Lewiston Urban Renewal Agency
REGULAR MEETING AGENDA
November 12, 2024 - 12:00 PM
Lewiston City Hall – Back Conference Room – 1134 F Street
Lewiston, Idaho 83501

Seating will be available on a first-come, first-served basis.

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 can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to khollingshead@cityoflewiston.org or dortiz@cityoflewiston.org; 3) mailing written comments prior to the start of the meeting to Katie Hollingshead, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Agency.

III. ACTIVE AGENDA

A. APPROVAL OF MINUTES, OCTOBER 8, 2024 – ACTION ITEM

B. APPROVAL OF INVOICES – ACTION ITEM

1. O'SULLIVAN LEGAL PLLC, LEGAL SERVICES, OCTOBER 2024, $238.50:

C. APPROVAL OF ENGAGEMENT LETTER WITH PRESNELL GAGE, ANNUAL AUDIT

D. REVIEW OF FINANCIAL SUMMARY – INFORMATION ITEM

1. SEPTEMBER 2024:

2. OCTOBER 2024:

E. WELCH COMER PRESENTATION ON REIMAGINE DOWNTOWN PROJECT

F. REVIEW OF REVENUE ALLOCATION AREA #7, DOWNTOWN, PLAN AND PROJECTS

G. FINAL REIMBURSEMENTS FOR REVENUE ALLOCATION AREA #4, MAIN EAST MAIN

IV. UNFINISHED & NEW BUSINESS

A. BOARD MEMBER COMMENTS

B. STAFF COMMENTS

V. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified 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 Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, October 8, 2024, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Sheila Bond, Chairperson; Don Beck; A.L. "Butch" Alford; Joe Anderson; Joe Gish, Vice Chairperson;

BOARD MEMBERS EXCUSED: Jim Kleeburg; Tim Switzer;

STAFF MEMBERS PRESENT: Shannon Grow, Community Development Director; Katie Hollingshead, URA Director; Luke Antonich, City Engineer; Joe Kaufman, Engineering Supervisor

OTHERS PRESENT: Thad O'Sullivan, URA Legal Counsel (via Zoom); Ryan Rheder, Merrick

II. CITIZEN COMMENTS

None.

III. ACTIVE AGENDA (ACTION ITEM)

A. Approval of Minutes, September 10, 2024 – Action Item
Board members Anderson and Alford moved and seconded, respectively, to approve the September 10, 2024 minutes. Motion passed 4-0-1, with Vice Chair Gish abstaining because he had not attended the meeting.

B. Approval of Invoices – Action Item

1. O'Sullivan Legal PLLC, Legal Services, September 2024, $132.50
Board member Alford and Vice Chair Gish moved and seconded, respectively, to approve the O'Sullivan Legal PLLC invoice. Motion passed 5-0.
2. City of Lewiston Reimbursement for East Orchards Sewer, $101,974.75
Director Hollingshead explained that each of the invoices submitted had been broken out on the spreadsheet provided in the meeting packet showing the total dollar amount approved and the corresponding invoices for each separate part of the project.
Vice Chair Gish and Board member Anderson moved and seconded, respectively, to approve the City of Lewiston Reimbursement for East Orchards Sewer invoice. Motion passed 5-0.

C. Review of Financial Summary – Information Item

Director Hollingshead stated that there was not a financial summary yet for September because not all of the bank statements had been received. This agenda item will be moved to the November meeting.

D. Rock Boring Study – Review with Merrick

Engineering Supervisor Joe Kaufman reviewed the GIS map that had been provided to the board showing the existing manholes and the depth of rock along each of the segments in the East Orchards Sewer Revenue Allocation Area.

Board member Alford asked for some clarification on the orientation of the map. Engineering Supervisor Kaufman stated that the most southern markers are along Ripon, or segments 15 and 16.

Ryan Rehder from Merrick passed out updated cost estimates on the 5 segments that have been designed and discussed putting the project out for bid this winter. Vice Chair Gish asked if they knew which segments would require blasting. Mr. Rehder stated that all segments will require some rock excavation but that none would require blasting, other means are used to break up the rock.

The board discussed next steps and Director Hollingshead reminded the board that they had already voted to move forward with putting Segments 17, 18 and 19 out to bid and if there were not enough funds that 19 could be an alternative.

IV. <u>UNFINISHED AND NEW BUSINESS</u>

A. Board Member Comments

No Board Member comments.

B. Staff Comments

Director Hollingshead asked if there were any board members who would be unable to attend the November 12 regular meeting. Vice Chair Gish and Board member Anderson will not be in attendance.

V. <u>ADJOURN (ACTION ITEM)</u>

There being no further business, Board members Alford and Anderson moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 12:45 p.m.

RESPECTFULLY SUBMITTED,	ATTEST:
___________________________	___________________________________
KATIE HOLLINGSHEAD, RECORDING SECRETARY	URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of ________________, 2024.

O'Sullivan Legal PLLC

PO Box 8027
3120 S Grand Blvd
Spokane, 99203

PHONE: 5094344547

INVOICE

INVOICE NUMBER: 315
INVOICE DATE: NOVEMBER 04, 2024

City of Lewiston URA
215 D Street
Lewiston, ID 83501

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
OCT-08-24	General Legal	Review documents; attend meeting	0.90	$265.00	$238.50
		Total amount of this invoice			$238.50

October 1, 2024

Board of Commissioners
Urban Renewal Agency of the City of Lewiston
Lewiston, ID 83501

We are pleased to confirm our understanding of the services we are to provide for the Urban Renewal Agency of the City of Lewiston for the year ended September 30, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the major fund, and the disclosures, which collectively comprise the basic financial statements of the Urban Renewal Agency of the City of Lewiston as of and for the year ended September 30, 2024.

Accounting standards generally accepted in the United States of America (GAAP) provide for certain Required Supplementary Information (RSI), such as the Management's Discussion and Analysis (MD&A), to supplement the Urban Renewal Agency of the City of Lewiston's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Urban Renewal Agency of the City of Lewiston's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by United States generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis

2. Budgetary Comparison Schedules for Major Funds

Lewiston Office: 1216 Idaho Street, Lewiston, Idaho 83501, (208) 746-8281
Moscow Office: 609 South Washington, Suite 202, Moscow, Idaho 83843, (208) 882-2211
Grangeville Office: 109 South Mill Street, Grangeville, Idaho 83530, (208) 983-1254
Orofino Office: P.O. Box 632, 216 Johnson Avenue, Orofino, Idaho 83544, (208) 476-3012
Pullman Office: 1230 SE Bishop Blvd., Pullman, Washington 99163, (509) 332-6541
Eagle Office: 1159 E Iron Eagle Drive, Suite 100, Eagle, Idaho 83616, (208) 319-2929

We have also been engaged to report on supplementary information other than RSI that accompanies the Urban Renewal Agency of the City of Lewiston's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

1. Schedule of Revenues, Expenditures, and Changes in Fund Balances - Government Funds

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the Urban Renewal Agency of the City of Lewiston, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risks of material misstatement as part of our audit planning:

- Management override
- Revenue recognition
- Completeness of revenue
- Misappropriation of assets
- Cutoff of expenditures
- Authorization of expenses
- Nonroutine transactions

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the Agency and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Urban Renewal Agency of the City of Lewiston's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the Urban Renewal Agency of the City of Lewiston in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Agency from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Agency involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Agency received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Agency complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Agency; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Presnell Gage, PLLC, and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to an Oversight Agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Presnell Gage, PLLC, personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Oversight Agency. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the parties contesting the audit finding for guidance prior to destroying the audit documentation.

Dawn Aliverti, CPA, is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately October 30, 2023, and to issue our reports no later than January 31, 2024.

Our fee for these services will be $5,350. The fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we make available to you a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our 2020 peer review report accompanies this letter.

Reporting

We will issue a written report upon completion of our audit of the Urban Renewal Agency of the City of Lewiston's financial statements. Our report will be addressed to the Board of Commissioners of the Urban Renewal Agency of the City of Lewiston. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the Urban Renewal Agency of the City of Lewiston is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the Urban Renewal Agency of the City of Lewiston and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Presnell Gage, PLLC

PRESNELL GAGE, PLLC

RESPONSE:

This letter correctly sets forth the understanding of the Urban Renewal Agency of the City of Lewiston.

____________________________________ ____________________________________

Signature Title

URBAN RENEWAL AGENCY
FISCAL YEAR 2024
SUMMARY OF ACTIVITY (as of 9/30/24)

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
9/30/2023		**563,966.99**	**1,322,476.10**	**850,584.12**	**86,535.74**	**2,823,562.95**
RECEIPTS:						
Monthly Urban Renewal	OCT'23-SEPT'24	555,204.82	685,823.38	544,772.38	252,746.74	2,038,547.32
Collections (Property Tax)						-
Reimbursements	OCT'23-SEPT'24					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'23-SEPT'24	3,490.94	1,708.08	4,713.43	714.13	10,626.58
State Investment Interest Earned	OCT'23-SEPT'24	22,681.35	12,993.13	42,128.66	7,879.06	85,682.20
EXPENDITURES:						
Pmt to Elam & Burke	OCT'23	(8.33)		(8.34)	(8.33)	(25.00)
Pmt to City of Lewiston	OCT'23		(21,227.65)			(21,227.65)
Pmt to Redevelopment Association of ID	NOV'23	(650.00)	(650.00)	(650.00)	(650.00)	(2,600.00)
Pmt to O'Sullivan Legal PLLC	JAN'24	(251.75)	(251.75)	(251.75)	(251.75)	(1,007.00)
Pmt to Elam & Burke	FEB'24	(187.50)	(187.50)	(187.50)	(187.50)	(750.00)
Pmt to O'Sullivan Legal PLLC	FEB'24	(66.25)	(66.25)	(66.25)	(66.25)	(265.00)
Pmt to O'Sullivan Legal PLLC	MAR'24	(99.37)	(99.38)	(99.38)	(99.37)	(397.50)
Pmt to ICRMP	MAR'24	(271.50)	(271.50)	(271.50)	(271.50)	(1,086.00)
Pmt to City of Lewiston	MAR'24	(3,779.69)	(3,779.69)	(3,779.69)	(3,779.68)	(15,118.75)
Pmt to Tribune Publishing Company	APR'24	(8.01)	(8.01)	(8.01)	(8.01)	(32.04)
Pmt to O'Sullivan Legal PLLC	APR'24	(112.62)	(112.63)	(112.63)	(112.62)	(450.50)
Pmt to Tribune Publishing Company	MAY'24	(32.14)	(32.14)	(32.14)	(32.14)	(128.56)
Pmt to O'Sullivan Legal PLLC	MAY'24	(185.50)	(185.50)	(185.50)	(185.50)	(742.00)
Pmt to Presnell Gage PLLC	MAY'24	(1,275.00)	(1,275.00)	(1,275.00)	(1,275.00)	(5,100.00)
Pmt to Tribune Publishing Company	JUN'24	(47.50)	(47.50)	(47.50)	(47.50)	(190.00)
Pmt to O'Sullivan Legal PLLC	JUN'24	(33.12)	(33.13)	(33.13)	(33.12)	(132.50)
Pmt to O'Sullivan Legal PLLC	JUL'24	(33.13)	(33.13)	(33.12)	(33.12)	(132.50)
Pmt to City of Lewiston	JUL'24		(21,865.85)			(21,865.85)
Pmt to City of Lewiston	AUG'24	(3,779.69)	(3,779.69)	(3,779.69)	(3,779.68)	(15,118.75)
Pmt to O'Sullivan Legal PLLC	AUG'24	(33.12)	(33.12)	(33.13)	(33.13)	(132.50)
Pmt to City of Lewiston - Rebate	AUG'24	(516,060.00)				(516,060.00)
Pmt to Nez Perce County - Rebate	AUG'24	(305,550.00)				(305,550.00)
Pmt to Lewiston Independent School - Rebate	AUG'24	(72,180.00)				(72,180.00)
Pmt to Port of Lewiston - Rebate	AUG'24	(6,210.00)				(6,210.00)
Pmt to Banner Bank for Bond Payment	AUG'24		(148,949.56)			(148,949.56)
Pmt to O'Sullivan Legal PLLC	SEPT'24	(33.13)	(33.13)	(33.12)	(33.12)	(132.50)
Pmt to Tribune Publishing Company	SEPT'24		(73.34)	(73.33)	(73.33)	(220.00)
Pmt to ICRMP	SEPT'24		(435.34)	(435.33)	(435.33)	(1,306.00)
Pmt to City of Lewiston - Rebate	SEPT'24	(131,882.00)				(131,882.00)
Pmt to Nez Perce County - Rebate	SEPT'24	(78,085.00)				(78,085.00)
Pmt to Lewiston Independent School - Rebate	SEPT'24	(18,446.00)				(18,446.00)
Pmt to Port of Lewiston - Rebate	SEPT'24	(1,587.00)				(1,587.00)
						-
						-
BALANCE		**4,456.75**	**1,819,569.90**	**1,430,802.55**	**336,479.69**	**3,591,308.89**
Restricted & Reserved Funds						
#5 Debt Service Reserve Primary - Banner[1]			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner[1]			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
AVAILABLE FUNDS		**4,456.75**	**1,191,051.27**	**1,430,802.55**	**336,479.69**	**2,962,790.26**

	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill #7	
Twin River National Bank	4,456.40	304,143.73	33,673.89	28,600.63	370,874.65
Banner Bank - Public Funds Checking Unrestricted		501,914.41		-	501,914.41
Banner Bank - Public Fund Checking Restricted		628,518.63		-	628,518.63
State Investment Pool Fund	0.35	384,993.13	1,397,128.66	307,879.06	2,090,001.20
	4,456.75	1,819,569.90	1,430,802.55	336,479.69	3,591,308.89

[1]URA is committed to reimbursing the City $552,787.59 upon the debt service reserve being released by the bank.

URBAN RENEWAL REVENUE ALLOCATION AREA #5

EAST ORCHARDS SEWER

Summary of Funds

30-Sep-24

			Banner Bank Checking Account					
Date	Description	Debt Balance	Primary Reserve	Secondary Reserve	Capitalized Interest	Available Funds	Twin River	Totals
10/1/2023	Beginning Balance	1,187,533.97	228,518.63	400,000.00	-	58,616.02	635,341.45	1,322,476.10
10/9/2023	Funds Transfer					635,341.45	(635,341.45)	-
10/9/2023	City of Lewiston					(21,227.65)		(21,227.65)
10/31/2023	Property Taxes						1,408.70	1,408.70
10/31/2023	Interest						2.06	2.06
11/17/2023	Property Taxes						1,528.22	1,528.22
11/8/2023	Check#1521						(650.00)	(650.00)
11/30/2023	Interest						2.82	2.82
12/13/2023	Property Taxes						38,902.32	38,902.32
12/31/2023	Interest						51.19	51.19
1/9/2024	Check#1522						(251.75)	(251.75)
1/30/2024	Property Taxes						347,950.28	347,950.28
1/31/2024	Interest						315.26	315.26
2/6/2024	STP Transfer						(372,000.00)	(372,000.00)
2/13/2024	Check#1523						(187.50)	(187.50)
2/13/2024	Check#1524						(66.25)	(66.25)
2/16/2024	Property Taxes						2,243.43	2,243.43
2/29/2024	Interest						90.11	90.11
3/11/2024	Check#1525						(99.38)	(99.38)
3/11/2024	Check#1526						(271.50)	(271.50)
3/11/2024	Check#1527						(3,779.69)	(3,779.69)
3/14/2024	Property Taxes						2,516.77	2,516.77
3/31/2024	Interest						15.92	15.92
4/10/2024	Property Taxes						8,037.51	8,037.51
4/15/2024	Check#1528						(8.01)	(8.01)
4/15/2024	Check#1529						(112.63)	(112.63)
4/30/2024	Interest						20.52	20.52
5/13/2024	Check#1530						(32.14)	(32.14)
5/13/2024	Check#1531						(185.50)	(185.50)
5/13/2024	Check#1532						(1,275.00)	(1,275.00)
5/16/2024	Property Taxes						1,003.49	1,003.49
5/31/2024	Interest						20.76	20.76
6/11/2024	Check#1533						(47.50)	(47.50)
6/11/2024	Check#1534						(33.13)	(33.13)
6/13/2024	Property Taxes						5,430.34	5,430.34
6/30/2024	Interest						23.56	23.56
7/9/2024	Check#1535						(33.13)	(33.13)
7/9/2024	City of Lewiston					(21,865.85)		(21,865.85)
7/30/2024	Property Taxes						269,682.64	269,682.64
7/30/2024	Property Taxes						11.62	11.62
7/31/2024	Interest						62.95	62.95
8/13/2024	Check#1537						(3,779.69)	(3,779.69)
8/13/2024	Check#1538						(33.12)	(33.12)
8/15/2024	Property Taxes						6,153.42	6,153.42
8/30/2024	Bond Payment	(114,848.86)				(148,949.56)		(148,949.56)
8/31/2024	Interest						809.78	809.78
9/10/2024	Check#1543						(33.13)	(33.13)
9/10/2024	Check#1544						(73.34)	(73.34)
9/10/2024	Check#1545						(435.34)	(435.34)
9/13/2024	Property Taxes						864.53	864.53
9/30/2024	Interest						383.26	383.26
		1,072,685.11	228,518.63	400,000.00	-	501,914.41	304,143.73 *	1,434,576.77

Banner Bank Balance	1,130,433.04

Balance of Bonds Outstanding	
9/30/2024	1,072,685.11

www.welchcomer.com
O: 509-505-5551
F: 208-664-5946
5620 E Desmet Ave
Spokane, WA 99212

Memorandum

TO: SHANNON GROW, DIRECTOR LEWISTON URA

FROM: MELISSA CLEVELAND, P.E.

PRJ. #: 48003

SUBJECT: MAIN STREET CORRIDOR IMPROVEMENTS

DATE: NOVEMBER 5, 2024

CC: KATIE HOLLINGSHEAD, ASSISTANT PLANNER

Thank you for the opportunity to provide the Lewiston URA with a brief overview of the Main Street Corridor Improvement Preliminary Design and answer any questions they may have. I would also like to solicit any specific thoughts the URA Board members may have about achieving the project's objective of revitalizing Main Street's infrastructure to develop a people-centric downtown that stimulates private investment.

The underground infrastructure in Main Street is substandard and in some cases pre-dates WWI. The water, sewer, and stormwater mains and the services will be replaced with this project. We will show anticipated disturbance areas during the presentation, but the short story is that most of the above ground infrastructure will be impacted by the underground utility reconstruction. Throughout the 10% design, the question has been - what do we put back to achieve the City's goals?

The final general open house is Wednesday November 13th, so I'll also encourage URA members to attend.

I am planning to provide the URA with a brief review of the process to date with a focus on describing how public engagement has shaped the 10% design. I anticipate a 20-minute presentation with discussion with the URA board to follow.

Please let me know if there are other specific areas you would like me to address, and I will be happy to add that to my presentation.

Enclosure: handouts and presentation slides

CITY OF LEWISTON

MAIN STREET CORRIDOR IMPROVEMENTS
Lewiston URA

November 12, 2024

WELCH-COMER ENGINEERS | SURVEYORS

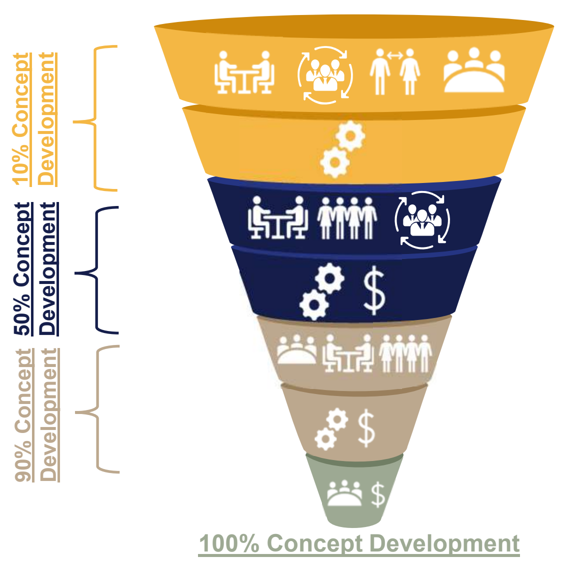
GGLO

Bernardo Wills

WITH RECRAFT, KITTELSON & ASSOCIATES, QUALITY COUNTS, AND GEOPROFESSIONALS, INC

1

Concept Design Process & Schedule



- June 3, 2024 - City Council Meeting #1
- June 25, 2024 - Steering Committee Mtg #1
- June–July 2024 - Property/Business Owner Interviews
- July 30, 2024 - Business/Property Owner Mtg #1

- Refine Concepts

- August 20, 2024 - Steering Committee Mtg #2 -
- Sept, 3, 2024 - City Council Meeting
- Sept. 10, 2024 - General Public Meeting No. 1
- October 1, 2024 - Business & Property Owner Meeting No. 2

- Refine Concepts and Estimate Costs

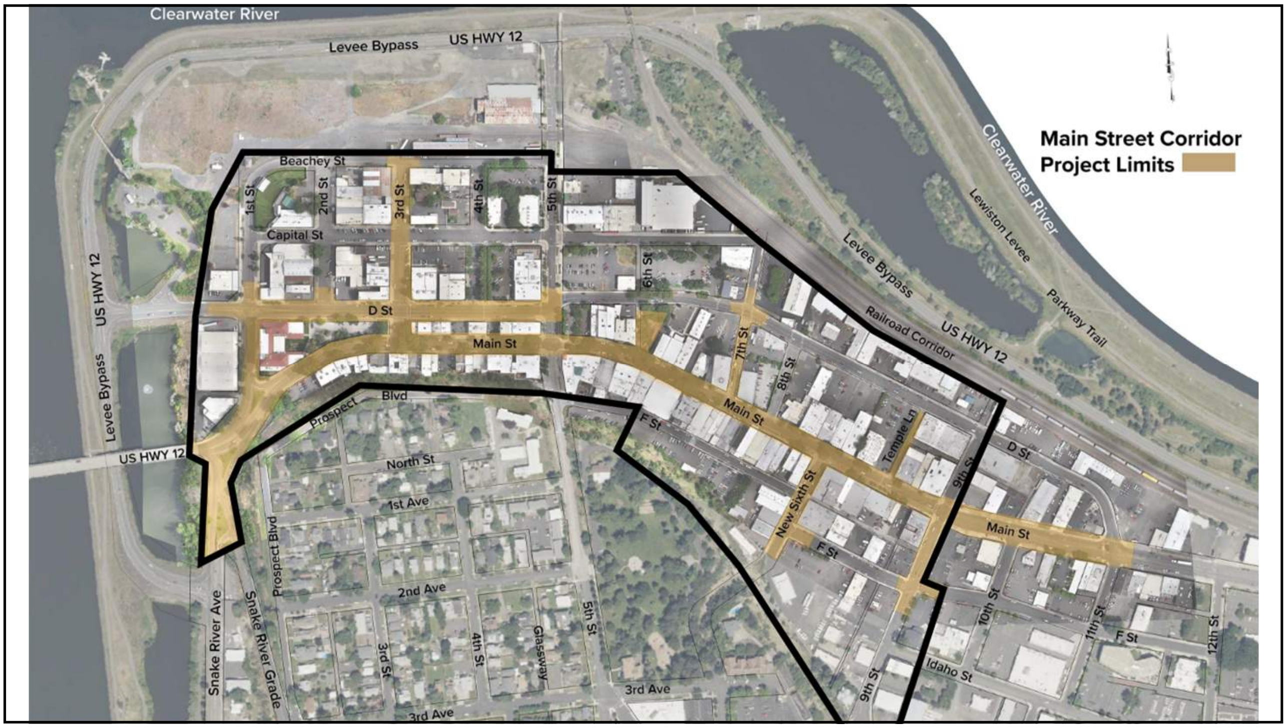
- October 22, 2024 - Steering Committee #3
- November 4, 2024 – City Council Update
- November 13, 2024 - General Public Meeting #2

- Finalize Concepts and Estimate Costs

- November 25, 2024 - City Council Presentation

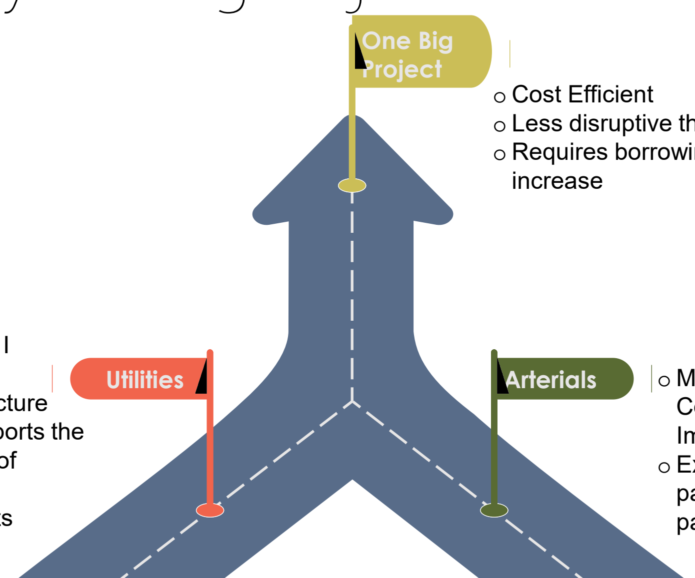
- May 2025 - General Obligation Bond Election

2



3

Why One Big Project?



One Big Project

- Cost Efficient
- Less disruptive than multiple projects
- Requires borrowing funds, but no tax increase

Utilities

- Pre-WW I
- Critical Infrastructure that supports the majority of Lewiston Residents

Arterials

- Main Street is the Council's #1 Arterial Improvement Project
- Existing revenues will pay the G.O. Bond loan payments

renew. rebuild. restore. rehabilitate. revitalize. repair. revive.

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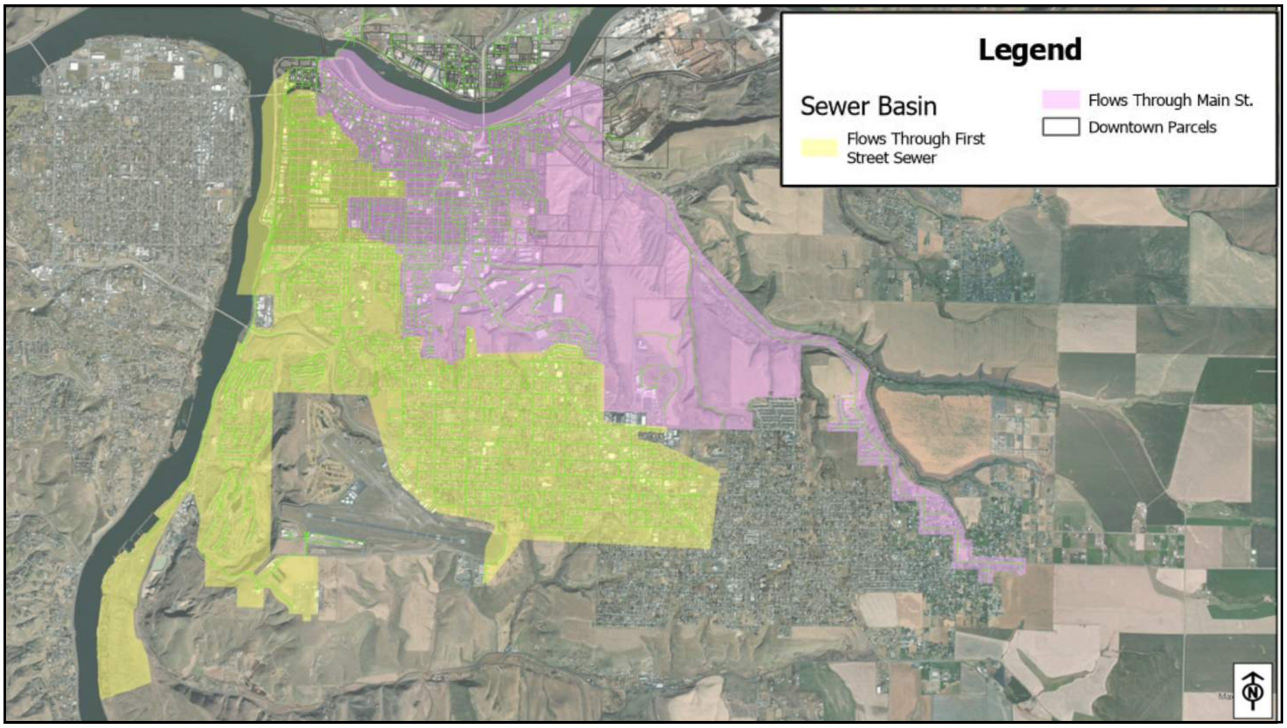
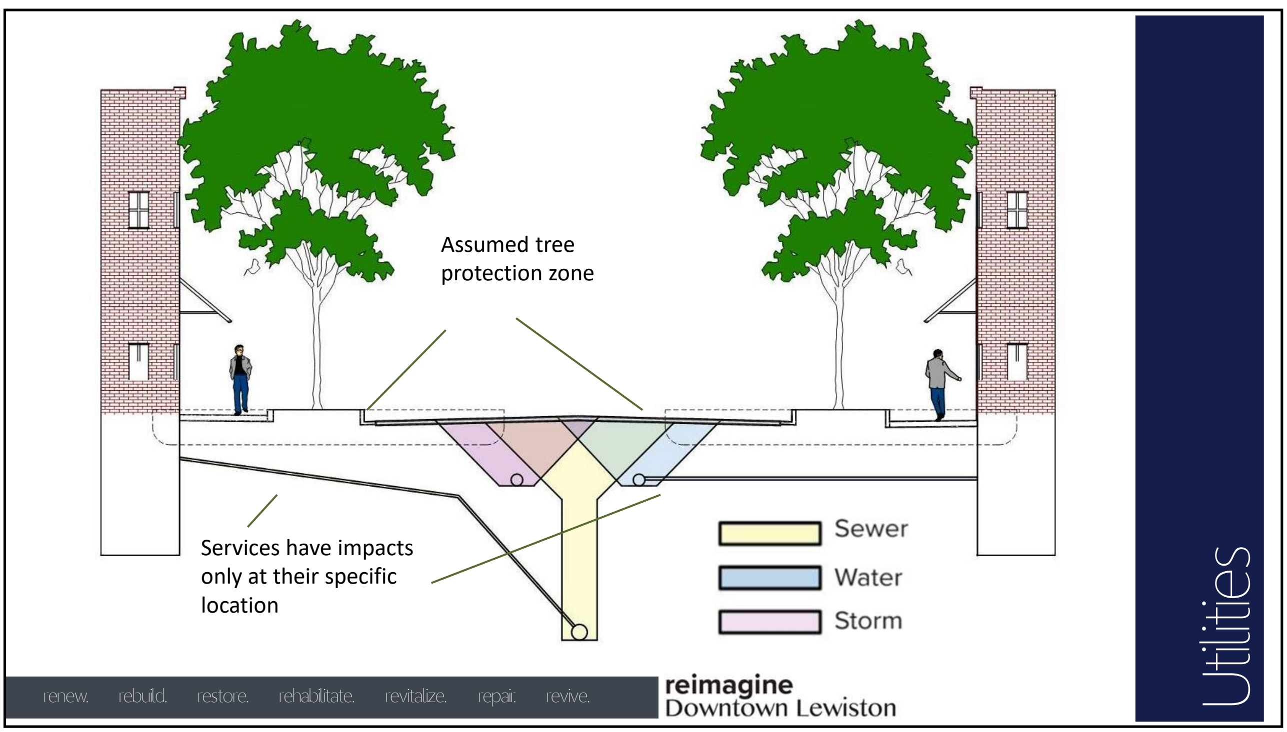
4


Legend
Sewer Basin
Flows Through First Street Sewer
Flows Through Main St.
Downtown Parcels

5


Assumed tree protection zone
Services have impacts only at their specific location
Sewer
Water
Storm
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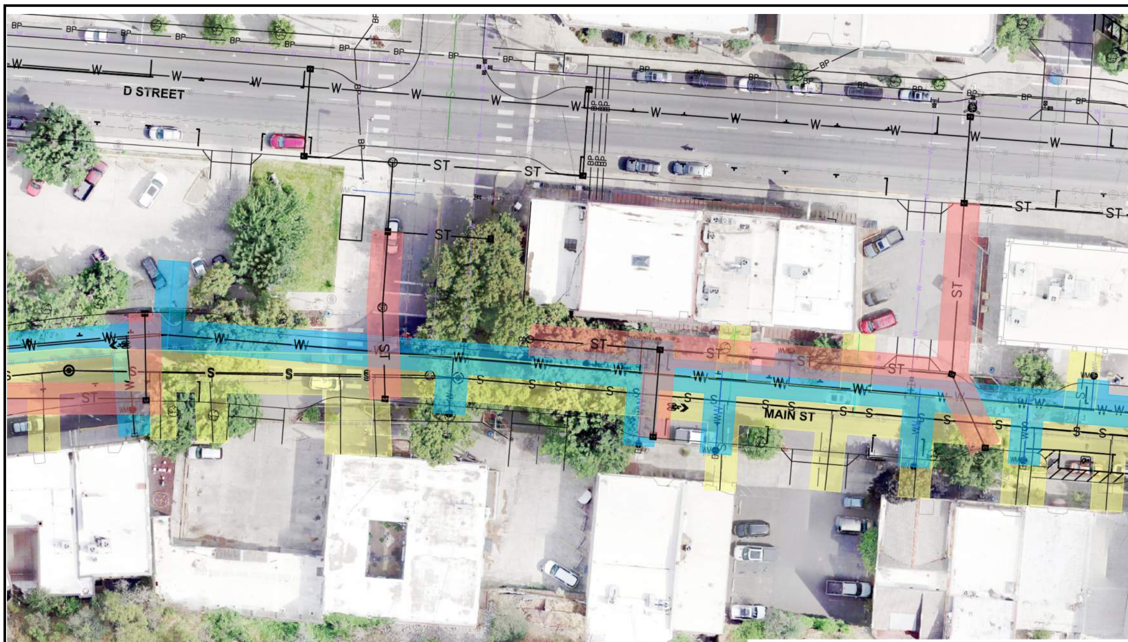
Downtown Lewiston
Utilities

6



Utilities

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G.O. Bond

Hypothetical $20 million project

1
- Build soon with $20 million loan (i.e. bond)
- Pay back with ~$1.45 million annual payments over 20 years
- $29 million total paid

2
- Build in 4 separate projects over 20 years
- $40 million total paid
- Less consistency
- More impact to downtown

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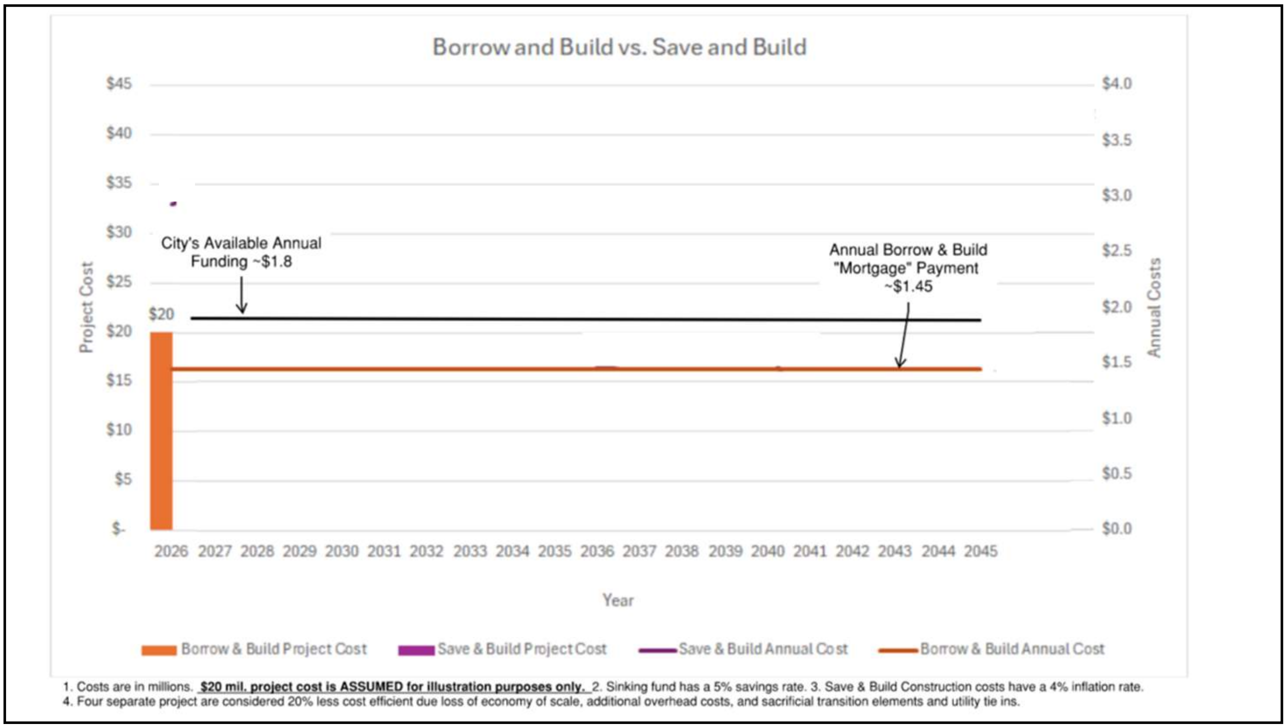
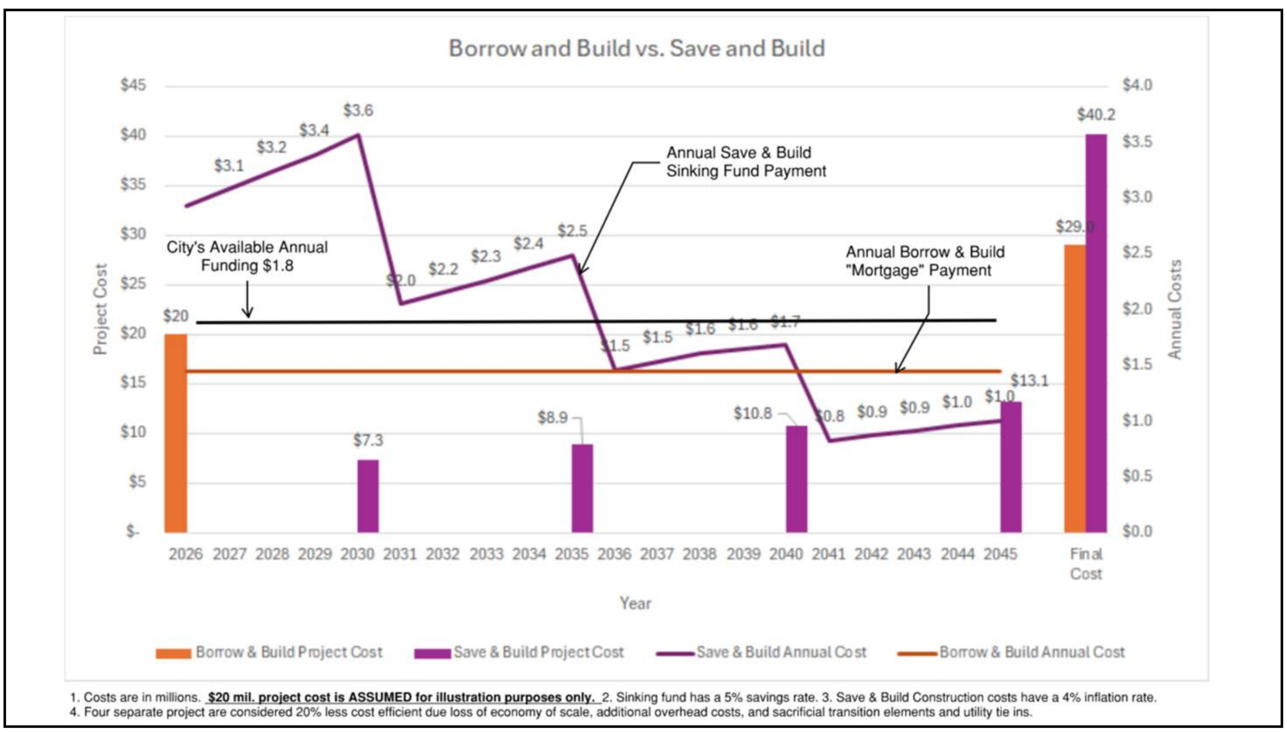
8


Borrow and Build vs. Save and Build
Project Cost
Annual Costs
City's Available Annual Funding ~$1.8
Annual Borrow & Build "Mortgage" Payment ~$1.45
$20
Year
Borrow & Build Project Cost
Save & Build Project Cost
Save & Build Annual Cost
Borrow & Build Annual Cost
1. Costs are in millions. $20 mil. project cost is ASSUMED for illustration purposes only. 2. Sinking fund has a 5% savings rate. 3. Save & Build Construction costs have a 4% inflation rate.
4. Four separate project are considered 20% less cost efficient due loss of economy of scale, additional overhead costs, and sacrificial transition elements and utility tie ins.

9


Borrow and Build vs. Save and Build
Project Cost
Annual Costs
Annual Save & Build Sinking Fund Payment
City's Available Annual Funding $1.8
Annual Borrow & Build "Mortgage" Payment
$40.2
$29.0
$13.1
$10.8
$8.9
$7.3
$20
Final Cost
Year
Borrow & Build Project Cost
Save & Build Project Cost
Save & Build Annual Cost
Borrow & Build Annual Cost
1. Costs are in millions. $20 mil. project cost is ASSUMED for illustration purposes only. 2. Sinking fund has a 5% savings rate. 3. Save & Build Construction costs have a 4% inflation rate.
4. Four separate project are considered 20% less cost efficient due loss of economy of scale, additional overhead costs, and sacrificial transition elements and utility tie ins.

10

Substantial Public Outreach

- 3 Steering Committee Meetings
- 2 Business and Property Owner Meetings
- 1 General Open House
- 1 More General Open House to Come
- Public and Business/property owner survey (148 responses)
- 41 stakeholder interviews
- Meetings with stakeholder groups
- Bi-weekly coordination with City staff

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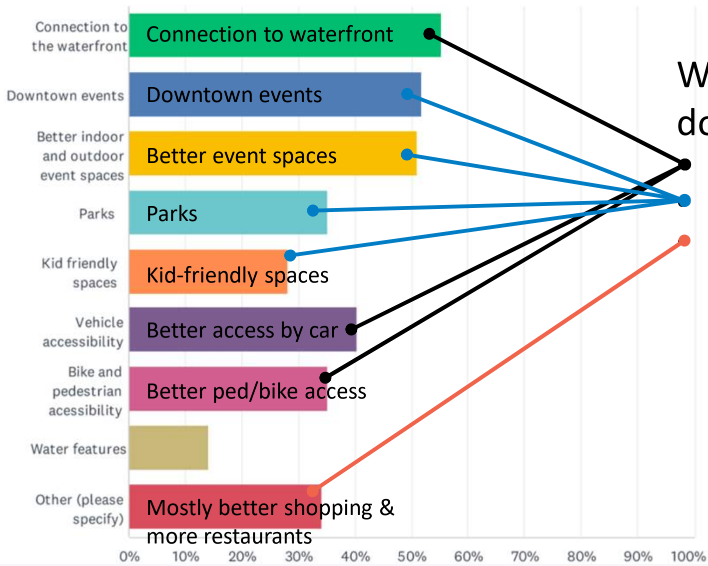
11

12

Public Survey High Points



What would bring you downtown more often?

- Better connectivity and access
- Better/more event spaces
- More shopping/restaurants

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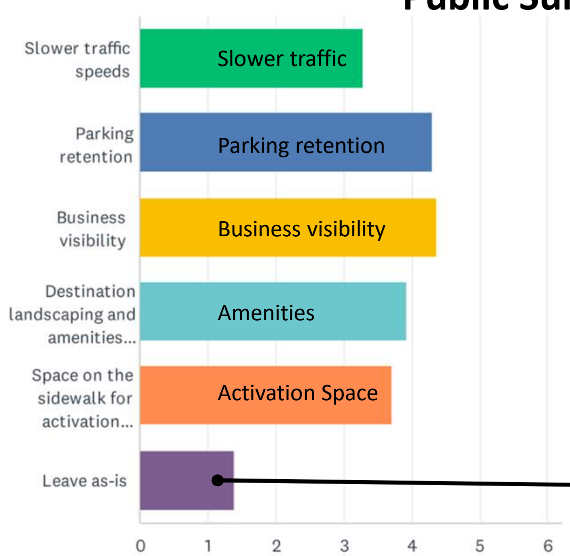
13

Public Survey High Points



Priority for Main St

- Business visibility
- Parking retention
- Destination amenities (trees, lighting, wayfinding, etc.)
- Space on sidewalk for activation
- Slower traffic speeds

Not many want to keep as is

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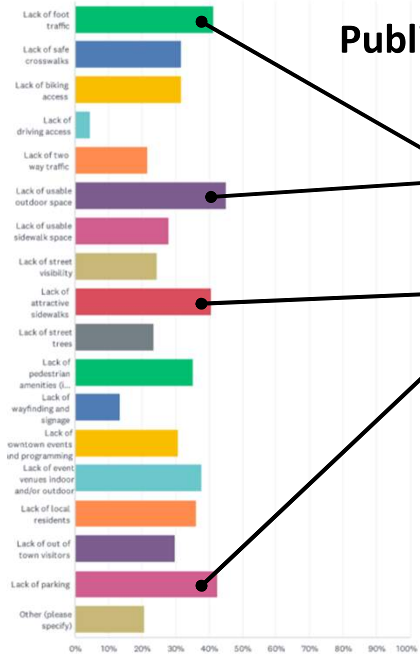

Public Survey High Points

What is downtown lacking?

- Outdoor usable space
- Parking
- Foot traffic
- Attractive sidewalks

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15

What we heard	What we are doing
More interest in infrastructure than streetscape	Re-orient messaging/materials
Understand bond/financial information	Keep it simple and factual
A little confusion on two-way traffic	Reiterate safety & access benefits
Construction impacts on businesses	Best practices will be a contractor requirement
Improve access between D and Main	Improve access between D and Main
Parking problem perception	Education, wayfinding, management
Traditional with contemporary elements design	Practical, durable, subtle
Children spaces, potentially with water	Opportunity at 3rd Street closure
Support west end roundabouts	Functionality has been modeled and it’s efficient
Support closing 3rd	No meaningful traffic impact
Delivery strategy where no alley	Time restricted parking areas for deliveries
Remove angle parking on Main west of 9th	Keeping angle parking to maintain parking count
Need event/gathering spaces	New 6th Festival Street, 3rd Street plaza

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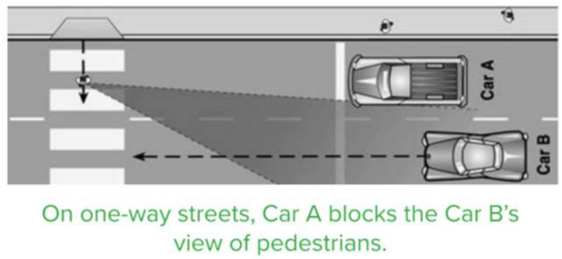
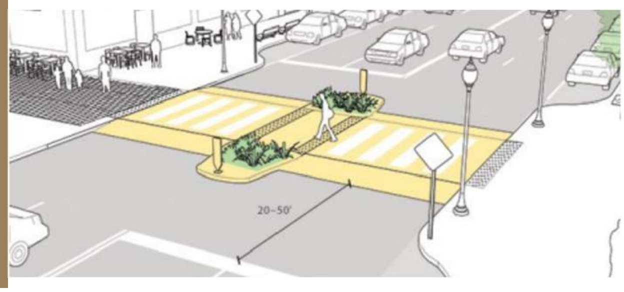
Two-way Traffic



Benefits

- Slower traffic speeds
- Encourage bypass use
- Better visibility for pedestrians at crossings
- Ease of access for motorists
- Close streets for festivals
- Close 3rd St for plaza space



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Site Plan

18

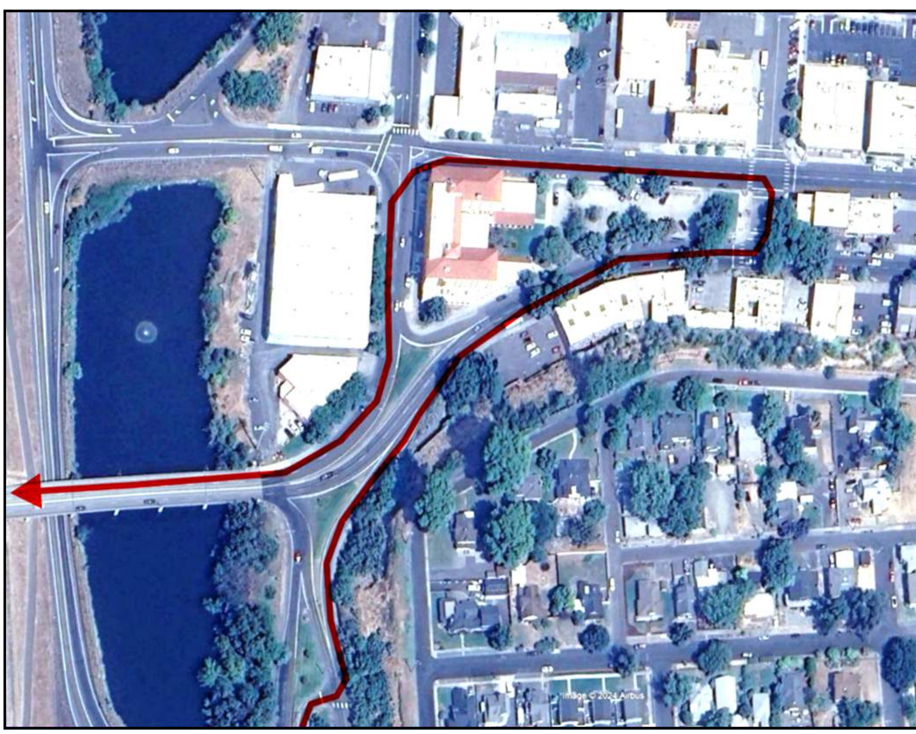

Roundabouts
1ST STREET
MAIN STREET
1 Sidewalk
2 Planted Roundabout
3 Potential Art Location
4 Crosswalk

19


Main St & Snake River Ave
Looking East

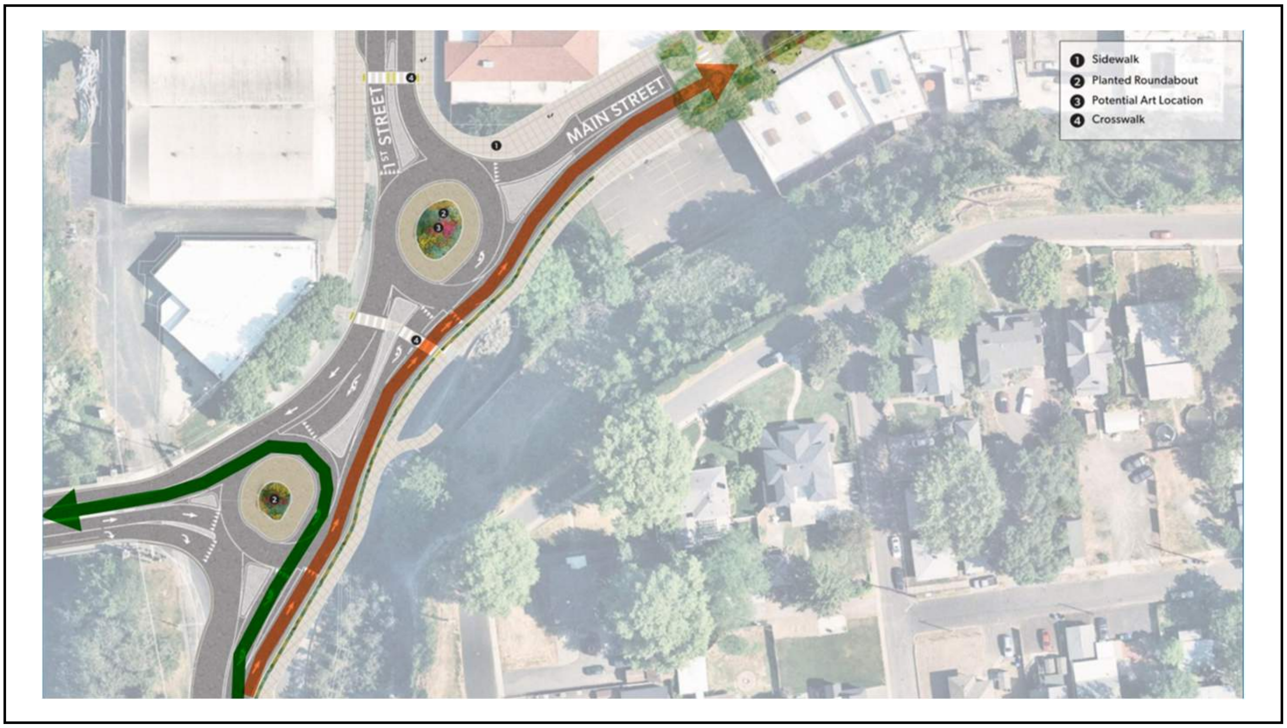
20

21



Travel Patterns
Today

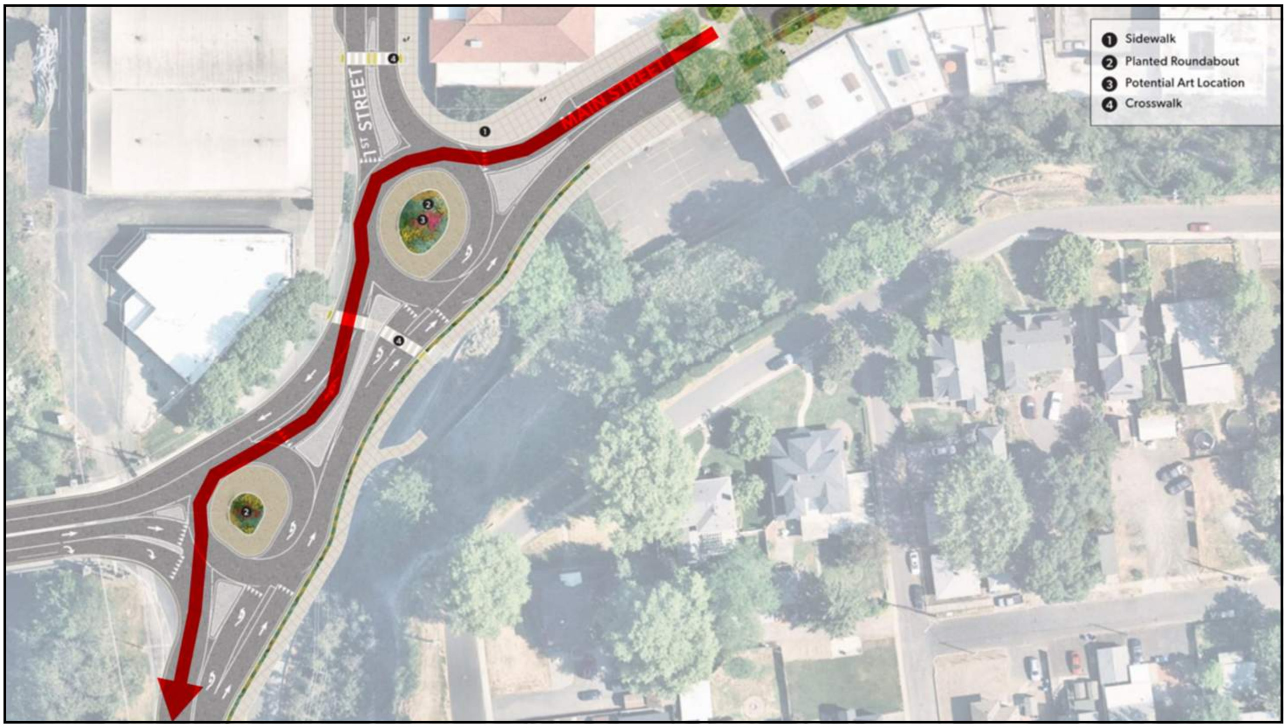
22


1 Sidewalk
2 Planted Roundabout
3 Potential Art Location
4 Crosswalk
1ST STREET
MAIN STREET

23


1 Sidewalk
2 Planted Roundabout
3 Potential Art Location
4 Crosswalk
1ST STREET

24


Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk
1ST STREET
MAIN STREET

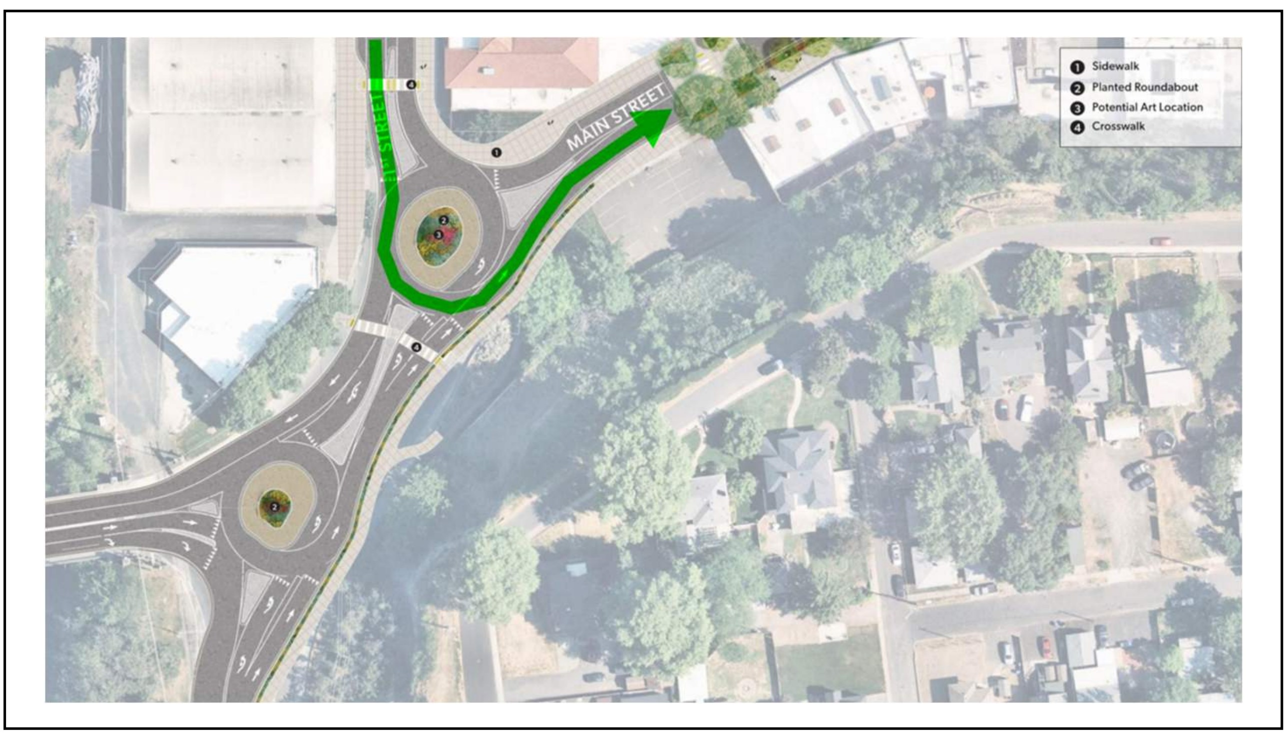
25


Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk
1ST STREET
MAIN STREET

26


MAIN STREET
Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk

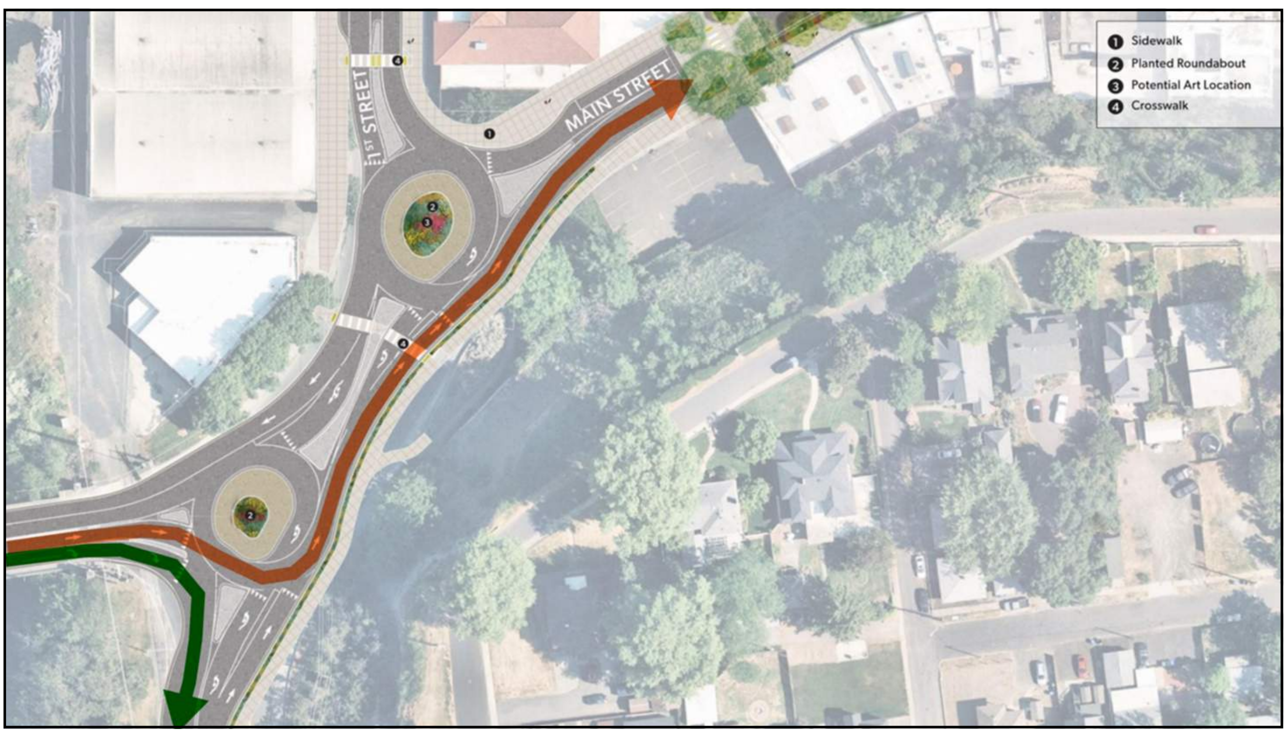
27


MAIN STREET
Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk

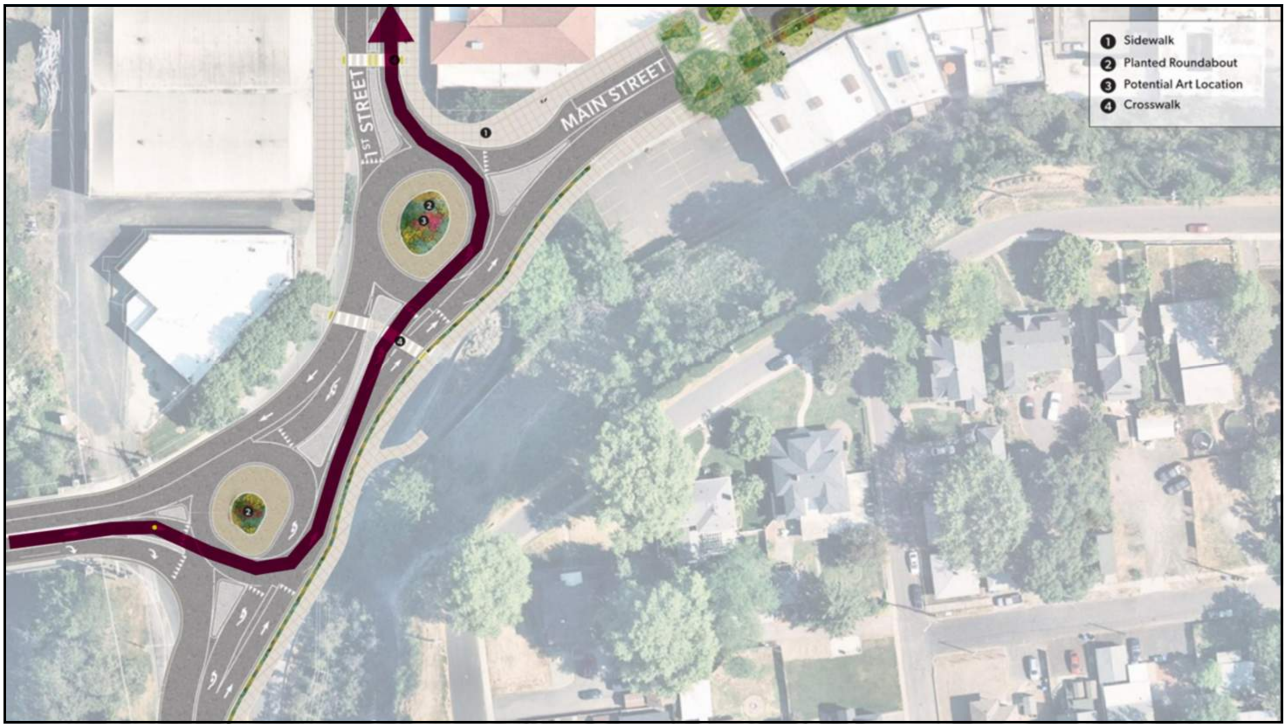
28


Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk
MAIN STREET
1ST STREET

29


Sidewalk
Planted Roundabout
Potential Art Location
Crosswalk
MAIN STREET
1ST STREET

30


1 Sidewalk
2 Planted Roundabout
3 Potential Art Location
4 Crosswalk
1ST STREET
MAIN STREET

31


1 Sidewalk
2 Planted Roundabout
3 Potential Art Location
4 Crosswalk
1ST STREET
MAIN STREET

32

Main Street – Mid Block Crossing

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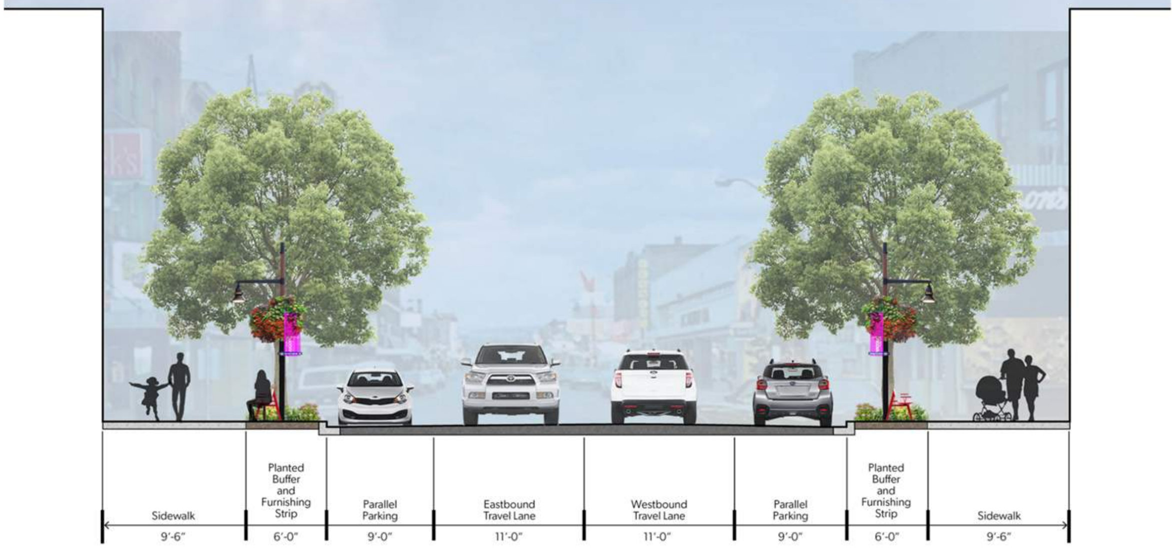
Main Street - 1st St to New 6th St



34


Main St & 5th St
Looking East

35


3rd Street Plaza
2ND STREET
3RD STREET
D STREET
MAIN STREET
1 Sidewalk
2 Furnishing Strip
3 Flush Bike Lane
4 Planting
5 Pedestrian Light
6 New Tree
7 Existing Tree
8 Crosswalk
9 Cafe Seating
10 Potential Art Location
11 Bench
12 Seat Wall
13 Public Restroom

36


Main St & 3rd St
Looking East

37


Brackenbury Square
BRACKENBURY
SQUARE
MAIN STREET
1 Sidewalk
2 Furnishing Strip
3 Planting
4 Seat Wall
5 Pedestrian Light
6 New Tree
7 Existing Tree
8 Crosswalk
9 Cafe Seating
10 Bollard
11 Bench

38

Main Street - 7th to 8th Street

39

New 6th Festival Street

40


Main St & New 6th
Looking South

41


Main St & New 6th St
Looking South

42


Main Street - New 6th St to 9th St
Sidewalk Planted Buffer and Furnishing Strip
12'-0"
Parallel Parking
9'-0"
Eastbound Travel Lane
11'-0"
Westbound Travel Lane
11-0"
Angled Parking
20'-0"
Sidewalk Planted Buffer and Furnishing Strip
12'-0"

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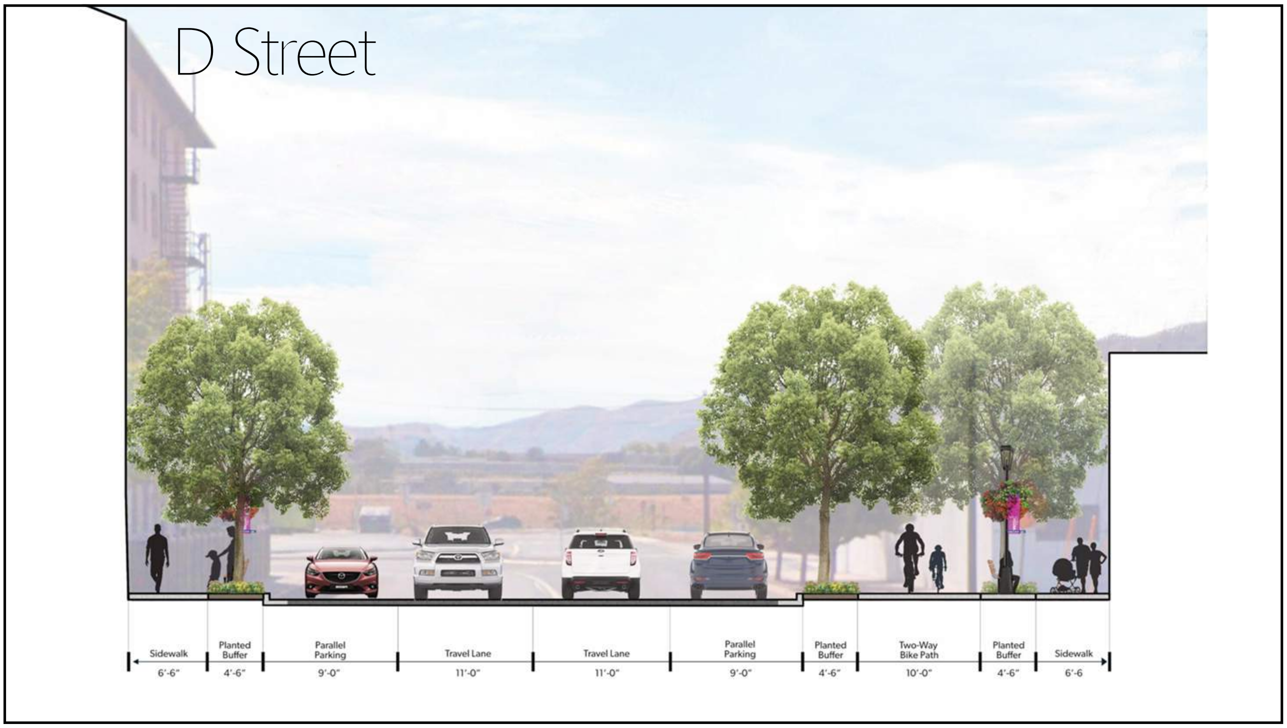
9th to 11th
9TH STREET
MAIN STREET
10TH STREET
1 Sidewalk
2 Furnishing Strip
3 Planted Median
4 Planting
5 Pedestrian Light
6 New Tree
7 Crosswalk
8 Potential Art Location
9 Bench

44


D Street
Sidewalk
6'-6"
Planted Buffer
4'-6"
Parallel Parking
9'-0"
Travel Lane
11'-0"
Travel Lane
11'-0"
Parallel Parking
9'-0"
Planted Buffer
4'-6"
Two-Way Bike Path
10'-0"
Planted Buffer
4'-6"
Sidewalk
6'-6

45


D Street
1ST STREET
2ND STREET
D STREET
MAIN STREET
1 Sidewalk
2 Furnishing Strip
3 Flush Bike Lane
4 Roundabout
5 Planting
6 New Tree
7 Existing Tree
8 Crosswalk
9 Potential Art Location

46

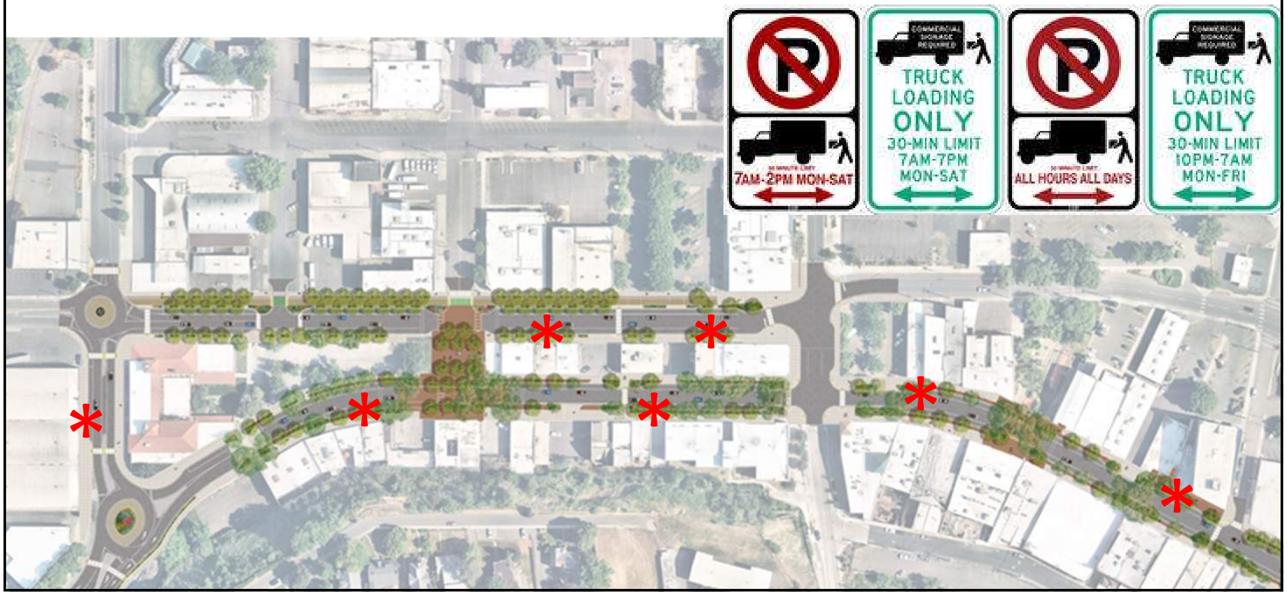
D Street

47

Bus Stops

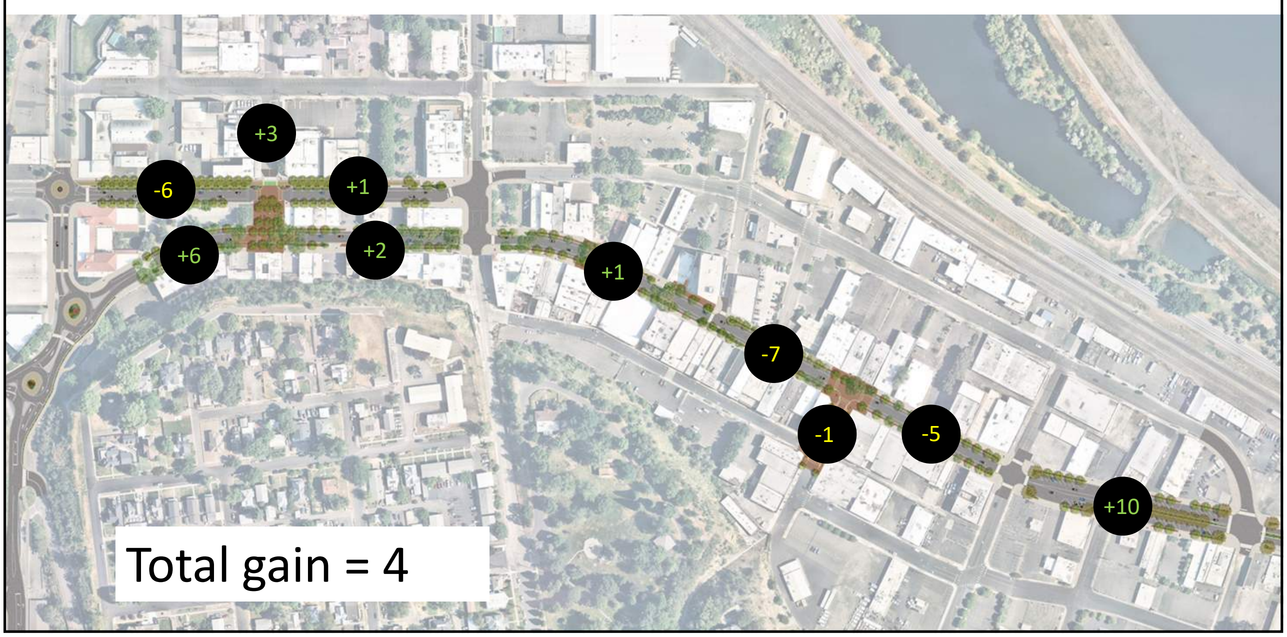
48

Loading Zones/ Time Restricted Parking



49

Parking Counts



50

Next Steps

- 11/13 Meeting with “Arts & Culture” stakeholders
- 11/13 General Open House No. 2
- 11/25 Council Considers Preliminary Design Adoption
- Bond election in May 2025

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DOWNTOWN
Lewiston

Thank You.

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Downtown

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Balance 8/31/24	$ 328,306.15																	
Estimated Increment		$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00	$ 245,000.00
Expenses																		
Admin		$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ 16,500.00
Publications/Misc		$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00
Funds Available	$ 328,306.15	$ 556,506.15	$ 784,706.15	$ 1,012,906.15	$ 1,241,106.15	$ 1,469,306.15	$ 1,697,506.15	$ 1,925,706.15	$ 2,153,906.15	$ 2,382,106.15	$ 2,610,306.15	$ 2,838,506.15	$ 3,066,706.15	$ 3,294,906.15	$ 3,523,106.15	$ 3,751,306.15	$ 3,979,506.15	$ 4,207,706.15

EXHIBIT 3: MAP

893070

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2/09/2021 8

EXECUTIVE SUMMARY

The Lewiston City Council has formed an Urban Renewal Agency (URA) to promote economic development, create jobs and improve the tax base. This is done in part by strategically targeting public investments to create these benefits, promote development of under-utilized properties, eliminate blighted conditions, improve public safety and beautify the built environment.

Revenues available to finance this URA project come from a Revenue Allocation Area (RAA), which the URA recommends be established by the City of Lewiston. The base year for this area is 2021. Increases in the valuation resulting from new growth or appreciation over the base year, multiplied by current levies of the four taxing districts, generates the revenues for URA investment.

Revenues generated through the term of the RAA, (12/31/41), will be used for water mains throughout the district; pedestrian staircases; wayfinding; parking lots and streets; flood control and sanitary sewer and other projects described in the "Downtown Master Plan" and authorized by statute. The Urban Renewal Agency intends to implement the projects described in this plan and then terminate Revenue Allocation Area #7 without delay.

Agency (URA) is authorized to work. In order to "activate" the Revenue Allocation Area (RAA), a plan has to be developed and adopted by the City Council. The base year of the plan will be the year in which the plan is adopted, 2021.

Tax increment revenues for Downtown/Normal Hill are projected at approximately 10.2 million dollars over the 20-year life of the district. See Appendix C.

The Board has discretion in prioritizing the projects, and may change the order of priority, as it determines to be necessary at that time. The Board may conclude that some projects should not or will not be funded, or should be removed from the Plan. The economic feasibility study and dollar values assigned to projects are best estimates, recognizing that inflationary factors or other project costs may impact the project, raising or lowering the costs of any given project.

Water Mains

The Water System Facility Plan, 2019, identifies 7,132' of transmission mains and other mains in need of replacement and/or upsizing within the proposed district. Collectively, these facilities are expected to cost $2 million. Justification for the work is aging infrastructure, supply capacity and fire flow. Most, if not all of these waterlines were installed in the early 1900's.

These waterline projects combine with others outside of the RAA to complete a large-diameter pipe loop in the downtown area (low service level) supplied by Low Reservoir in Sunset Park. While the City is making good progress, as evidenced by the FY'22 – FY'23 Capital Improvement Plan (see Exhibit F), more may need to be done to support multi-story development in the near term.

In particular, the distribution system has some bottlenecks where pipes are 8" or less. Lewiston has an engineering firm under contract to evaluate water supply in northwest downtown that is expected to produce a prioritized list of projects. Depending on the location and objective of the project, the URA could partner with a developer or the City to accomplish the work.

Pedestrian Staircases

Six sets of historic staircases link downtown with Normal Hill. Over time, they have become dilapidated (uneven, irregular treads) and unsafe (lack of lighting, overgrown vegetation, questionable handrails). A broad set of steps on the west side of 5th Street leading up to the former Vollmer Mansion are in the best shape of the group. The balance of the staircases are not inviting at this time, but could become a critical link between major employers on Normal Hill and Downtown.

An engineering firm hired by Lewiston identified the best means of reconstruction and

estimates costs of rebuilding the stairs linking Pioneer Park with New 6th Street at $1,030,000. This particular staircase was built in 1917, 14 years prior to the paving of the 5th Street Grade. Depending upon the outcome of that project, other staircases may be targeted for improvements.
The New 6th Street staircase could also be an alignment for a new waterline connecting the Normal Hill Bluff and Downtown. Ten inch pipes are located at New 6th Street and F Street, and 3rd Avenue and 6th Street. As a waterline project, it would qualify for American Rescue Plan funds.

Wayfinding
The Clearwater and Snake Rivers are a tremendous local asset and draw for tourists. Yet, there is not one sign downtown or surrounding environs directing people to the rivers, levee system or parks. This is a missing link to improve the visitor experience and grow our tourism industry. Wayfinding would also be useful for recreational vehicle (R.V.) parking and downtown more generally.

Streets/Parking Lots/Parking Garage
Urban Renewal Plan 2, 2014 Revisions, scoped a rebuild of Main and "D" Streets ($14.9 million in 2009 dollars), a surface parking lot at 5th Street and the levee bypass ($882,400, 2014 dollars) and complete street and utility rebuild at $1,656.20 per foot (2012 dollars).

The 5th Street parking lot could provide for recreational vehicle parking, outdoor entertainment space, support future development west of 5th Street and north of Capital Street. Similarly, rebuilding and widening Beachey Street would assist with development of the Twin City Foods Property. Widening Beachey would necessitate removal of a metal building on the north side of the right of way between the extensions of 3rd and 4th Streets. Any parking lots constructed should be fitted with recreational amenities to improve the livability of downtown. All street work must consider identified priorities in the ADA Transition Plan, 2020.

Over the long term, a parking garage should be evaluated. An optimum location would be on an existing surface parking lot. Historic buildings should not be torn down as a result. See Appendix F.

Flood Control
Flood control will be part of any complete street rebuild or contemplated as a stand-alone project. A specific project has not been identified. At this time, construction of a new courthouse at Main and D may drive other improvements. See Appendix F.

Wastewater Lines
Replacement of an existing pipeline in Main Street between 9th Street and 6th Street has been identified in the Lewiston Wastewater Master Plan, 2018. The cost is estimated at $304,000.

Removal of Blight
Downtown has many blighted properties including the Railroad property on Beachey Street, portions of LC Recyclers north of Capital Street between 2nd and 3rd Streets and 854 and 858 Main Street, to name a few. Blighted properties negatively impact surrounding property values and developer interest. The Agency should work with property owners to take down dilapidated structures. Cost of demolition could be covered by the Agency as a grant, or guaranteed by placing a lien on the property for the cost, due at the time of sale.

The Board has discretion to change project prioritization and goals. These are other priority projects that are unfunded at this time, which the Board may in its discretion, prioritize or implement in the future, as described in the "Downtown Master Plan", 2019 may be implemented as part of this plan. See Appendix F.

PROJECT SUMMARY ESTIMATED COSTS

Waterline Work	$2,000,000	$2,000,000	$1,000,000	$5,000,000
Pedestrian Staircase	400,000	400,000	200,000	$1,000,000
Wayfinding	50,000	0	0	$50,000
Roads/Parking lots	5,000,000	1,000,000	10,000,000	$16,000,000
ADA (2)	1,150,000	1,150,000	0	$2,300,000
Wastewater	152,000	152,000	0	$304,000
Removal of Blight	400,000	0	200,000	$600,000
Total	**$9,152,000**	**$4,702,000**	**$11,400,000**	**$25,254,000**

(1) A formal cost sharing agreement has not yet been approved.
(2) ADA costs include some improvements captured in the Road rebuild

ECONOMIC FEASIBILITY STUDY

Costs of projects described for Area #7 are within projected revenues. Timing however is an issue. It may be necessary for the Agency to find partners, such as the City, to complete work needed to support development. Increment would be used over time to