for September 2026:				**$ 27,226.97**

September-26
Accounts Payable Checks for Approval

Check	Check Date	Fund Name	Vendor	Void	Amount
5067	09/09/2026	Moscow Urban Renewal Agency	City of Moscow		$ 560.33
5068	09/16/2026	Moscow Urban Renewal Agency	Avista Utilities		47.80
5069	09/16/2026	Moscow Urban Renewal Agency	City of Moscow		5,039.75
5070	09/16/2026	Moscow Urban Renewal Agency	Gritman Medical Park, LLC		21,579.09
			Report Total:	$ -	$ 27,226.97

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

September-26

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	$ 60,477.00	$ -	100.00%
890-880-642-15	Professional Services-Other	$ 5,000.00	$ -	$ 2,820.00	$ 2,180.00	56.40%
890-880-642-20	Professional Services-Auditing	$ 6,200.00	$ -	$ 6,200.00	$ -	100.00%
890-880-642-89	Professional Services	$ 557.00	$ -	$ 669.95	$ (112.95)	120.28%
890-880-644-10	Advertising & Publishing	$ 530.00	$ -	$ 240.96	$ 289.04	45.46%
890-880-668-10	Liability Insurance-General	$ 2,730.00	$ -	$ 2,638.00	$ 92.00	96.63%
	Contractual	$ 75,494.00	$ 5,039.75	$ 73,045.91	$ 2,448.09	96.76%
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	$ -	$ 60.00	$ 440.00	12.00%
	Commodities	$ 2,000.00	$ -	$ 182.60	$ 1,817.40	9.13%
	URA General Fund - Total	$ 77,494.00	$ 5,039.75	$ 73,228.51	$ 4,265.49	94.50%
	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	$ 400.24	$ 4,237.61	$ 679.39	86.18%
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	$ 207.89	$ 207.89	$ 338.11	38.08%

General Ledger
Expense vs. Budget

September-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	$ 21,579.09	$ 46,364.36	$ 135.64	99.71%
	Commodities	$ 1,272,509.00	$ 22,187.22	$ 64,218.86	$ 1,208,290.14	5.05%
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	$ 22,187.22	$ 73,206.36	$ 1,300,538.64	5.33%
890-892-790-01	Bond Principal - Legacy	$ 40,000.00	$ -	$ 40,000.00	$ -	100.00%
890-892-791-01	Bond Interest - Legacy	$ 3,600.00	$ -	$ 3,720.66	$ (120.66)	103.35%
	Debt Service - Total	$ 43,600.00	$ -	$ 43,720.66	$ (120.66)	100.28%
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	$ 27,226.97	$ 190,155.53	$ 5,374,114.47	3.42%

General Ledger
Revenue Analysis

September-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	$ 7,957.01	$ 1,133,253.17	$ (123,853.17)	$ (123,853.17)	-12.27%	112.27%
890-000-471-00	Investment Earnings	$ 110,000.00	$ 18,359.36	$ 180,779.44	$ (70,779.44)	$ (70,779.44)	-64.34%	164.34%
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**	**$ 26,316.37**	**$ 1,314,032.61**	**$ (17,138.61)**	**$ (17,138.61)**	**-1.32%**	**101.32%**
Revenue Total		**$ 1,296,894.00**	**$ 26,316.37**	**$ 1,314,032.61**	**$ (17,138.61)**	**$ (17,138.61)**	**-1.32%**	**101.32%**

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

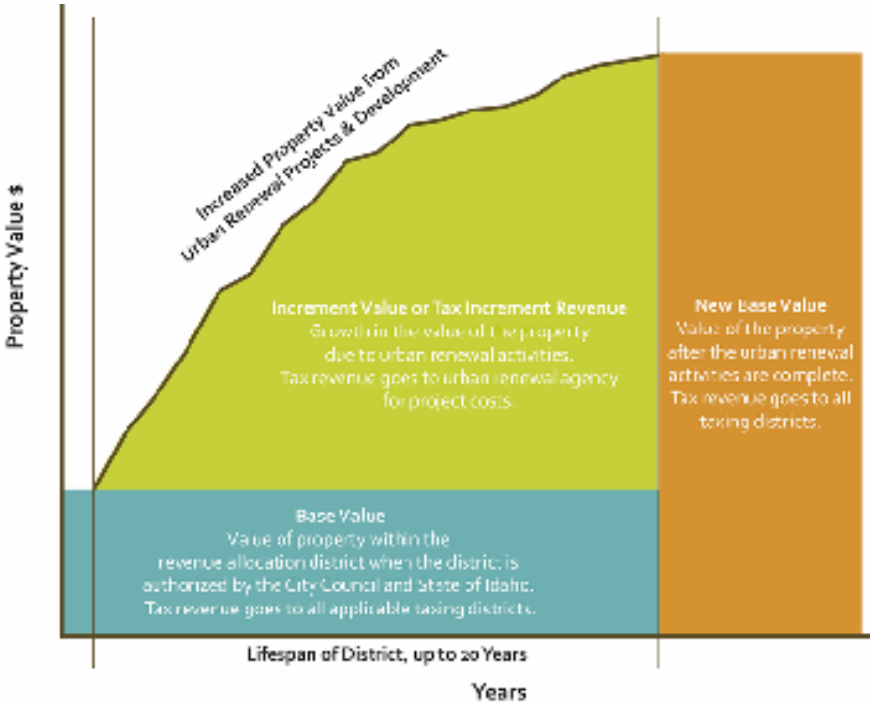
Vision

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

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

PARTNER ENTITIES

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

PARTNER ENTITIES

PARTNER PLANS

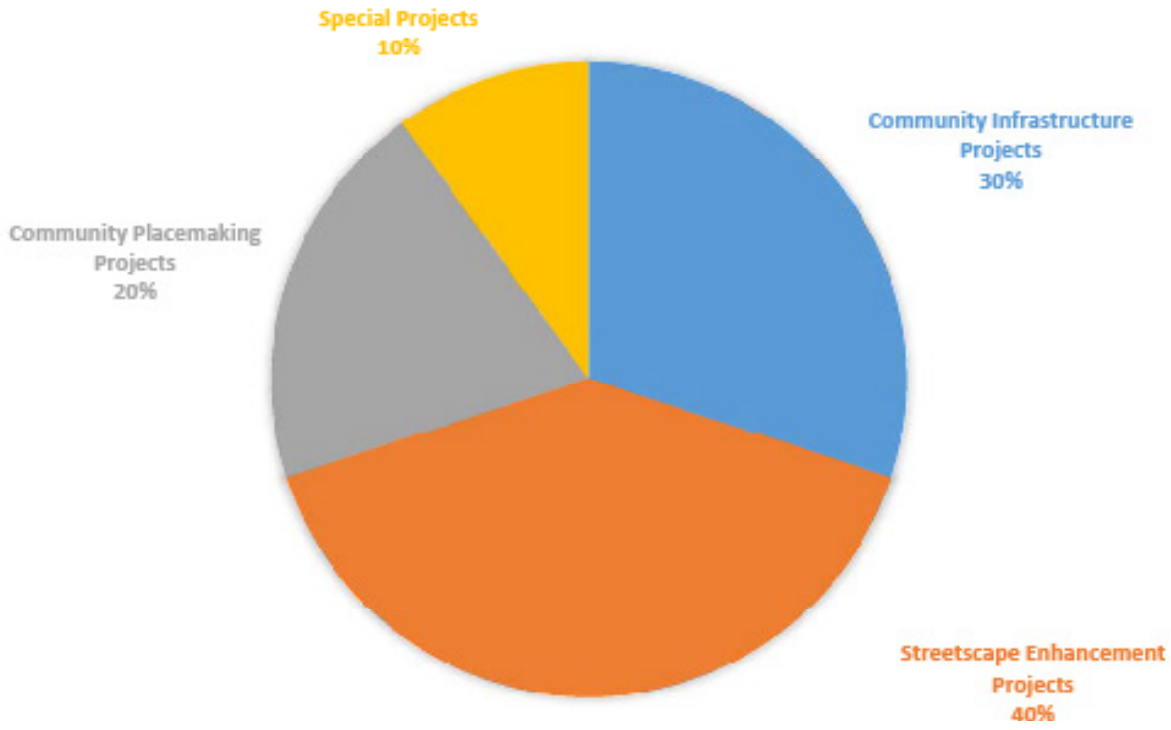
City of Moscow
Latah County
University of Idaho
Gritman Medical Center
SMART Transit
Idaho Transportation Department
Moscow Chamber of Commerce
Partnership for Economic Prosperity
Idaho Department of Commerce

PUBLIC INVESTMENT PORTFOLIO

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

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

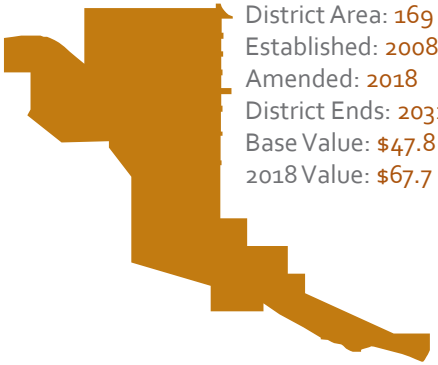
PROPOSED INVESTMENT ANNUAL ALLOCATION MODEL



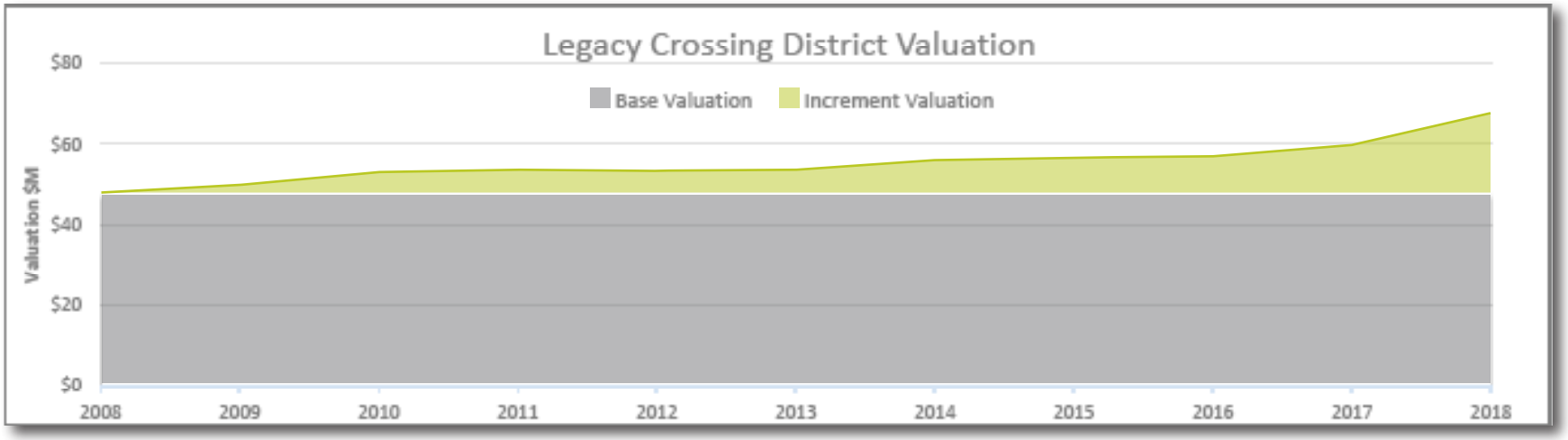
MURA DISTRICTS

Legacy Crossing District

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



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



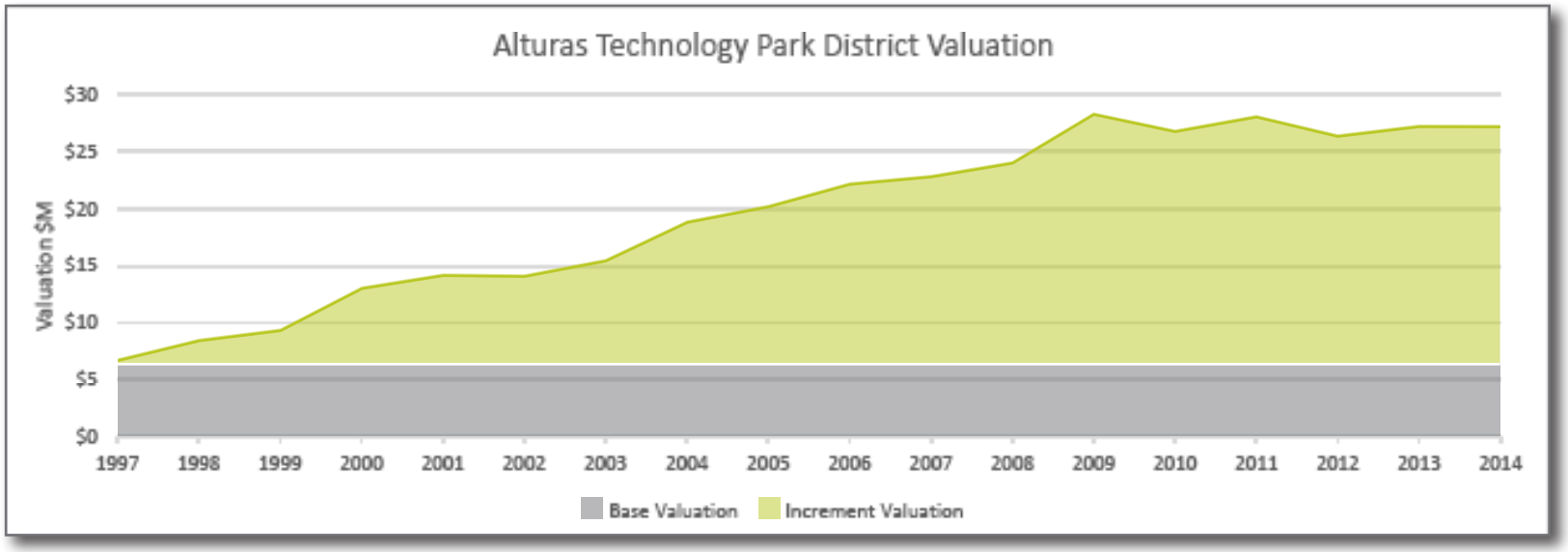
Alturas Technology Park District

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

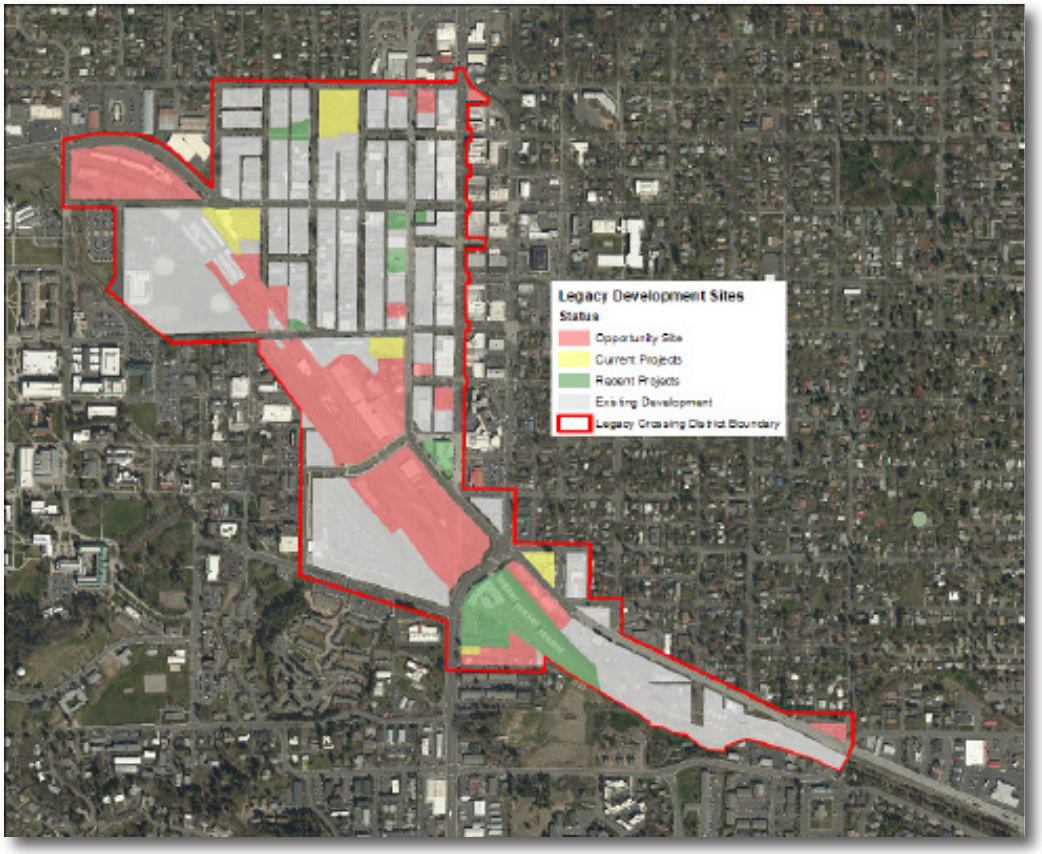
ACTIONS/ STRATEGIES

- 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

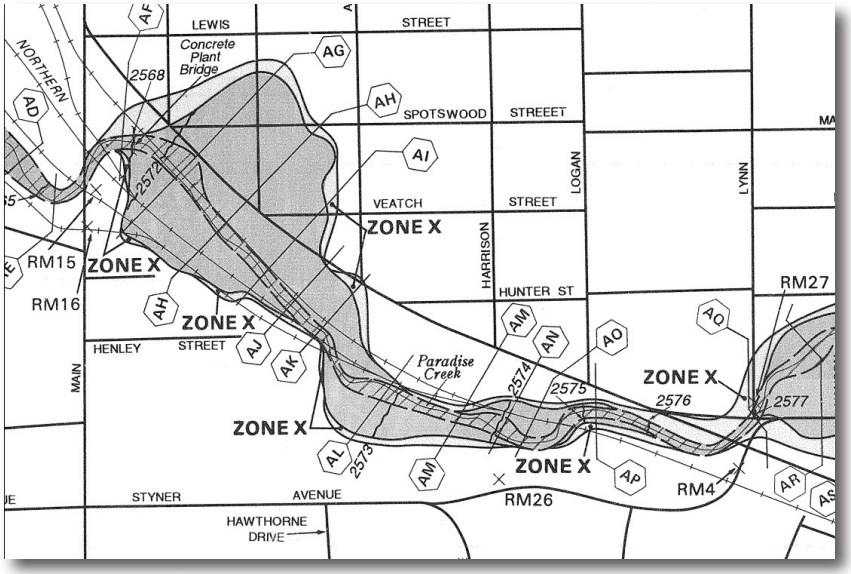
Downtown Restroom

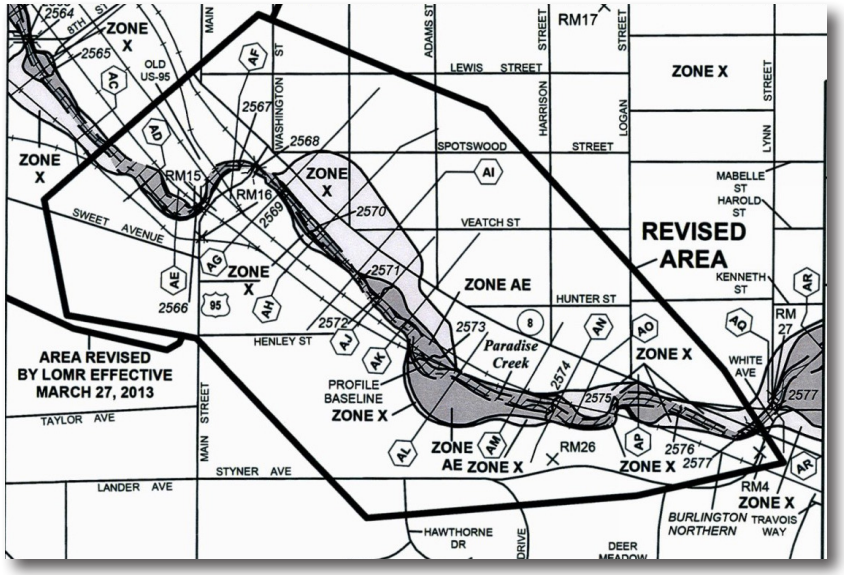
Paradise Creek Floodplain Study

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

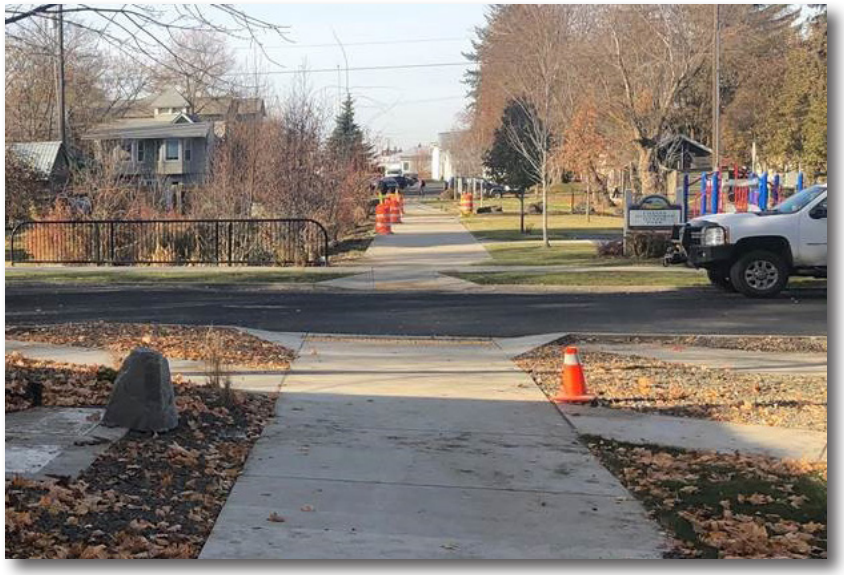
Pedestrian Underpass

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

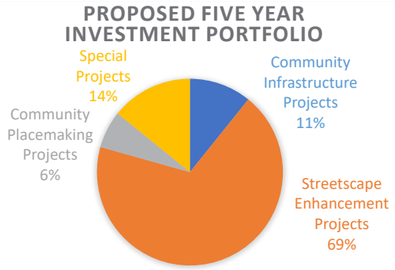
Project Name	Project Description	Project Cost	Agency Contribution	Construction Year	Status	2020	2021	2022	2023	2024	2025
A Street Frontage Improvement	50% contribution to Thompson Frontage Improvement on A Street	$ 30,000	$ 15,000	2020	Committed	$ 15,000					
3rd Street Corridor Lighting & Sidewalk Improvements	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**