



Meeting Agenda: Thursday, July 3, 2025, 7:30 a.m.

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

(A) = Board Action Item

1. **Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of a member of the Board and that item will be considered separately later.
 - A. Minutes from June 5, 2025
 - B. May 2025 Payables
 - C. May 2025 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. **Preliminary Review of the FY2026 Budget and 5-Year Capital Improvement Plan (A)**

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

ACTION: Provide input and direct staff to complete the budget for the August 7, 2025 hearing; or provide other direction as deemed appropriate.
4. **General Agency Updates – Cody Riddle**
 - The regular meeting of the Urban Renewal Agency scheduled for July 17th will be cancelled. The Board will next meet for the meeting scheduled on August 7, 2025.
 - General Agency Business

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



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

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

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

McGeehan called the meeting to order at 7:33 a.m.

1. Consent Agenda (A)

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

A. *Minutes from May 15, 2025*

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

2. Public Comment

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

None.

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.

Riddle briefly reviewed the presentation and conversation highlights from the last meeting and talked about the process if the Board chose to publish another Request for Proposals (RFP) for the Sixth and Jackson Street property. The Board members discussed the different options for moving forward, including doing a Lot Division and accepting proposals for either or both properties. The Board spent some time talking about different possible uses of the property. The Agency wants to have a clear scoring criteria with the RFP.

Beauchamp arrived at 7:49 PM

Tompkins moved to direct Staff to prepare a draft RFP for the Sixth and Jackson Street property as discussed, seconded by Kelly. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

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.

Riddle presented a draft preliminary budget for FY2026, as described above, and asked the Board to review it in preparation for the final draft review on the meeting scheduled for July 3rd, 2025. There was a short conversation about the Latah County tax repayment schedule and the projected revenue for FY2026.

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 3rd, 2025.*
- *General Agency Business:*
 - Staff is working with the City of Moscow Parks Department to create a plan for planting trees along the Sixth and Jackson Street property.
 - Current City Administrator for the City of Moscow, Bill Belknap, will be acting as interim Executive Director for the Agency starting in the fall.

The meeting adjourned at 8:03 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
May 31, 2025

	<u>Total Funds</u>
ASSETS	
Cash	8,989
Investments - LGIP	4,314,035
Investments-Zions Debt Reserve	44,524
Other Assets	5,260
Land	679,420
Total Assets	<u><u>\$ 5,052,228</u></u>
LIABILITIES	
Series 2010 Bond - due within one year	39,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	82,000
Latah County payback agreement - due after one year	69,537
Total Liabilities	<u>195,537</u>
FUND BALANCES	
Net Investment in Capital Assets	558,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	4,253,959
Total Fund Balance	<u>4,856,691</u>
Total Liabilities and Fund Balance	<u><u>\$ 5,052,228</u></u>

May-25
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4988	UAVISTA 1563734669-05202025	Avista Utilities Apr'25 Electric for 6th & Jackson	05/07/2025	53.45
Total for Check Number 4988:				53.45
4989	UCITYMOS 15911-04302025	City of Moscow Apr'25 Utilities 6th & Jackson	05/07/2025	342.28
Total for Check Number 4989:				342.28
4990	UCITYMOS 2500002657	City of Moscow City Admin Fees May'25	05/14/2025	4,893.00
Total for Check Number 4990:				4,893.00
4991	UPRESNEL 419155	Presnell Gage, PLLC Audit of Financial Statements for FY2024	05/28/2025	6,050.00
Total for Check Number 4991:				6,050.00
Total bills for May 2025:				<u>\$ 11,338.73</u>

May-25
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4988	05/07/2025	Moscow Urban Renewal Agency	Avista Utilities		53.45
4989	05/07/2025	Moscow Urban Renewal Agency	City of Moscow		342.28
4990	05/14/2025	Moscow Urban Renewal Agency	City of Moscow		4,893.00
4991	05/28/2025	Moscow Urban Renewal Agency	Presnell Gage, PLLC		6,050.00
			Report Total:	\$ -	11,338.73

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.

Cody Riddle, Executive Director

Renee Tack, Treasurer

General Ledger Expense vs. Budget

May-25



Account	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
	URA General Fund					
890-880-642-00	Administrative Services	\$ 58,716.00	\$ 4,893.00	\$ 39,144.00	\$ 19,572.00	66.67%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ -	\$ 1,250.00	\$ 3,750.00	25.00%
890-880-642-20	Professional Services-Auditing	\$ 6,047.00	\$ 6,050.00	\$ 6,050.00	\$ (3.00)	100.05%
890-880-642-89	Professional Services	\$ 541.00	\$ -	\$ 19.95	\$ 521.05	3.69%
890-880-644-10	Advertising & Publishing	\$ 515.00	\$ -	\$ 86.12	\$ 428.88	16.72%
890-880-668-10	Liability Insurance-General	\$ 2,650.00	\$ -	\$ 2,612.00	\$ 38.00	98.57%
	Contractual	\$ 73,469.00	\$ 10,943.00	\$ 49,162.07	\$ 24,306.93	66.92%
890-880-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	0.00%
890-880-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	0.00%
890-880-647-10	Travel & Meetings-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-649-10	Professional Development	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
	Commodities	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	0.00%
	URA General Fund - Total	\$ 75,469.00	\$ 10,943.00	\$ 49,162.07	\$ 26,306.93	65.14%
	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,305.00	\$ -	\$ -	\$ 5,305.00	0.00%
890-895-642-12	Land Sale Expense-Legacy	\$ 2,122.00	\$ -	\$ -	\$ 2,122.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,061.00	\$ -	\$ -	\$ 1,061.00	0.00%
	Contractual	\$ 8,488.00	\$ -	\$ -	\$ 8,488.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$ 530.00	\$ -	\$ -	\$ 530.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ 4,774.00	\$ 395.73	\$ 2,692.46	\$ 2,081.54	56.40%
890-895-658-51	Development Participation	\$ 798,000.00	\$ -	\$ -	\$ 798,000.00	0.00%
890-895-669-10	Misc. Expense-Legacy	\$ 530.00	\$ -	\$ -	\$ 530.00	0.00%
890-895-675-00	Fiscal Agent Trustee fees	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	100.00%

General Ledger
Expense vs. Budget

May-25



Account	Description	Amended					
		Budget	Period Amt	End Bal	Variance	% Budget Used	
890-895-676-17	Owner Participation Agreements	\$ 59,500.00	\$ -	\$ 21,889.92	\$ 37,610.08	36.79%	
	Commodities	\$ 869,834.00	\$ 395.73	\$ 29,582.38	\$ 840,251.62	3.40%	
890-895-890-00	Transfer To: General Fund	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	0.00%	
	Transfers To	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	0.00%	
890-895-900-11	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%	
	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	0.00%	
	URA Legacy District - Total	\$ 968,790.00	\$ 395.73	\$ 29,582.38	\$ 939,207.62	3.05%	
890-892-790-01	Bond Principal - Legacy	\$ 39,000.00	\$ -	\$ -	\$ 39,000.00	0.00%	
890-892-791-01	Bond Interest - Legacy	\$ 5,312.00	\$ -	\$ 325.60	\$ 4,986.40	6.13%	
	Debt Service - Total	\$ 44,312.00	\$ -	\$ 325.60	\$ 43,986.40	0.73%	
890-892-990-01	Ending Fund Bal - Assigned	\$ 1,559,514.00	\$ -	\$ -	\$ 1,559,514.00	0.00%	
890-892-990-05	Ending Fund Bal - Restricted	\$ 49,752.00	\$ -	\$ -	\$ 49,752.00	0.00%	
890-899-990-00	Ending Fund Bal - Unassigned	\$ 427,205.00	\$ -	\$ -	\$ 427,205.00	0.00%	
	Ending Fund Balance - Total	\$ 2,036,471.00	\$ -	\$ -	\$ 2,036,471.00	0.00%	
TOTAL	Moscow Urban Renewal Agency	\$ 3,125,042.00	\$ 11,338.73	\$ 79,070.05	\$ 3,045,971.95	2.53%	

General Ledger
Revenue Analysis

May 2025



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
	Moscow Urban Renewal Agency							
890-000-410-01	Property Taxes - Legacy	\$ 980,000.00	\$ 4,081.71	\$ 590,116.99	\$ 389,883.01	\$ 389,883.01	39.78%	60.22%
890-000-471-00	Investment Earnings	\$ 100,001.00	\$ 15,523.34	\$ 105,442.37	\$ (5,441.37)	\$ (5,441.37)	-5.44%	105.44%
890-000-498-96	Transfer In: Legacy	\$ 75,468.00	\$ -	\$ -	\$ 75,468.00	\$ 75,468.00	100.00%	0.00%
	Moscow Urban Renewal Agency	\$ 1,155,469.00	\$ 19,605.05	\$ 695,559.36	\$ 459,909.64	\$ 459,909.64	39.80%	60.20%
Revenue Total		\$ 1,155,469.00	\$ 19,605.05	\$ 695,559.36	\$ 459,909.64	\$ 459,909.64	39.80%	60.20%



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, Commissioner

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

Administration:

Cody Riddle, Executive Director
Jennifer Fleischman, Clerk

Renee Tack, Treasurer

BUDGET SUMMARY

Moscow Urban Renewal Agency
Budget Summary
2025 - 2026

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

Moscow Urban Renewal Agency
Budget Summary
2025 - 2026

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

GENERAL AGENCY BUDGET

Moscow Urban Renewal Agency
General Agency Budget
2025 - 2026

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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	3,426,999	3,426,999	
					3,426,999	3,426,999	
	Ending Fun Balance-Assigned is a resource available from income derived from tax income generated by the Legacy tax allocation						
890-892-990-05	Ending Fund Balance - Restricted			49,752	49,752	49,752	
					49,752	49,752	
	This resource is restricted for escrow for the environmental remediation of the 6th and Jackson property and the bond payment reserve.						
ENDING FUND BALANCE				1,609,266	3,476,751	3,476,751	
Totals for dept 892 - URA - Debt Service		3,167	1,988	1,653,578	3,520,351	3,520,351	

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

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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	1,208,500	1,208,500	
	Expenses related to public improvement and other development participation within the Legacy Crossing District that is not related to an Owner Participation Agreement as detailed in the Agency's adopted Capital Improvement Plan. Projects for 2026 include:				1,208,500	1,208,500	
	Legacy Public Infrastructure \$395,000						
	Legacy Streetscape \$225,000						
	Legacy Placemaking \$38,500						
	Legacy Special Projects \$550,000						
890-895-669-10	Miscellaneous Services & Charges	392	415	530	546	546	
	Expenses directly related to the Legacy Crossing District not specifically covered in other line items.				546	546	
890-895-675-00	Fiscal Agent Fees	1,500	1,500	1,500	1,500	1,500	
	Annual fees associated with the bond held by the Agency for 6th and Jackson within Legacy Crossing.				1,500	1,500	
890-895-676-15	Latah County Reimb Agreement			5,000	10,000	10,000	
	In 2012 the Latah County Assessor's Office discovered a miscalculation in assessments resulting in reduced tax increment revenue. An agreement with Latah County was negotiated to repay the mistaken overage of \$115,000. The repayment schedule is attached as Exhibit C.				10,000	10,000	
890-895-676-17	Owner Participation Agreements	46,622	43,826	59,500	46,500	46,500	
	Owner Participation Agreements between the Agency and owners/developers are based on 50% of increment generated from the remodeled/repurposed property (50% of the increment is retained by the Agency). Participants in 2026 include: Gritman Medical, Larry Swanger and Anderson Group LLC.				46,500	46,500	

Moscow Urban Renewal Agency
Legacy Crossing Budget
2025 - 2026

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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	1,273,602	1,273,602	
TRANSFERS TO							
890-895-890-00	Transfer To: General Fund	64,929	67,344	75,468	77,494	77,494	
	Transfer to the General Agency to cover administrative and general expenses.				77,494	77,494	
TRANSFERS TO		64,929	67,344	75,468	77,494	77,494	
CONTINGENCY							
890-895-900-11	Operating Contingency			15,000	15,000	15,000	
	Contingency for Legacy Crossing District to address unanticipated shortfalls in either revenue or expenses.				15,000	15,000	
CONTINGENCY				15,000	15,000	15,000	
Totals for dept 895 - URA - Legacy District		559,367	117,712	968,790	1,373,745	1,373,745	
TOTAL APPROPRIATIONS		562,534	119,700	2,622,368	4,894,096	4,894,096	
NET OF REVENUES/APPROPRIATIONS - FUND 890		278,605	899,738				

Incremental Assessed Valuation and Revenue by District

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

Alturas Technology Park Incremental Assessed Valuation and Revenue

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

Legacy Crossing Incremental Assessed Valuation and Revenue

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

URA Legacy Bond Schedule

URA LEGACY SERIES 2010A BOND SCHEDULE:

AMORTIZATION:

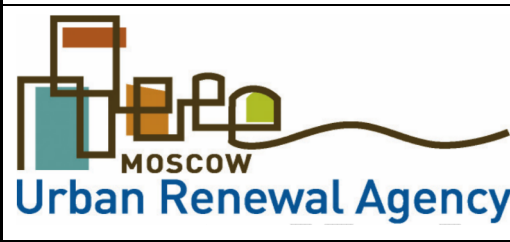
Urban Renewal Agency of the City of Moscow

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**

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

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