

The Financials

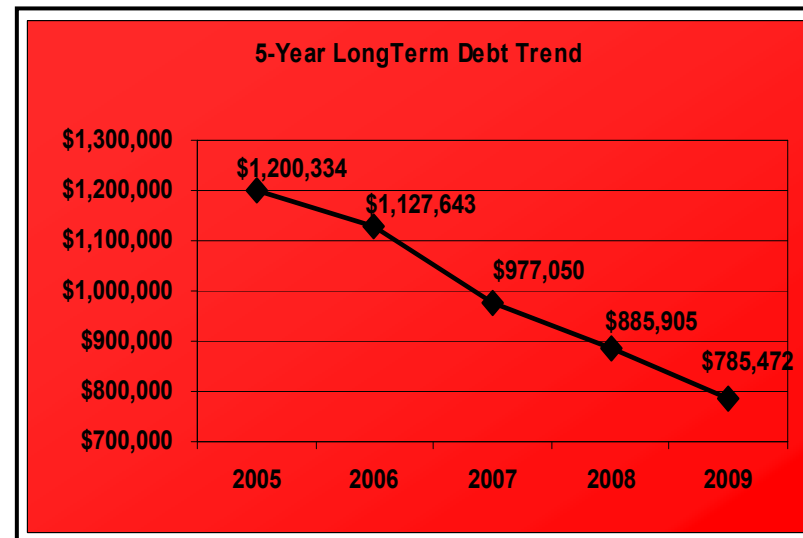
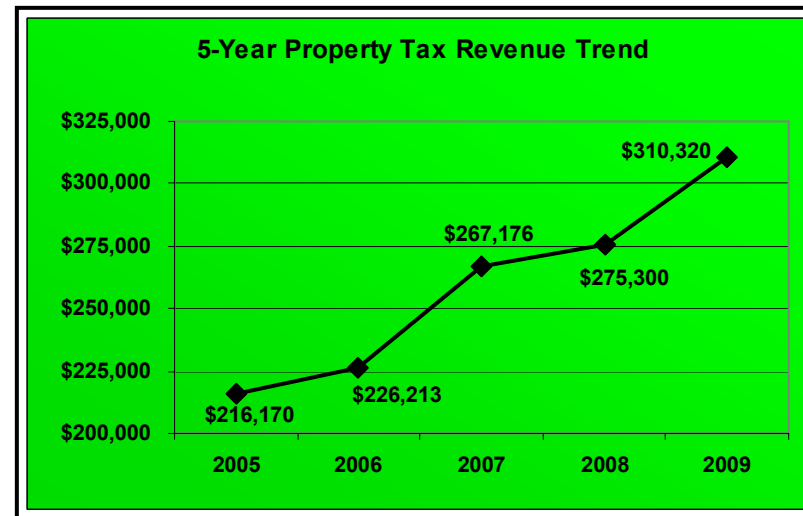
FY 2009 Financial Summary

This section offers an overview of the Agency's financial activities for fiscal year 2009. We are pleased to report that the Moscow Urban Renewal Agency is fiscally sound. A recent independent financial audit conducted by Presnell Gage, PLCC, has found that the Agency's financial statements are in conformity with United States generally accepted accounting principles.

At the end of the fiscal dated September 30, 2009 the Agency's total assets were \$1,490,945, with total liabilities of \$788,076, and total net assets of \$702,869. In addition, the Agency's total revenues were \$312,270, with total expenditures of \$236,120. Of these total expenditures, \$92,640 is current operating expenditures and \$143,480 is related to principal and interest payments for debt service.

The revenues for the Agency are primarily derived from the property tax increment that is allocated to each urban renewal district, in addition to some limited income from Agency investments. During fiscal year 2009 the agency only received revenue from the Alturas district, as revenues from Legacy Crossing district are not projected to begin until fiscal year 2010. The Agency has seen a steady increase in the revenue generated from projects that have been developed in Alturas Technology Park. The charts to the right detail the growth in property tax revenue and debt service trends that have occurred over the past five years.

The complete audited financial statements for fiscal year 2009 are incorporated herein by reference and are available upon request. Requests for complete audited financial statements for fiscal year 2009, or any other financial information related to the Agency, should be addressed to the Moscow Urban Renewal Agency Treasurer, P.O. Box 9203, Moscow, Idaho 83843.



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This annual report has been developed in conformance with Idaho Code §50-2006, which requires an Urban Renewal Agency to file a report of its activities for the preceding calendar year, including a financial report setting forth its assets, liabilities, income and operating expenses as of the end of the fiscal year.



2009 Annual Report

The Chair's Message

The Moscow Urban Renewal Agency is pleased to provide you with this annual report for calendar year 2009. This past year has certainly been a busy and productive one for the Agency. Our accomplishments for 2009 include approving our first owner participation agreement for a project in the newly formed Legacy Crossing urban renewal district and entering into an agreement to sell two lots in Alturas Technology Park.

In addition to these projects within our two urban renewal districts, we have also made numerous organizational improvements this year that include hiring a new Executive Director and conducting a strategic planning session to develop priorities for the Agency. We also partnered with the City of Moscow on two grant applications that focused on smart growth and environmental remediation assistance.

All of this progress could not have been made without the ongoing dedication of the agency Commissioners. Thanks go to all of the Commissioners who served during 2009 for their hard work, innovation, and commitment to improving the Moscow community. The time you dedicate to the Moscow Urban Renewal Agency will certainly benefit both current and future generations.

I would also like to thank all of the City of Moscow staff who supported the agency during our busiest and most productive year to date. Special mention goes to Gary Riedner, Don Palmer, Stephanie Kalasz, Jen Pffner, Sue Nelson and Joelle Dinubilo. The assistance you provide to the agency is very much appreciated.

Finally, a well deserved thank you from all of the Commissioners and staff goes out to John Weber, who is leaving the Agency after many years of dedicated service. John has been actively involved in the Agency since its inception and his contributions throughout the years have been a primary factor in the success of our urban renewal districts.

To give you some insight into the Moscow Urban Renewal Agency, this year's report includes a summary of our organizational development, brief overviews of both the Legacy Crossing and Alturas urban renewal districts, and a summary of our financial statements. I am very pleased to report that the Agency is fiscally sound and is well positioned to move ahead with our 2010 work plan.

As you read about our accomplishments and activities during 2009, be ensured that we are dedicated to our mission to promote and support projects that achieve sustainable economic growth, vitality and which enhance the community.

John McCabe, Chair

The Agency



Commissioners and Staff:

John McCabe | Chair

Tom Lamar | Vice-Chair

Steven McGeehan |Secretary

Jack Nelson | Commissioner

Brandy Sullivan | Commissioner

Steve Drown | Commissioner

Vacant | Commissioner

Travis Cary | Executive Director

City of Moscow Support:

Gary J. Riedner | City Supervisor

Don Palmer | Finance Director

Stephanie Kalasz | City Clerk

Joelle Dinubilo | Accounting

Our Mission:

Promoting and supporting projects to achieve sustainable economic growth, vitality, and enhance the community.

The Moscow Urban Renewal Agency was organized in 1995 to support the development of Phase I of the Alturas Technology Park. The Agency undertook the development of Phase II of Alturas Technology Park in 2005 and created the Legacy Crossing District in 2008. Additional details on developments within these two districts are provided on page 3 of this report.

In addition to managing Moscow’s two urban renewal areas, the Moscow Urban Renewal Agency also made significant organizational improvements over the course of the year. In February, 2009 the Agency hired its first permanent half-time Executive Director. The Executive Director is responsible for managing the day to day operations of the Agency, coordinating Agency meetings and events, and serving as a liaison for City of Moscow staff and professional service providers.

In April, all of the Commissioners, the Executive Director, and select City staff participated in a day long strategic planning session. The strategic planning session allowed the commissioners to provide input on the purpose and mission of the Agency, discuss redevelopment projects in detail, formulate ideas for committees, provide input for ongoing staff support of the Agency, and develop a prioritized work plan for 2009.

During the first quarter of 2009 the Agency’s new website and logo were released. These improvements have greatly increased the visibility and functionality of the Agency. All of the Agency organizational documents, financial statements, project updates and meeting information is now available on the internet at www.moscowura.com.

This year also brought changes to the Board of Commissioners for the Agency. In addition to the departure of John Weber, who served on the board for many years, Robin Woods also resigned her position on the board to pursue other commitments to statewide economic development. The service of these two dedicated individuals over the years is greatly appreciated. This year Steve McGeehan joined the Agency board to fill the position vacated by Ms. Woods. Steve’s expertise in environmental remediation will be invaluable to the Agency as we move forward with redevelopment projects in Legacy Crossing.

The newly established Marketing Committee, Finance Committee, and Legislative Policy and Government Relations Committee were also active this year and provided recommendations regarding marketing materials for Alturas lots, budget development and lot sales agreement review, and review of legislative proposal that came up during the 2009 legislative session. The Committees are staffed by both Commissioners and dedicated volunteers from the community including Jon Kimberling, Joann Mack, Jim Pilcher, Vicki Jahns, Donna Woolston, Alex Sasser, Tyrone Brooks, and Marshall Comstock.

Other Agency activities this year include the adoption of the FY 2010 Budget, renewal of the City Administrative Services Agreement, providing comment on the City’s Downtown Redevelopment Deign Guidelines, approving an updated appraisal for Alturas Technology park, and supporting several grant applications and community initiatives. All of these activities and organizational improvements have set the stage for the agency to pursue another successful year for the Agency and the Moscow community.

The Districts

Alturas Technology Park

The Alturas Technology Park is the first urban renewal district created by the Moscow Urban Renewal Agency. Alturas is currently home to many of Moscow’s premier high-tech companies, including EMSI, Comtech AHA, Alturas Analytics, Anatech Labs, and BioTracking. The Agency is pleased to report that the investments made in Alturas have increased the total property values in the district to over \$29.7 million, an increase of over \$22 million since the district was created.

This year the businesses in Alturas also experienced additional growth. While Alturas Analytics hosted an open house after settling into their newly constructed laboratory facility, EMSI made the Inc. 500 Fastest Growing Companies listing, the only company in Idaho to make the list. EMSI’s strong growth also lead to a new spin-off company named Populi that has also set up operations in Alturas Technology Park.

A recent fiscal impact analysis conducted this year by Agency and City staff determined that the companies in the Alturas Technology Park generate \$23.6 million in annual sales and have a total fiscal impact on the local economy of over \$35.6 million annually. These companies now have a total payroll of \$6.2 million and pay an average wage of \$50,650, which is significantly higher than the \$29,274 average wage in Latah County.

The Agency is building on these successes to continue its marketing efforts for the six lots that remain under Agency ownership. This year the Agency entered into a agreement for the sale of two lots to a local company that is interested in building a new facility in Alturas. Although the recent economic downturn has delayed completion of the sale this year, both parties are hopeful to close the sale in 2010.



Legacy Crossing

The Legacy Crossing Urban Renewal District was created in June of 2008 and is the Agency’s second urban renewal district. Legacy Crossing covers approximately 163 acres and includes a majority of the blighted and underutilized properties located between Moscow’s historic downtown and the University of Idaho.

During 2009 the Agency entered into its first Owner Participation Agreement in Legacy Crossing for the first phase of the Jackson Street Silos Project. The Agency is working in partnership with the Idaho Department of Environmental Quality to provide reimbursement for the environmental remediation of this cornerstone property. The Silos project is located in a prominent location in Legacy Crossing and is being redeveloped by the owners into a mixed-use facility that will potentially include retail, residential, office, and community-oriented uses.

This year the Agency also partnered with the City of Moscow to apply for two grants from the Environmental Protection Agency that focused on land use planning and environmental remediation in Legacy Crossing. While the first grant was unsuccessful this year, we are hopeful that the second grant will be awarded in 2010 to enable the Agency to provide additional assistance for environmental site assessments in the district. The collaborative partnerships developed for these grants and the Jackson Street Silos Project have laid the groundwork to pursue additional redevelopment projects in Legacy Crossing.

Other significant activity within Legacy Crossing includes the abandonment of the railroad corridor that runs through the center of the district, which will improve access and utility infrastructure availability for many of the properties in the core area of the district. The City also made significant progress on the Downtown Redevelopment Overlay Design Guidelines to enable quality mixed-use development. These efforts will provide additional opportunity for redevelopment projects to move forward in 2010.

