
URBAN RENEWAL AGENCY BOARD
MEETING AGENDA
Tuesday, July 12, 2022 – 12:00 p.m.
City of Lewiston – City Hall Conference Room
1134 “F” Street, Lewiston, Idaho

AS A MATTER OF GOVERNMENTAL TRANSPARENCY, THIS MEETING MAY BE RECORDED, STREAMED LIVE AND/OR ACCESSED AT A LATER TIME. NOTE THAT THIS MAY INCLUDE VIDEO AND AUDIO OF ALL PERSONS PRESENT IN THE ROOM.

Due to COVID-19 and Governor Little’s Stage 4 Order (issued May 11, 2021), the number of people allowed to attend this meeting in-person will be based upon room capacity for 6-foot physical distancing. Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston’s Facebook page or the City’s website at cityoflewiston.org. Persons attending this meeting are strongly encouraged to wear a face covering.

I. CALL TO ORDER

II. CITIZEN COMMENTS – An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions may be made by:

- ✓ Attending in-person
- ✓ Emailing comments and questions prior to the start of the meeting to lvontersch@cityoflewiston.org or dortiz@cityoflewiston.org
- ✓ Mailing written comments prior to the start of the meeting to Laura Von Tersch, PO Box 617, Lewiston ID 83501
- ✓ Calling 208-746-1318 x 7265 and leave a message. Your comments will then be forwarded to the Urban Renewal Agency Board.

III. CONSENT AGENDA (ACTION ITEMS)

- A. Approval of Minutes, June 14, 2022
- B. Approval of Invoices, JBD \$480
- C. Approval of Invoice, Elam & Burke \$22.50

IV. REIMBURSEMENT AGREEMENT BETWEEN THE URA AND LOID (ACTION ITEM)

V. PROGRAMMING OF FUNDS ON HAND, EAST ORCHARDS SEWER (ACTION ITEM)

VI. CONSIDER AMENDING FY 22 BUDGET (ACTION ITEM)

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.

VII. DRAFT FY 23 BUDGET (ACTION ITEM)

VIII. UNFINISHED AND NEW BUSINESS

- A. Board Member Comments**
- B. Staff Comments**

IX. ADJOURN

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact the meeting coordinator at least forty-eight (48) hours in advance of the meeting at 208-746-1318.

June 14, 2022

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, June 14, 2022, at Lewiston City Hall. Interim Chair JoAnne Cole-Hansen called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: JoAnn Cole-Hansen; Don Beck; A.L. "Butch" Alford; Joe Anderson via Zoom; Rick Tousley;

BOARD MEMBERS EXCUSED: None

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist, Jennifer Douglass, URA Attorney; Luke Antonich, City Engineer

II. CITIZEN COMMENTS

None.

III. CONSENT AGENDA (ACTION ITEMS)

- A. Approval of Minutes, May 17, 2022**
- B. Approval of Invoices, JBD \$1,545**
- C. Approval of Invoice, Elam & Burke \$675**

Board members Alford and Tousley moved and seconded, respectively, the approval of the consent agenda with the provided changes to the minutes. The motion carried 5-0.

Board discussed who would be in attendance at the July 12th, 2022 meeting. All members will be in attendance besides Commissioner Tousley.

IV. REIMBURSEMENT AGREEMENT BETWEEN THE URA AND LOID (Discussion)

Chair JoAnn Cole-Hansen excused herself and Commissioner Alford assumed the position as Interim Chair.

Community Development Director VonTersch provided a summary of changes to the Reimbursement Agreement. Commissioners discussed said changes to the Reimbursement Agreement between URA and LOID.

URA Attorney Jennifer Douglas stated she does not recommend not providing a dollar cap and a percentage cap in a situation like this. Ms. Douglas outlined the options for the cap portion of the Reimbursement Agreement. Option 1 is to delete the cap, option 2 is to leave cap at two million and if needed down the road you renegotiate the dollar cap, option 3 is to keep the cap and raise it to a higher dollar amount.

Barney Metz, General Manager with LOID, stated the two million dollar cap and 50% cap seems like double redundancy. They prefer not to have a dollar cap on the project.

Board members Beck and Tousley moved and seconded, respectively, the approval of the changes as outlined in the Memo of June 14th 2022 to the Reimbursement Agreement. The motion carried 4-0.

V. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

None

B. Staff Comments

Staff VonTersch stated there is about \$600,000 reserved for the East Orchards Sewer. Increment has now exceeded the URA payment. There is also \$750,000 that isn't required to be on hand in the bank. Staff recommends spending it or us it to pay down URA debt. Ms. VonTersch reached out to Public Works department and suggest if there is not a project in place by spring then URA should move forward with debt reduction.

Ms. Douglas inquired about hiring a 3rd party contractor to do the work instead of Public Works.

Staff VonTersch stated URA's role has been to be the bank and becoming the contracting party could become a conflict of interest for local engineering firms.

Ms. Douglas asked if URA wants do more work and the URA proposes to City of Lewiston to hire 3rd party does that release the conflict of interest?

Staff VonTersch stated yes.

Acting Interim Chair Alford asked if there is a prepayment penalty? Staff VonTersch stated she would look into it for the next meeting.

Acting Interim Chair Alford asked to add this to the July calendar to take action.

VI. ADJOURN (ACTION ITEM)

There being no further business, Board member Tousley and Beck moved and seconded, respectively to adjourn. The motion carried 4-0 and the Urban Renewal Agency Board adjourned at approximately 12:38 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

DAWN M. ORTIZ,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2022.



608 Chestnut Street
Clarkston, Washington 99403
(208) 746-0344

DOUGLASS LAW
PLLC

STATEMENT

URBAN RENEWAL AGENCY
ATTN: LAURA VON TERSCH
1134 F STREET
LEWISTON ID 83501

DATE: 5/31/2022
ACCOUNT: BUSINESS

DATE		HOURS	AMOUNT
04/03/2022	Balance forward		1,785.00
	BUSINESS-		
04/04/2022	Extensive review of bylaws, proposed amendment draft, resolution for bylaws amendment, emails with staff and chair requesting review prior to meeting	4.00	600.00
04/05/2022	Ongoing consultations with staff, outside counsel MC/EB, review of agenda, edits to proposed docs	2.00	300.00
04/06/2022	Finalizing proposed bylaw amendment drafts for agenda, email consultations with staff	1.20	180.00
04/11/2022	Review of packet, prep for meeting	0.30	45.00
04/12/2022	Review, travel, attend meeting	1.00	150.00
04/27/2022	Consult with staff re bylaws and other agenda matters	0.30	45.00
04/28/2022	Significant consult/drafting bylaws, changes to LOID agreement	1.50	225.00
05/03/2022	review of documents, LOID MOU draft, email to chair, staff and consultation with outside counsel	1.20	180.00
05/09/2022	consult with staff and outside counsel re agenda	0.50	75.00
05/19/2022	consultation with staff re meeting, bylaws, resolution, emails with bank re signatory requirements,	0.50	75.00
05/27/2022	PMT #1474. BUSINESS CHECK		-1,785.00
05/31/2022	reviewing changes to LOID MOU draft, receipt/review of final amended bylaws, consult with staff re prior meeting and upcoming agenda	1.00	150.00

AMOUNT DUE: \$2,025.00

Paid 6/14

1,545.

\$ 480.

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Lewiston Urban Renewal Agency
% Laura Von Tersch, Community Dev. Dir.
City of Lewiston
PO Box 617
Lewiston, ID 83501

MAY 31, 2022

Invoice # 196216

Billing Atty - MSC

RE: Special Counsel

CLIENT/MATTER: 00898-00001
MAY 31, 2022
Invoice # 196216

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	697.50
COSTS ADVANCED	.00
TOTAL INVOICE	697.50
6/14 paid	<u>675.00</u>
	22.50

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Post Office Box 1539
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% Laura Von Tersch, Community Dev. Dir.
City of Lewiston
PO Box 617
Lewiston, ID 83501

MAY 31, 2022

Invoice # 196216

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED
From MAY 3, 2022 Through MAY 31, 2022

RE: Special Counsel

CLIENT/MATTER: 00898-00001

5/03/22	MSC	.40	Call with attorney Douglass to discuss the draft reimbursement agreement.
5/09/22	MSC	2.50	Review and provide comment on the draft reimbursement agreement with LOID. Circulate the same to agency administrator and counsel.
5/11/22	MSC	.20	Review and respond to email communications related to finalizing the MOU for the board packet and final comments re same.

ATTORNEY		RATE	HOURS	AMOUNT	NON-CHARGEABLE HOURS	AMOUNT
Conrad, Meghan S.	Shareholder	225.00	3.10	697.50	.00	.00
			3.10	697.50	.00	.00

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Special Counsel

CLIENT/MATTER: 00898-00001
MAY 31, 2022
Invoice # 196216

COSTS ADVANCED

TOTAL COSTS ADVANCED

.00

INVOICE TOTAL

697.50

REIMBURSEMENT AGREEMENT

Between the Lewiston Orchards Irrigation District and the Urban Renewal Agency of the City of
Lewiston

WHEREAS the Urban Renewal Agency of the City of Lewiston, Idaho ("Agency") is an independent public body corporate and politic, organized and existing pursuant to Idaho Code Section 50, Titles 20 and 29;

WHEREAS the City of Lewiston, Idaho, following notice and public hearing, adopted Ordinance 4732 on December 3, 2018, approving the Urban Renewal Plan (the "Plan") for Revenue Allocation Area # 6 Bryden Avenue ("RAA 6");

WHEREAS pursuant to Idaho law, Agency is authorized and empowered to enter into such contracts as may be necessary to carry out projects consistent with the Plan;

WHEREAS Lewiston Orchards Irrigation District ("LOID") was formed in 1920 pursuant to Idaho Code Title 43 and confirmed by decree in the District Court in and for the County of Nez Perce on May 25, 1920;

WHEREAS LOID is the exclusive provider of domestic and irrigation water to the public within its district, which district includes RAA 6;

WHEREAS LOID intends to enter into a public works contract with a public works contractor to replace and construct aging water infrastructure and improvements along Bryden Avenue;

WHEREAS, the Plan specifically found that water lines on Bryden Avenue are inadequate and obsolete, and that these conditions constitute a constraint upon development and redevelopment and further that such conditions constitute blight;

WHEREAS the Plan objectives include improving infrastructure and to fund projects that solve community problems caused by lack of infrastructure, including the elimination of public safety hazards in the project area such as water flows, which are currently inadequate for fire suppression within RAA 6;

WHEREAS AGENCY has determined that such water infrastructure improvements are essential to health, safety and reduction of blight in RAA 6. Specifically, domestic and irrigation water infrastructure are currently aged beyond capacity, and replacing water infrastructure ensures adequate water pressure for fire suppression to local businesses, thus reducing fire hazards and further promotes economic development along the commercial corridor of RAA 6;

WHEREAS, AGENCY has determined that replacement of both domestic and irrigation water lines is beneficial to the objectives of the Plan, and are an appropriate and allowable cost,

because it is in the public interest to provide clean drinking water and improved irrigation lines within this RAA support fire suppression and fire hydrants along Bryden Avenue;

THEREFORE, AGENCY and LOID agree as follows:

1. LOID agrees to replace domestic and irrigation water lines for public use (the "PROJECT"), in compliance with all applicable City of Lewiston standards, regulations and permits, within the Lewiston Orchards Irrigation District, and within the RAA 6 boundaries on Bryden Avenue as depicted in **Exhibit A**, attached hereto.
2. The PROJECT shall consist of replacing domestic and irrigation water mains in Bryden Avenue with 12" pipe and reconnecting the services and fire hydrants to the new main all within public right of way or within a public utility easement and within RAA#6 and as more fully described and shown on **Exhibit A**.
3. AGENCY agrees to reimburse LOID for approved actual construction costs, which approval shall be in the Agency's absolute discretion, for domestic and irrigation water PROJECT as follows:
 - A. Allowable Costs may include:
 - Design
 - Engineering
 - Bid Assistance
 - Materials
 - Construction
 - Testing and Inspection
 - Patch back
 - B. Up to 50% PERCENT of water infrastructure construction costs. Payments to LOID pursuant to this AGREEMENT are owing only to the extent AGENCY, in its absolute discretion, approves construction costs and payment to LOID as set forth in this Agreement, and further, only to the extent increment is accrued and available in RAA 6 accounts. **To the extent LOID is not fully reimbursed by December 31, 2038, then Agency is not obligated to make any additional payments.** Notwithstanding the above, the Agency reserves the right, in its sole discretion, to pay off the AGENCY-approved reimbursements at any time. Payments to LOID pursuant to this AGREEMENT shall not exceed 50% of the total increment accrued, less reasonable administrative expenses, to RAA 6 between 2022 and 2038.
 - C. Prior to commencing work, LOID will provide to AGENCY: cost estimates for the PROJECT, design and engineering plans for the PROJECT, and letter for City public works indicating design and engineering is in compliance with City standards, regulations and permits. AGENCY approval of the PROJECT is in the AGENCY's absolute discretion.
 - D. LOID shall oversee the project, and shall provide to AGENCY updates at mutually agreeable intervals, but no less frequently than once per quarter during all work being performed on PROJECT.

- E. AGENCY shall not be a party to any contract with a design or engineering professional, or with any contractor performing work on PROJECT, and AGENCY'S obligation shall be limited to reimbursing LOID for AGENCY - approved invoices issued by LOID'S design and engineering professionals and public work contractors.
- F. Prior to payment by AGENCY, LOID shall submit to AGENCY certain cost documentation for AGENCY approval. Such cost documentation shall include:
 - a. schedule of values including line items for the Allowable Costs approved by Agency for reimbursement so they are identifiable separate from other line items.
 - b. invoices marked as paid from LOID's general contractor, subcontractor(s) and material suppliers for each type of Allowable Costs. Invoices shall specify quantities and unit costs of installed materials, and a percentage estimate of how much installed material was used for the PROJECT in comparison to the amount used for the remainder of the project that is not eligible for reimbursement.
 - c. additional documentation or clarification as may be requested by Agency.
 - d. LOID attests that all requested reimbursement expenses are for Allowable Costs within the public right-of-way and/or public easement.
 - e. City attests work is in compliance with City standards, regulations and permits.
 - f. as an alternative to hiring a public works contractor(s) LOID personnel may perform all or some of the project construction and installation work for cost. All invoicing standards still apply.

(collectively, the "Cost Documentation").

1. If Agency disputes any portion of the Cost Documentation relating to Agency-approved actual allowable costs, Agency shall approve payment for the undisputed portion of the invoice. AGENCY and LOID shall use best efforts to resolve any disputed invoice or partial invoice and resolve such disputed amounts as soon as practicable. The parties shall utilize the Dispute Resolution provision herein regarding any amounts still in dispute 60 days following 100% completion of the work in question, prior to resorting to demand or litigation.
2. The PROJECT shall be designed and constructed in compliance with City of Lewiston infrastructure, roadway and stormwater standards and specifications. LOID shall obtain all necessary approvals, licenses and permits from the City of Lewiston or other agencies or political subdivisions with jurisdiction, and provide copies of such approvals, licenses and permits to AGENCY within a reasonable time upon issuance, but not less than ninety (90) days after issuance.
3. To the extent permitted by law, and subject to the Idaho Tort Claims Act, LOID shall defend, indemnify and hold AGENCY and their respective officers, commissioners, agents and employees harmless from and against all liabilities,

obligations, damages, penalties, claims, costs, charges and expenses, including reasonable architect, engineer and attorney fees (collectively referred to in this section as "claim") which may be imposed upon or incurred by or asserted against AGENCY or its respective officers, agents and employees relating to the construction or design of the PROJECT or this Agreement. In the event an action, proceeding or claim is brought against AGENCY or their respective officers, commissioners, agents, employees by reason of such claim, LOID, upon written notice from AGENCY, shall at LOID'S sole expense, resist, defend and be solely responsible for damages arising from such action, proceeding or claim.

4. This AGREEMENT is the entire agreement between the parties and supersedes all other agreements and understandings, written or oral, between the parties with respect to this subject matter hereof. This agreement may be amended or modified only by subsequent written agreement, executed by both parties hereto.
5. All parties hereto are or have been afforded the opportunity to be represented by legal counsel in negotiations and in the preparation of this AGREEMENT. This agreement shall be deemed to be drafted by both parties and shall not be construed against either party.
6. The Parties agree that nothing in this AGREEMENT is intended to create a joint venture, partnership or rights in any third party beneficiaries. Under no circumstances shall this AGREEMENT be construed to create a contract between AGENCY and any designer, engineer or public works contractor, its sole obligation being to pay AGENCY- approved invoices for work performed for LOID, consistent with and to advance the Bryden Avenue Plan, as provided herein.
7. CHOICE OF LAW AND DISPUTE RESOLUTION. This AGREEMENT shall be construed and enforced under the laws of the State of Idaho. Any dispute arising from or related to this AGREEMENT shall be resolved by first participating in mediation in good faith for at least 4 hours with a mediator to be chosen by the parties.
8. ANTIDISCRIMINATION. LOID, for itself and its agents, employees contractors, subcontractors, successors and assigns, agrees that in the design, engineering and construction of the PROJECT, LOID shall not discriminate against any contractor, bidder, employee or applicant for employment on the basis of age, race or ethnicity, disability, color, creed, religion, gender, gender identity or expression, marital status, ancestry, national origin, familial status or sexual orientation, and shall further indemnify AGENCY with respect to all such claims as set forth in Provision 2, herein.
9. SUBORDINATION OF REIMBURSEMENT OBLIGATIONS. The parties agree this Agreement does not provide LOID with a security interest in any Agency revenues for RAA 6 or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code). Notwithstanding anything to the contrary in this

Agreement, the obligation of Agency to make the payments as specified in this Agreement shall be subordinate to all Agency obligations that have committed or in the future commit available Agency revenues, including but not limited to revenue from any Revenue Allocation Area, and may be subject to consent and approval by Agency lenders.

10. EFFECTIVE DATE. The Effective Date of this Agreement shall be the date when this Agreement has been signed by the parties (last date signed). This Agreement shall commence on the Effective Date and shall continue until all obligations of each party are complete, or December 31, 2038, whichever is earlier. LOID must complete the PROJECT within one year or one construction season upon notice by city and completion shall mean that LOID has received certification from the City that the PROJECT meets the requirements set forth in Section 2. If completion is not reach by that date, the Agency may, in its sole discretion, deem LOID to be in default and may terminate this Agreement without penalty.
11. ANTI-BOYCOTT AGAINST ISRAEL CERTIFICATION. In accordance with Idaho Code Section 67-2346, Participant, by entering into this Agreement, hereby certifies that it is not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel or territories under its control.

DATED this _____ day of _____ 2022.

LOID

Barney Metz (or Board Chair)

ATTEST:

Urban Renewal Agency of the City of Lewiston

A.L. Alford Jr. Acting Chair Person

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this _____ day of _____ 2022, before me, a Notary Public, personally appeared A.L Alford Jr, known or identified to me as the Acting Chairman of Urban Renewal Agency, respectively, of the City of Lewiston, and stated that they have the authority to execute this instrument on behalf of the City of Lewiston, and did execute this instrument on behalf of the City of Lewiston.

Notary Public for the State of Idaho

Commission Expires _____

Exhibit A – Project description and map

Phase I – Insert David Evans & Associates work product here, under contract to the City of Lewiston 2022.

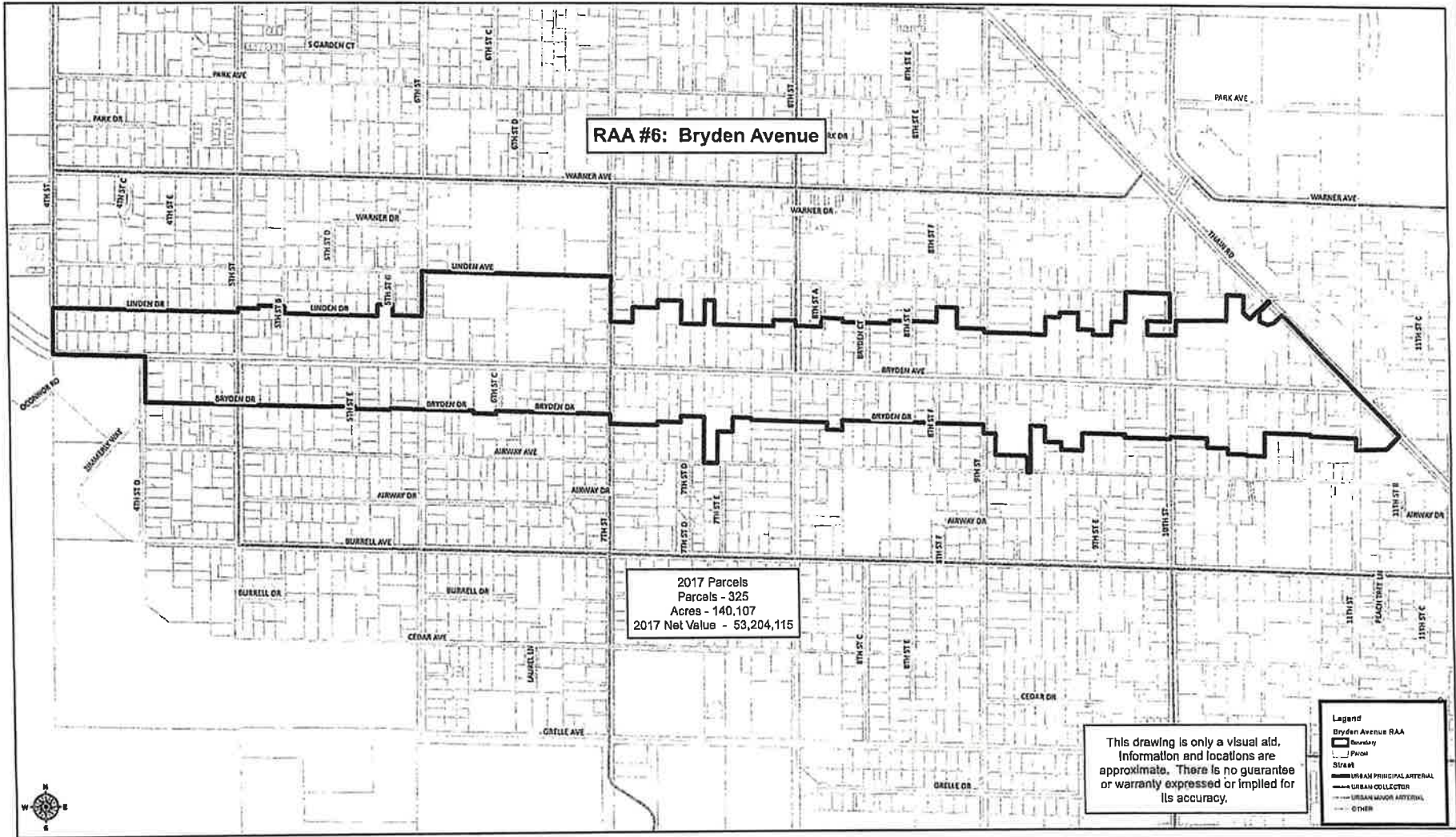
Phase II – Construction documents to be inserted when complete

Phase III – Construction documents to be inserted when complete



EXHIBIT 3: MAP

City of Lewiston COMMUNITY DEVELOPMENT



- H. Interest Only: Payments on the Note shall be interest only from the Closing Date to August 31, 2020 with annual payments of accrued interest on funds drawn each September 1, beginning September 1, 2018 and continuing annually thereafter with the final interest only payment due September 1, 2020 for all accrued but unpaid interest through August 31, 2020.
- I. Amortization: The Note is subject to a seventeen (17) year amortization period beginning September 1, 2020.
- J. Repayment: The Note will be structured with seventeen (17) annual payments of principal and interest payable each September 1, beginning September 1, 2021. The final annual payment of principal and interest is due and payable on September 1, 2037. These payments are to fully amortize the repayment of the Note on or before the Maturity Date and the unpaid principal of the Note together with accrued interest through the Maturity Date shall be repaid on or before the Maturity Date; provided, however, that any funds remaining in the Debt Service Reserve Fund or the Secondary Reserve Fund may be applied to amounts due on the Note on the Maturity Date.
- ✓ K. Prepayment: There is no prepayment during the draw down period ending no later than March 31, 2019. The Agency may prepay the Note, in whole or in part, with 10 days prior written notice to the Bank on any annual payment date on or after September 1, 2021, the effective start date of the amortized debt service schedule if, but only if, Revenue Allocation Proceeds meet or exceed the 1.20x debt service coverage requirement for the previous year. If prepayment is funded from the Agency's "greater-than-anticipated Revenue Allocation Proceeds" (defined as revenues resulting from annual appreciation in excess of the 10-year average of 4.0%) there will be no fee or penalty. If prepayment is a pay down using excess fund balances or from refinancing the Note there will be a 1% fee on extra principal payment amounts paid through Note year eight and no fee after Note year eight. A partial prepayment will not change the annual payment amounts.
- L. "Revenue Allocation Proceeds": means the incremental portion of taxes received by the Agency under the authority of the provisions of Title 50, Chapters 20 and 29, Idaho Code, and the Urban Renewal Plan for the East Orchards Urban Renewal Area, adopted by the City of Lewiston, Idaho, by Ordinance No. 4697 on October 30, 2017, as lawfully available.
- M. Bond Counsel: Hawley Troxell Ennis & Hawley LLP.
- N. 8038-G: Bond Counsel will file a Form 8038-G with the Internal Revenue Service.

Adopted

URA BUDGET FY22

Adopted 8/10/21

	AREA 4 MEM	AREA 5 EOS	AREA 6 BRYDEN	TOTAL
REVENUES				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Tax Receipts	226,990	188,970	149,590	565,550
Interest	110	70	110	290
City of Lewiston	-	-	-	-
Total Revenues	\$ 227,100	\$ 189,040	\$ 149,700	\$ 565,840
EXPENSES				
Project Costs	\$ 223,417	\$ 300,000	\$ 100,000	\$ 623,417
Bond Costs	-	-	-	-
Interest	-	54,366	-	54,366
Principle	-	94,584	-	94,584
Professional Services (1)	12,000	-	12,000	24,000
Publications/misc	500	-	500	1,000
Total Expenses	\$ 235,917	\$ 448,950	\$ 112,500	\$ 797,367
Subtotal: Revenues Less Expenses	\$ (8,817)	\$ (259,910)	\$ 37,200	\$ (231,527)
FUND BALANCE BEGINNING OF YEAR	\$ 85,971	\$ 982,975	\$ 191,766	\$ 1,260,712
PLUS TOTAL REVENUES	227,100	189,040	149,700	565,840
LESS TOTAL EXPENSES	235,917	448,950	112,500	797,367
FUND BALANCE END OF YEAR	\$ 77,154	\$ 723,065	\$ 228,966	\$ 1,029,185
Debt Service Reserve		\$ 589,604		
Available Fund Balance	\$ -	\$ 133,461	\$ -	

(1) Audit, Insurance, Legal, RAI Dues, Director Services, Bond Trustee

July 9, 2021

Proposed

URA BUDGET FY22

	AREA 4 MEM	AREA 5 EOS	AREA 6 BRYDEN	TOTAL
REVENUES				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Tax Receipts	226,990	400,000	149,590	776,580
Interest	110	170	110	\$ 390
City of Lewiston	-	-	-	\$ -
Total Revenues	\$ 227,100	\$ 400,170	\$ 149,700	\$ 776,970
EXPENSES				
Project Costs	\$ -	\$ 600,000	\$ 100,000	\$ 700,000
Bond Costs	-	-	-	\$ -
Debt	223,417	-	-	\$ 223,417
Interest	-	54,366	-	\$ 54,366
Principle	-	94,584	-	\$ 94,584
Professional Services (1)	12,000	-	12,000	\$ 24,000
Publications/misc	500	-	500	\$ 1,000
Total Expenses	\$ 235,917	\$ 748,950	\$ 112,500	\$ 1,097,367
Subtotal: Revenues Less Expenses	\$ (8,817)	\$ (348,780)	\$ 37,200	\$ (320,397)
FUND BALANCE BEGINNING OF YEAR	\$ 85,971	\$ 1,366,919	\$ 191,766	\$ 1,644,656
PLUS TOTAL REVENUES	227,100	400,170	149,700	776,970
LESS TOTAL EXPENSES	235,917	748,950	112,500	1,097,367
FUND BALANCE END OF YEAR	\$ 77,154	\$ 1,018,139	\$ 228,966	\$ 1,324,259
Debt Service Reserve		\$ 628,520		
Available Fund Balance	\$ -	\$ 389,619	\$ -	

(1) Audit, Insurance, Legal, RAI Dues, Director Services, Bond Trustee

June 17, 2022

Proposed

URA BUDGET FY23

Adopted X/XX/22

	AREA 4 MEM	AREA 5 EOS	AREA 6 BRYDEN	AREA 7 DOWNTOWN
REVENUES				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Tax Receipts	400,000	400,000	380,000	100,000
Interest	200	200	180	100
City of Lewiston	-	-	-	-
Total Revenues	\$ 400,200	\$ 400,200	\$ 380,180	\$ 100,100
EXPENSES				
Project Costs	\$ 149,000.00 (2)	\$ 380,000	\$ 100,000	\$ -
Bond Costs	-	-	-	-
Debt	-	-	-	-
Interest	-	54,366	-	-
Principle	-	94,584	-	-
Professional Services (1)	15,000	-	15,000	15,000
Publications/misc	500	-	500	500
Total Expenses	\$ 164,500	\$ 528,950	\$ 115,500	\$ 15,500
Subtotal: Revenues Less Expenses	\$ 235,700	\$ (128,750)	\$ 264,680	\$ 84,600
FUND BALANCE BEGINNING OF YEAR	\$ 200,000	\$ 1,018,139	\$ 300,000	\$ -
PLUS TOTAL REVENUES	400,200	400,200	380,180	100,100
LESS TOTAL EXPENSES	164,500	528,950	115,500	15,500
FUND BALANCE END OF YEAR	\$ 435,700	\$ 889,389	\$ 564,680	\$ 84,600
Debt Service Reserve		\$ 589,604		
Available Fund Balance	\$ -	\$ 299,785	\$ -	\$ -

(1) Audit, Insurance, Legal, RAI Dues, Director Services, Bond Trustee

(2) Final reimbursement to City for Hwy 12/21st reconstruction

June 17, 2022