



Meeting Agenda: Thursday, June 5, 2025, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> 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 May 15, 2025  
**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. **Sixth and Jackson Street Property Follow-Up Discussion (A)**  
Owners of property adjacent to the Agency's Sixth and Jackson Street property spoke to the Board during the meeting on May 15, 2025. Staff will guide a discussion to gauge the Board's interest in issuing a new request for development proposals for the property.  
**ACTION:** Direct Staff to draft a Request for Proposals (RFP) for the Board's review and consideration at an upcoming meeting; or provide other direction as deemed appropriate.
4. **Preliminary Review of the FY2026 Budget (A)**  
Staff has prepared a preliminary draft of the FY2026 Budget for the Board's review in preparation of the scheduled public hearing on August 7, 2025. Staff will be seeking input on the draft to complete the budget for review by the Board ahead of the public hearing.  
**ACTION:** Provide input and direct staff to complete the budget for a final review ahead of the August 7, 2025 hearing; or provide other direction as deemed appropriate.
5. **General Agency Updates – Cody Riddle**
  - The regular meeting of the Urban Renewal Agency scheduled for June 19 will be cancelled. The Board will next meet at the regular meeting scheduled for July 3<sup>rd</sup>, 2025.
  - General Agency Business

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adacoordinator@ci.moscow.id.us](mailto:adacoordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.



Meeting Minutes: Thursday, May 15, 2025, 7:30 a.m.

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

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

Tompkins called the meeting to order at 7:31 a.m.

**1. Consent Agenda (A)**

*Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.*

**A.** Minutes from April 17, 2025

**B.** April 2025 Payables

**C.** April 2025 Financials

Kelly moved for approval of the consent agenda as presented, seconded by Lamar. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

**2. Public Comment**

*Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.*

None.

**3. Request for Temporary Parking at Sixth and Jackson Street Property (A) – Cody Riddle**

*The City of Moscow has requested approval to use the Agency's property, on the southwest corner of Sixth and Jackson Streets, for approximately 60 days of public parking. The temporary use will mitigate impacts associated with a sewer line replacement project in the alley west of Main Street, between Sixth and Fourth Streets. This project will intermittently limit access to the public parking lot on Jackson Street. With the Agency's approval, the City would stripe, maintain, and enforce parking standards on the Sixth and Jackson Street property for 60 days.*

Riddle informed the Board of the City of Moscow's request, as described above, and recommended the Agency's approval. The City would place signs on the Sixth and Jackson Street property, indicating that the parking is only for temporary use. The start date for the project has not been set for the downtown alley project, so the temporary parking dates are flexible. The proposal would be for a City managed construction project, not a private developer.

Lamar moved to approve the City's request to use the Sixth and Jackson St property for sixty days as intermittent, temporary parking as part of the downtown sewer line replacement project. Davis seconded the motion. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

#### **4. Legacy Crossing Update**

*Property owners adjacent to the Agency's Sixth and Jackson Street property and representatives of the University of Idaho will provide the Board with an update on their planning efforts for Legacy Crossing. This could include potential plans for expansion onto the Agency's property should the opportunity become available with a formal Request for Proposal (RFP) process.*

Riddle briefly reviewed the history of the Sixth and Jackson Street property and introduced the adjacent property owners to talk about how the development of that property could work with their plans.

Céline Acord, from the University of Idaho (UI), presented some of the recent work that has been done for the UI long-range planning project (see attached). The City and UI are working together for some proposed street improvement projects. The upcoming Hello Walk pedestrian bridge is planned for construction in 2026. UI has identified fourteen (14) projects that are the highest priority.

Andrew Crapuchettes, who owns property to the south of the subject parcel, spoke with the Board about his vision for the Sixth and Jackson Street corner. There was a discussion about any parking needs for the property to be met with the adjacent lots. The Board talked about dividing the property to provide more flexibility for developers. Crapuchettes sees the property being used for building a year-round market and plaza for food trucks.

Niles Peterson, Executive Direction for Hills and Rivers Housing Trust, and Rusty Olps, property owner to the west of the subject parcel, presented some of their ideas for the property's proposed use and development (see attached). Their proposed joint building idea would be a mixed use of residential and commercial.

Staff will schedule time on a future agenda to develop a plan for the Sixth and Jackson Street property. The Board continued to discuss potential uses.

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

- *The next regular meeting of the Urban Renewal Agency is scheduled for June 5, 2025.*
  - The next meeting may be rescheduled.
- *General Agency Business:*
  - Staff is working with the Parks Department to create a plan for planting trees along the Sixth and Jackson Street property.

**The meeting adjourned at 8:56 a.m.**

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Steve McGeehan, Agency Chair

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Date



# Fiscal Year 2026 Draft Budget

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

## Commissioners:

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

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

## Administration:

Cody Riddle, Executive Director  
Jennifer Fleischman, Clerk

Renee Tack, Treasurer

BUDGET SUMMARY

Moscow Urban Renewal Agency  
Budget Summary  
2025 - 2026

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

Moscow Urban Renewal Agency  
Budget Summary  
2025 - 2026

ACCOUNT AND ACCOUNT CLASSIFICATION DESCRIPTION		2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	2025-26 DEPT REQUESTED BUDGET	2025-26 PROPOSED BUDGET	2025-26 ADOPTED BUDGET
APPROPRIATIONS							
E02	Contractual	72,315	67,072	80,381	82,613	82,613	
E03	Commodities	487,053	50,641	873,410	1,101,132	1,101,132	
E05	Debt Service	3,167	1,988	44,312	43,600	43,600	
E10	Transfers To	64,929	67,344	75,468	77,494	77,494	
E90	Contingency			15,000	15,000	15,000	
E95	Ending Fund Balance			2,036,471	4,244,431	4,244,431	
TOTAL APPROPRIATIONS		627,464	187,045	3,125,042	5,564,270	5,564,270	
NET OF REVENUES/APPROPRIATIONS - FUND 890		392,798	1,068,640				

# GENERAL AGENCY BUDGET

Moscow Urban Renewal Agency  
General Agency Budget  
2025 - 2026

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

Moscow Urban Renewal Agency  
General Agency Budget  
2025 - 2026

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GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	DEPT REQUESTED 2025-26 BUDGET	2025-26 PROPOSED BUDGET	2025-26 ADOPTED BUDGET
APPROPRIATIONS							
Dept 880 - URA - General Agency							
CONTRACTUAL							
890-880-642-00	Administrative Services	55,345	57,005	58,716	60,477	60,477	
	Reimbursement to the City of Moscow for executive, administrative, finance, legal, and other services.				60,477	60,477	
890-880-642-15	Professional Services - Other	1,250	1,275	5,000	5,000	5,000	
	Professional services including legal services fees, dues, and memberships, including the Redevelopment Association of Idaho.				5,000	5,000	
890-880-642-20	Professional Services - Auditing	5,700	5,950	6,047	6,200	6,200	
	Expenses related to the annual financial audit.				6,200	6,200	
890-880-642-89	Professional Services - URA	420	670	541	557	557	
	Annual shared cost of website hosting and support				557	557	
890-880-668-10	Insurance	1,889	2,172	2,650	2,730	2,730	
	Annual insurance premium for liability and errors and omissions for public officials.				2,730	2,730	
CONTRACTUAL		64,604	67,072	72,954	74,964	74,964	
COMMODITIES							
890-880-631-10	Postage Expense			100	100	100	
	Annual postage expense.				100	100	
890-880-631-20	Printing & Binding			400	400	400	
	Annual costs for printing and binding.				400	400	
890-880-644-10	Advertising & Publishing	249	250	515	530	530	
	Costs related to general advertising and marketing.				530	530	
890-880-647-10	Travel & Meetings			500	500	500	
	Commissioner's and/or support staff's travel and meeting expense related to the Agency's business.				500	500	
890-880-649-10	Professional Development			500	500	500	
	Expenses related to training costs for the Executive Director, Commissioners and other staff as appropriate.				500	500	
890-880-669-10	Miscellaneous Services & Charges	77	23	500	500	500	
	Incidental expenses incurred by the Agency that are not captured in other categories				500	500	
COMMODITIES		326	273	2,515	2,530	2,530	
Totals for dept 880 - URA - General Agency		64,930	67,345	75,469	77,494	77,494	



Moscow Urban Renewal Agency  
General Agency Budget  
2025 - 2026

		2022-23	2023-24	2024-25	2025-26	2025-26	2025-26
		ACTIVITY	ACTIVITY	AMENDED	DEPT REQUESTED	PROPOSED	ADOPTED
GL NUMBER	DESCRIPTION			BUDGET	BUDGET	BUDGET	BUDGET
APPROPRIATIONS							
Dept 899 - URA - Debt Service							
ENDING FUND BALANCE							
890-899-990-00	Ending Fund Balance - Unassigned			427,205	592,680	592,680	
					592,680	592,680	
Ending Fund Balance-Unassigned is the funds remaining after all projected expenditures are made against all resources available during the fiscal year. These are monies derived from sources other than tax increment generated by the Legacy Crossing District revenue allocation area.							
ENDING FUND BALANCE				427,205	592,680	592,680	
Totals for dept 899 - URA - Debt Service				427,205	592,680	592,680	
TOTAL APPROPRIATIONS		64,930	67,345	502,674	670,174	670,174	
NET OF REVENUES/APPROPRIATIONS - FUND 890		114,193	168,902				

# LEGACY CROSSING BUDGET

Moscow Urban Renewal Agency  
Legacy Crossing Budget  
2025 - 2026

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

Moscow Urban Renewal Agency  
Legacy Crossing Budget  
2025 - 2026

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GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	2025-26 DEPT REQUESTED BUDGET	2025-26 PROPOSED BUDGET	2025-26 ADOPTED BUDGET
APPROPRIATIONS							
Dept 892 - URA - Debt Service							
DEBT SERVICE							
890-892-790-01	Bond Principal			39,000	40,000	40,000	
					40,000	40,000	
	The Series 2010A Bonds were issued in the aggregate principal amount of \$510,000, payable on September 1st annually with final maturity on September 1, 2027 or until called on a prior redemption.						
890-892-791-01	Bond Interest	3,167	1,988	5,312	3,600	3,600	
					3,600	3,600	
	The average coupon rate for the 2010A bond series is 4.527%.						
DEBT SERVICE		3,167	1,988	44,312	43,600	43,600	
ENDING FUND BALANCE							
890-892-990-01	Ending Fund Balance - Assigned			1,559,514	3,601,999	3,601,999	
					3,601,999	3,601,999	
	Ending Fun Balance-Assigned is a resource available from income derived from tax income generated by the Legacy tax allocation						
890-892-990-05	Ending Fund Balance - Restricted			49,752	49,752	49,752	
					49,752	49,752	
	This resource is restricted for escrow for the environmental remediation of the 6th and Jackson property and the bond payment reserve.						
ENDING FUND BALANCE				1,609,266	3,651,751	3,651,751	
Totals for dept 892 - URA - Debt Service		3,167	1,988	1,653,578	3,695,351	3,695,351	

Moscow Urban Renewal Agency  
Legacy Crossing Budget  
2025 - 2026

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GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	DEPT REQUESTED 2025-26 BUDGET	2025-26 PROPOSED BUDGET	2025-26 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
CONTRACTUAL							
890-895-642-10	Professional Services	7,161		5,305	5,464	5,464	
	Expenses rlated to general, legal and other miscellaneous professional services.				5,464	5,464	
890-895-642-12	Land Sale Expense	550		2,122	2,185	2,185	
	Costs associated with the sale of the 6th and Jackson property.				2,185	2,185	
CONTRACTUAL		7,711		7,427	7,649	7,649	
COMMODITIES							
890-895-644-10	Advertising & Publishing	689		1,061	1,093	1,093	
	Advertising and marketing expenses the Agency may incur in relation to the Legacy Crossing District.				1,093	1,093	
890-895-647-10	Travel & Meetings			530	546	546	
	Executive Director, Commissioner's and/or support staff's travel and meetings expense directly related to Legacy Crossing.				546	546	
890-895-652-10	Heat, Lights & Utilities	4,431	4,627	4,774	4,917	4,917	
	Utilities directly related to the property located at 6th & Jackson				4,917	4,917	
890-895-658-51	Development Participation	433,093		798,000	1,033,500	1,033,500	
	Expenses related to public improvement and other development participation within the Legacy Crossing District that is not related to an Owner Participation Agreement as detailed in the Agency's adopted Capital Improvement Plan. Projects for 2026 include:				1,033,500	1,033,500	
	Legacy Public Infrastructure \$395,000						
	Legacy Streetscape \$50,000						
	Legacy Placemaking \$38,500						
	Legacy Special Projects \$550,000						
890-895-669-10	Miscellaneous Services & Charges	392	415	530	546	546	
	Expenses directly related to the Legacy Crossing District not specifically covered in other line items.				546	546	
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,500	1,500	1,500	
	Annual fees associated with the bond held by the Agency for 6th and Jackson within Legacy Crossing.				1,500	1,500	
890-895-676-15	Latah County Reimb Agreement			5,000	10,000	10,000	
	In 2012 the Latah County Assessor's Office discovered a miscalculation in assessments resulting in reduced tax increment revenue. An agreement with Latah County was negotiated to repay the mistaken overage of \$115,000. The repayment schedule is attached as Exhibit C.				10,000	10,000	
890-895-676-17	Owner Participation Agreements	46,622	43,826	59,500	46,500	46,500	
	Owner Participation Agreements between the Agency and owners/developers are based on 50% of increment generated from the remodeled/repurposed property (50% of the increment is retained by the Agency). Participants in 2026 include: Gritman Medical, Larry Swanger and Anderson Group LLC.				46,500	46,500	

Moscow Urban Renewal Agency  
Legacy Crossing Budget  
2025 - 2026

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GL NUMBER	DESCRIPTION	2022-23 ACTIVITY	2023-24 ACTIVITY	2024-25 AMENDED BUDGET	2025-26 DEPT REQUESTED BUDGET	2025-26 PROPOSED BUDGET	2025-26 ADOPTED BUDGET
APPROPRIATIONS							
Dept 895 - URA - Legacy District							
COMMODITIES							
COMMODITIES		486,727	50,368	870,895	1,098,602	1,098,602	
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	64,929	67,344	75,468	77,494	77,494	
	Transfer to the General Agency to cover administrative and general expenses.				77,494	77,494	
TRANSFERS TO		64,929	67,344	75,468	77,494	77,494	
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or expenses.				15,000	15,000	
CONTINGENCY				15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		559,367	117,712	968,790	1,198,745	1,198,745	
TOTAL APPROPRIATIONS		562,534	119,700	2,622,368	4,894,096	4,894,096	
NET OF REVENUES/APPROPRIATIONS - FUND 890		278,605	899,738				

### **Incremental Assessed Valuation and Revenue by District**

The Agency has no direct taxing power. The amount of revenue received from property taxes is determined by the amount of taxable property value and by the aggregate tax rate that the taxing entities within the Revenue Allocation Area set. The Agency receives the taxes collected on the increased valuation of property in the Revenue Allocation area. These taxes have increased since the base year (1997).

#### **Alturas Technology Park Incremental Assessed Valuation and Revenue**

<u><b>Year</b></u>	<u><b>Property Valuation</b></u>	<u><b>Tax Revenue</b></u>
1997	\$412,961	\$0
1998	\$2,152,755	\$8,715
1999	\$3,035,029	\$37,802
2000	\$6,733,645	\$55,711
2001	\$7,870,259	\$122,694
2002	\$7,791,240	\$142,102
2003	\$9,154,368	\$158,102
2004	\$12,532,351	\$182,716
2005	\$13,902,634	\$216,171
2006	\$15,874,049	\$226,213
2007	\$16,528,808	\$267,176
2008	\$17,743,264	\$272,758
2009	\$22,026,234	\$310,320
2010	\$20,959,640	\$365,086
2011	\$20,515,349	\$349,530
2012	\$21,909,743	\$344,205
2013	\$22,015,034	\$394,093
2014	\$20,923,376	\$393,705
2015	\$0	\$407,516
<b>2016</b>	<b>\$0</b>	<b>\$0</b>

#### **Legacy Crossing Incremental Assessed Valuation and Revenue**

<u><b>Tax Year</b></u>	<u><b>Property Valuation</b></u>	<u><b>Tax Revenue</b></u>
2008	Base Year	\$0
2009	\$3,345,847	\$53,020
2010	\$8,377,408	\$129,830
2011	\$8,958,913	\$144,052
2012	\$5,449,902	\$97,548
2013	\$5,757,256	\$116,809
2014	\$8,170,320	\$179,241
2015	\$8,760,571	\$179,552
2016	\$9,097,017	\$179,343
2017	\$11,903,272	\$228,176
2018	\$20,267,003	\$443,686
2019	\$42,649,716	\$747,641
2020	\$47,124,123	\$794,408
2021	\$53,461,248	\$876,060
2022	\$68,073,934	\$841,139
2023	\$89,042,452	\$1,019,437
2024	<i>\$100,950,185</i>	<i>\$980,000 (Estimated)</i>
2025	TBD	TBD

### URA Legacy Bond Schedule

#### URA LEGACY SERIES 2010A BOND SCHEDULE:

##### AMORTIZATION:

Urban Renewal Agency of the City of Moscow

AMOUNT AMORTIZED	\$510,000.00
INTEREST RATE	Balance Forward
PAYMENT	Average Coupon 4.526599%
MATURITY	ANNUAL Principal + Interest
	September. 1, 2027

DATE	PMT #	Int. Rate	PMT AMT	INTEREST	PRINCIPAL	BALANCE
13-Aug-10	0			Balance Forward		\$510,000.00
01-Sep-11	1	3.64%	\$44,104.46	\$24,104.46	\$20,000.00	\$490,000.00
01-Sep-12	2	3.65%	\$44,107.80	\$22,107.80	\$22,000.00	\$468,000.00
01-Sep-13	3	3.91%	\$43,304.80	\$21,304.80	\$22,000.00	\$446,000.00
01-Sep-14	4	4.17%	\$43,444.60	\$20,444.60	\$23,000.00	\$423,000.00
01-Sep-15	5	4.39%	\$43,485.50	\$19,485.50	\$24,000.00	\$399,000.00
01-Sep-16	6	4.58%	\$43,431.90	\$18,431.90	\$25,000.00	\$374,000.00
01-Sep-17	7	4.77%	\$44,286.90	\$17,286.90	\$27,000.00	\$347,000.00
01-Sep-18	8	5.03%	\$43,999.00	\$15,999.00	\$28,000.00	\$319,000.00
01-Sep-19	9	5.29%	\$43,590.60	\$14,590.60	\$29,000.00	\$290,000.00
01-Sep-20	10	5.44%	\$44,056.50	\$13,056.50	\$31,000.00	\$259,000.00
01-Sep-21	11	4.39%	\$43,370.10	\$11,370.10	\$32,000.00	\$227,000.00
01-Sep-22	12	4.39%	\$43,965.30	\$9,965.30	\$34,000.00	\$193,000.00
01-Sep-23	13	4.39%	\$43,472.70	\$8,472.70	\$35,000.00	\$158,000.00
01-Sep-24	14	4.39%	\$43,936.20	\$6,936.20	\$37,000.00	\$121,000.00
01-Sep-25	15	4.39%	\$44,311.90	\$5,311.90	\$39,000.00	\$82,000.00
01-Sep-26	16	4.39%	\$43,599.80	\$3,599.80	\$40,000.00	\$42,000.00
01-Sep-27	17	4.39%	\$43,843.80	\$1,843.80	\$42,000.00	\$0.00
GRAND TOTAL			\$744,311.86	\$234,311.86	\$510,000.00	

# **Latah County Tax Increment Repayment Schedule**

<b>1-Jan-2015</b>	<b>\$4,000</b>
<b>1-Jan-2016</b>	<b>\$2,000</b>
<b>1-Jan-2017</b>	<b>\$3,500</b>
<b>1-Jan-2018</b>	<b>\$3,500</b>
<b>1-Jan-2019</b>	<b>\$3,500</b>
<b>1-Jan-2020</b>	<b>\$3,500</b>
<b>1-Jan-2021</b>	<b>\$5,000</b>
<b>1-Jan-2022</b>	<b>\$5,000</b>
<b>1-Jan-2023</b>	<b>\$5,000</b>
<b>1-Jan-2024</b>	<b>\$5,000</b>
<b>1-Jan-2025</b>	<b>\$5,000</b>
1-Jan-2026	\$10,000
1-Jan-2027	\$12,000
1-Jan-2028	\$23,000
1-Jan-2029	\$24,537
<b>Total</b>	<b>\$114,537</b>