URBAN RENEWAL AGENCY BOARD
SPECIAL MEETING AGENDA
Tuesday, February 25, 2025 – 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.

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 may be made by:

- ✔ Attending in-person
- ✔ Emailing comments and questions prior to the start of the meeting to khollingshead@cityoflewiston.org or dortiz@cityoflewiston.org
- ✔ Mailing written comments prior to the start of the meeting to Katie Hollingshead, 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. ACTIVE AGENDA

A. Review Draft of 2024 Annual Report (review and direction to staff)

V. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

B. Staff Comments

VI. ADJOURN - 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.

City of Lewiston
Urban Renewal Agency
2024 Annual Report

Approved 3/xx/25

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2024 ANNUAL REPORT OF THE CITY OF LEWISTON URBAN RENEWAL AGENCY

The City Council formed an Urban Renewal Agency (URA) in 2005 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 underdeveloped properties, and eliminate blighted conditions.

The Agency is comprised of a seven-member board. Three of the four taxing entities in the county have a seat (Lewiston, Nez Perce County, and Port of Lewiston). Three community members at large and a representative of Valley Vision are also on the board.

Idaho law gives cities and counties the authority to establish Urban Renewal Agencies, which are mechanisms for the rehabilitation, clearance and redevelopment of deteriorated or deteriorating areas in municipalities (Statute 50-2005). Open land can, under certain circumstances, constitute a deteriorated or deteriorating area. Urban renewal projects within the urban renewal area can include things such as construction or repair of streets, off-street parking facilities, public facilities, parks, playgrounds, infrastructure, buildings and other public improvements in the public realm that, in the opinion of the Agency, improve the quality of the area and ultimately incentivize investment and business growth. Revenues for these activities generally come from the annual increment or bonds that are paid back using increased property tax revenues resulting from the improvements made.

Agency Objectives are:

1. Improve infrastructure to leverage, encourage, and support additional land development and/or job growth.
2. Fund projects with community support such as additional public parking downtown or tourism.
3. Fund projects that solve community problems caused by a lack of infrastructure.
4. Enhance the tax base.

SOURCE OF AGENCY REVENUES

Agency revenues come from tax levies of the four taxing entities multiplied by the improved assessed valuation of properties within the district called the ‘increment’. The City of Lewiston contributes most of the increment – 58% and has the largest share of their assessed valuation within URA boundaries – 6.59%. By Statute, no more than 10% of a community’s assessed value may be contained in Revenue Allocation Areas.

See Exhibits 1 and 2.

EXHIBIT 1

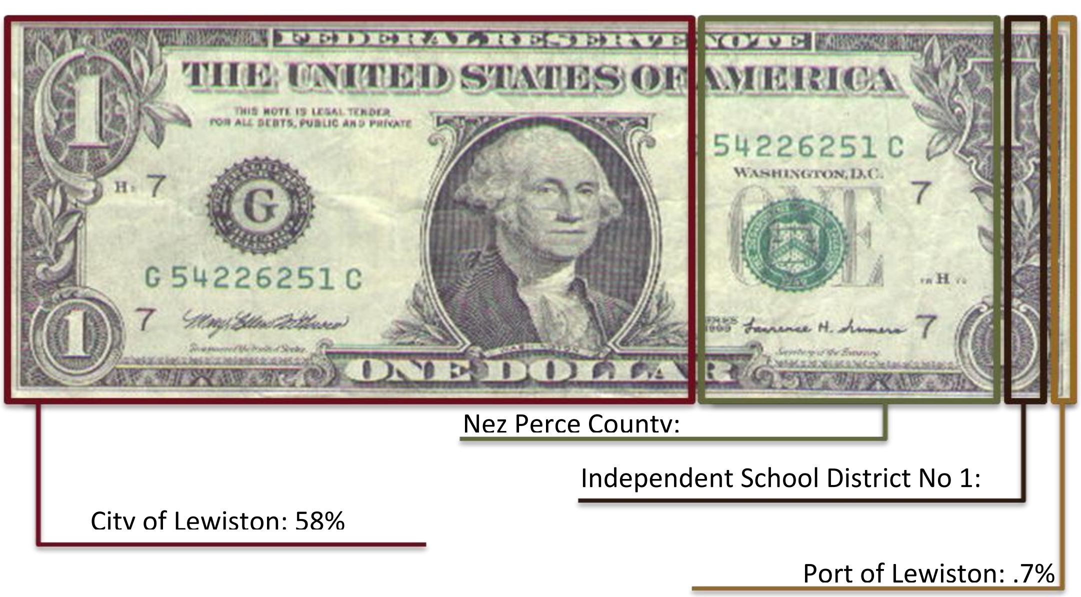
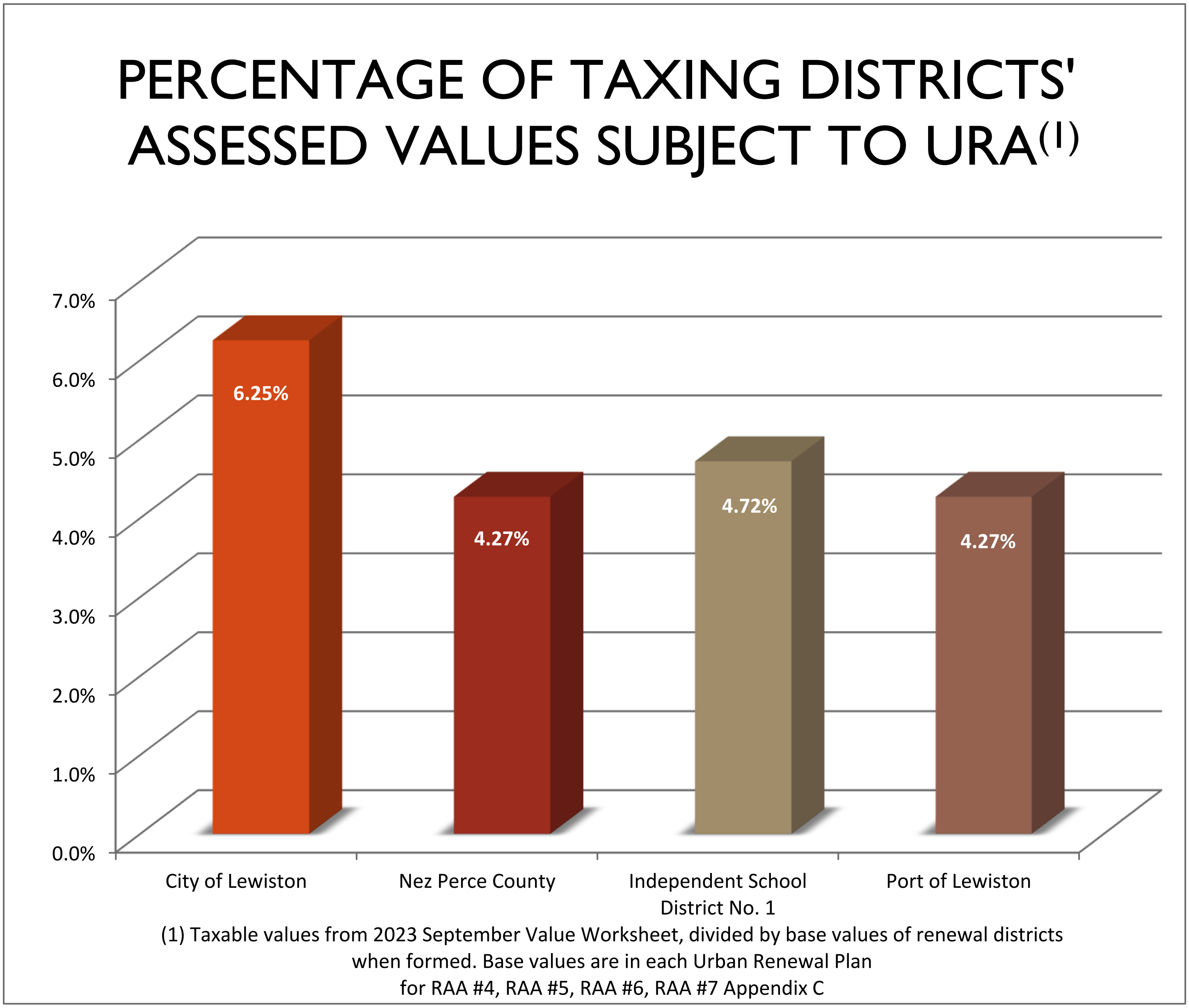


EXHIBIT 2



WORK FOCUS FY2025

East Orchards Sewer #5, Base Year 2017

Request for bids for segments 17, 18 and 19 will be advertised in February 2025 with possible bid award in April and construction of those sewer lines in Summer/Fall 2025.

Bryden Avenue #6, Base Year 2018

The URA is accruing increment while waiting for the other involved entities (the City, Lewiston Orchards Irrigation District and Lewiston Orchards Sewer District) to receive Federal funding for the acquisition of right-of-way. The URA will continue to communicate with these partners on the availability of funds and the eligible projects the URA may participate in.

Downtown/Normal Hill #7, Base Year 2021

The City of Lewiston is pursuing a general obligation bond to fund a large infrastructure project within the Downtown corridor. The URA will continue to communicate with the City on eligible projects that the URA may participate in.

WORK COMPLETED IN FY2024

Main East Main #4, Base Year 2017

The board voted in March 2024 to close the Main East Main #4 RAA. A public hearing was held at the May 14, 2024 URA meeting regarding the budget amendment to terminate the Main East Main #4 RAA and adopted Resolution 2024-1 regarding the termination. Lewiston City Council approved Resolution 2024-1 at its June 10, 2024 meeting. Rebates to the taxing entities were made in August, September and November totaling $1,134,893.30.

East Orchards Sewer #5, Base Year 2017

The design of Segment 7 was completed and a rock boring study of all remaining segments was conducted. The City submitted a letter of interest to DEQ for additional funding that could potentially be used towards the EOS project but, unfortunately, the City was not awarded funding. The URA will continued to partner with the City on the design and possible construction of the extension of sewer lines to eliminate septic systems and promote development.

Bryden Avenue #6, Base Year 2018

The City entered into a final design contract for Bryden Avenue from 4th St to 7th St December, 2021. The URA will continue to provide local match throughout construction. Evaluation of underground utilities will commence during reconstruction of Bryden Avenue. The URA plans to split the costs for water and sewer improvements with LOID and LOSD.

In November, 2022 the URA approved a reimbursement agreement with the Lewiston Orchards Irrigation District (LOID) for up to 50% of costs associated with water line improvements.

Design continued to progress and the City held a public hearing on January 17, 2023 to gather input on the design.

In 2024, a Community Impact Assessment Technical Report was prepared and submitted for review, leading to approval for proceeding with an environmental document under a Categorical Exclusion (CE) determination. The City, State, and Consultant are beginning negotiations to finalize the environmental document, complete the right-of-way package, and assess the feasibility of a three-lane roadway with roundabouts.

Downtown/Normal Hill #7, Base Year 2021

There was no work completed on the Downtown RAA this year. This newly formed district will need to accrue increment for a few years prior to contracting for any major projects.

PAST INVESTMENTS

See Table 1 for a summary of past investments. (page 6)

FINANCIAL STATEMENT

The Agency ended the fiscal year with $2,134,856 in revenues, $628,518 of which guarantees an outstanding bond. A summary of financial activity for FY2024, is attached as Table 5. The FY2025 Budget is attached as Table 6. The last independent audit for the Lewiston Urban Renewal Agency was March 12, 2024.

LIABILITIES

East Orchard Sewer required a bond of $1,980,000. Interest-only payments have been made in years past; principal payments started in 2021. The outstanding principal balance is $1,072,685.11.

ASSETS

The Agency has no physical assets.

Table 1.

URA INVESTMENTS FY 2006 – FY 2024			
AREA	**PROJECT**	**PUBLIC INVESTMENT**	
#4 – Main East Main			
	New water and storm water south of and through the US 12/21st intersection		$703,332
	City Share		$496,417
	ITD		$7,580,000
		Total	$8,779,749
Closed 2024			
#5 – East Orchards Sewer			
Phase I	Construction of 9068' sewer main pipe, 2020' sewer service pipe, 66 sewer taps, 3 ½ blocks of additional sewer main pipe designed		$1,620,194
		Bond Issuance	$71,922
		Bond Interest(1)	$253,841
Phase II	Engineering and Construction of 640' of sewer main pipe, 13 sewer taps		$184,677
	DEQ Grant Secured by Lewiston		$250,000
Phase III	Design of segments of Burrell Avenue & 20th Street (Grelle Ave to Birch Ave), preliminary design on 2100 block of Grelle, 20th Street		$53,588
Phase IV	Final design on 2100 block of Grelle Ave, Rock boring study of all remaining segments		$101,975
		Total	$2,536,197
#6 – Bryden Avenue			
	Local match for final design and construction documents on Bryden Ave 4th St to 7th St		$68,629
	Federal share secured by Lewiston		$949,765
		Total	$1,018,394
#1 – North Lewiston			
Completed in 2016	Rebuild of 18th St. N.	Engineering/Construction	$331,700
		City	$300,000
Completed in 2009	6,630 ft. of water lines w/ service	Construction	$1,460,669
	Connections & hydrants	Bond Issuance	$64,200
		Bank Trustee	$12,000
		Bond Interest/Penalty	$383,646
	Port		$150,000
	ITD		$68,100
Closed 2016		Total	$2,770,315
#2 – Nez Perce Terrace			
Completed 2018	Extension of Nez Perce Dr. from		$2,000,000
	Juniper to Gun Club Rd		
	Private Funds		$2,000,000+
Completed in 2009	1600 ft. of road & utility	Construction	$746,171
	extension into Port property	Construction Port	$100,000

		Professional Fees	$9,227
		Interest	$58,610
Closed 2017		Total	$4,914,008
#3 – Downtown			
Completed in 2016	DIRRP	Share of Downtown Infrastructure Improvements	$700,000
		Other Partners	$1,064,000
Completed in 2016	FEMA II	Cash match	$350,000
		Flood control grant secured by Lewiston	$2,300,00
Completed in 2013	Rebuild 1st & 5th Streets	Construction	$3,008,500
		Design, Inspection, Testing	$519,638
		Bond Issuance	$40,920
		Bank Trustee	$10,500
	Rebuild 1st & 5th Streets Cont.		
		Bond Interest	$465,905
Completed in 2007-2010	Parking studies	Professional fees	$66,066
Closed 2020		Total	$8,525,529

Notes: (1) Charges accrue each year

Total URA Investment FY2006 – FY2024: $12,935,910

Total URA and Other Party Investment FY2006-FY2024: $28,544,192

Table 2

URA Expenditures per Revenue Allocation Area
Other Funds Leveraged

Revenue Allocation Area	URA Funds	Other Funds	Leverage Rate (URA:Other)
#4	$703,332	$8,076,417	1 : 11.5
#5	$2,033,264	$250,000[1]	8.1 : 1
#6	$68,629	$866,731	1 : 12.6
#1 (Closed)	$2,252,215	$518,100	4.3 : 1
#2 (Closed)	$2,814,008	$2,100,000[2]	1.3 : 1
#3 (Closed)	$5,161,529	$3,364,000	1.5 : 1
Total	**$13,032,977**	**$15,175,248**	**1 : 1.2**

(1) Does not include city engineering costs.

(2) Does not include Port costs.

Table 3

SUMMARY STATEMENT

CALENDAR YEAR 2024

ASSETS:		
	Bank Balances 12/31/2024	$3,534,088
	TOTAL ASSETS	**$3,534,088**
LIABILITIES		
	Area #5 (Bond Balance)	$1,072,685
	Area #5 (Balance to City)	$552,788
	Area #5 (Contracted Services)	$20,720
	TOTAL LIABILITIES	**$1,646,193**
PROJECT COSTS:		
	Area #5 – Design & Rock boring costs	101,975
	Bond Payment	148,950
	TOTAL PROJECT COSTS	**$250,924**
OPERATING EXPENSES:		
	Attorneys, Staff, etc	$45,067
	TOTAL OPERATING EXPENSES	**$45,067**

Table 4

URA BUDGET VS. ACTUAL FY 24

Fiscal Year Ended 9/30/24

	BUDGET AREA 4 MEM	Actual AREA 4	BUDGET AREA 5 EOS	Actual AREA 5	BUDGET AREA 6 BRYDEN	Actual AREA 6	BUDGET AREA 7 DOWNTOWN	Actual AREA 7	BUDGET TOTAL	ACTUAL TOTAL
REVENUES										
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tax Receipts	$ 410,000.00	$ 555,204.82	$ 620,000.00	$ 685,823.38	$ 460,000.00	$ 544,772.38	$ 100,000.00	$ 252,746.74	$ 1,590,000.00	$ 2,038,547.32
Interest	$ 6,000.00	$ 26,172.29	$ 2,500.00	$ 14,701.21	$ 4,000.00	$ 46,842.09	$ 500.00	$ 8,593.19	$ 12,500.00	$ 96,308.78
City of Lewiston	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ 416,000.00**	**$ 581,377.11**	**$ 622,500.00**	**$ 700,524.59**	**$ 464,000.00**	**$ 591,614.47**	**$ 100,500.00**	**$ 261,339.93**	**$ 1,602,500.00**	**$ 2,134,856.10**
EXPENSES										
Project Costs	$ -		$ 125,000.00	$ 43,093.50	$ 600,000.00	$ -	$ -	$ -	$ 725,000.00	$ 43,093.50
Bond Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ 54,366.00	$ 54,366.00	$ -	$ -	$ -	$ -	$ 54,366.00	$ 54,366.00
Principal	$ -	$ -	$ 94,584.00	$ 94,584.00	$ -	$ -	$ -	$ -	$ 94,584.00	$ 94,584.00
Professional Services (1)	$ 14,766.00	$ 10,766.57	$ 11,000.00	$ 11,266.74	$ 11,000.00	$ 11,235.06	$ 11,000.00	$ 11,235.00	$ 47,766.00	$ 44,503.37
Publications/misc	$ 200.00	$ 87.65	$ 200.00	$ 160.99	$ 200.00	$ 160.98	$ 200.00	$ 160.98	$ 800.00	$ 570.60
Nez Perce County (2)	$ 327,618.00	$ 383,635.00								
Indpe. School Dist #1 (2)	$ 77,393.00	$ 90,626.00								
City (2)	$ 553,331.00	$ 647,942.00								
Port (2)	$ 6,659.00	$ 7,797.00								
Total Expenses	**$ 979,967.00**	**$ 1,140,854.22**	**$ 285,150.00**	**$ 203,471.23**	**$ 611,200.00**	**$ 11,396.04**	**$ 11,200.00**	**$ 11,395.98**	**$ 922,516.00**	**$ 237,117.47**
Subtotal: Rev Less Exp	**$ (563,967.00)**	**$ (559,477.11)**	**$ 337,350.00**	**$ 497,053.36**	**$ (147,200.00)**	**$ 580,218.43**	**$ 89,300.00**	**$ 249,943.95**	**$ 679,984.00**	**$ 1,897,738.63**
FUND BALANCE 10/1/2023	**$ 563,967.00**	**$ 563,967.00**	**$ 1,308,383.00**	**$ 1,322,476.10**	**$ 736,867.00**	**$ 850,584.12**	**$ 84,831.00**	**$ 86,535.74**	**$ 2,694,048.00**	$ 2,823,562.96
PLUS TOTAL REVENUES	$ 416,000.00	$ 581,377.11	$ 622,500.00	$ 700,524.59	$ 464,000.00	$ 591,614.47	$ 100,500.00	$ 261,339.93	$ 1,603,000.00	$ 2,134,856.10
LESS TOTAL EXPENSES	$ 979,967.00	$ 1,140,854.22	$ 285,150.00	$ 203,471.23	$ 611,200.00	$ 11,396.04	$ 11,200.00	$ 11,395.98	$ 1,887,517.00	$ 1,367,117.47
FUND BALANCE 9/30/2024	**$ -**	**$ 4,489.89**	**$ 1,645,733.00**	**$ 1,819,529.46**	**$ 589,667.00**	**$ 1,430,802.55**	**$ 174,131.00**	**$ 336,479.69**	**$ 2,409,531.00**	**$ 3,591,301.59**
Debt Service Reserve	$ -	$ -	$ 628,519.00	$ 628,518.63	$ -	$ -	$ -	$ -	$ 628,519.00	$ 628,518.63
Available Fund Balance	$ -	$ 4,489.89	$ 1,017,214.00	$ 1,191,010.83	$ 589,667.00	$ 1,430,802.55	$ 174,131.00	$ 366,479.69	$ 1,781,012.00	$ 2,962,782.96

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

(2) Amounts estimated by taking levy rates as a percentage of the total increment applied to funds remaining after expenses. Actual amounts will be derived from taxes received.

Table 5

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.

Table 6

URA BUDGET FY25

Adopted: 8/13/24

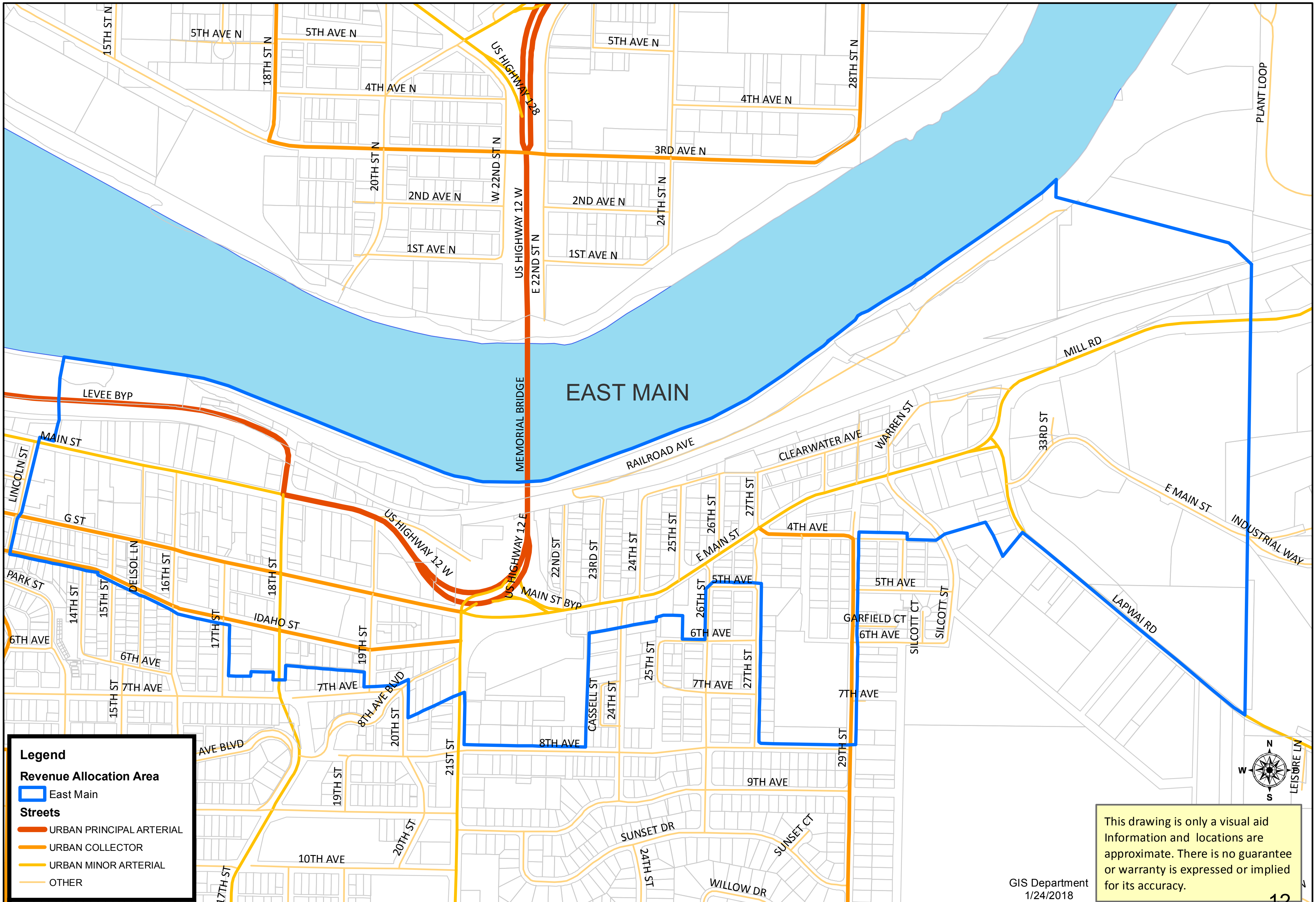
		AREA 5 EOS		AREA 6 BRYDEN		AREA 7 DOWNTOWN
REVENUES						
Bond Proceeds	$	-	$	-	$	-
Tax Receipts		**690,000**		**560,000**		**220,000**
Interest		15,000		20,000		7,500
City of Lewiston		-		-		-
Total Revenues	**$**	**705,000**	**$**	**580,000**	**$**	**227,500**
EXPENSES						
Project Costs	$	125,000			$	-
Bond Costs		-		-		-
Interest		54,366		-		-
Principle		94,584		-		-
Professional Services [1]		16,500		16,500		16,500
Publications/misc		300		300		300
Total Expenses	**$**	**290,750**	**$**	**16,800**	**$**	**16,800**
Subtotal: Revenues Less Expenses	**$**	**414,250**	**$**	**563,200**	**$**	**210,700**
FUND BALANCE BEGINNING OF YEAR	**$**	**1,704,731**	**$**	**1,234,326**	**$**	**226,000**
PLUS TOTAL REVENUES		705,000		580,000		227,500
LESS TOTAL EXPENSES		290,750		16,800		16,800
FUND BALANCE END OF YEAR	**$**	**2,118,981**	**$**	**1,797,526**	**$**	**436,700**
Debt Service Reserve	$	628,519				
Projected Available Fund Balance	**$**	**1,490,462**	**$**	**1,797,526**	**$**	**436,700**

[1] Audit, Insurance, Legal, RAI Dues, Admin Services

City of Lewiston

COMMUNITY DEVELOPMENT

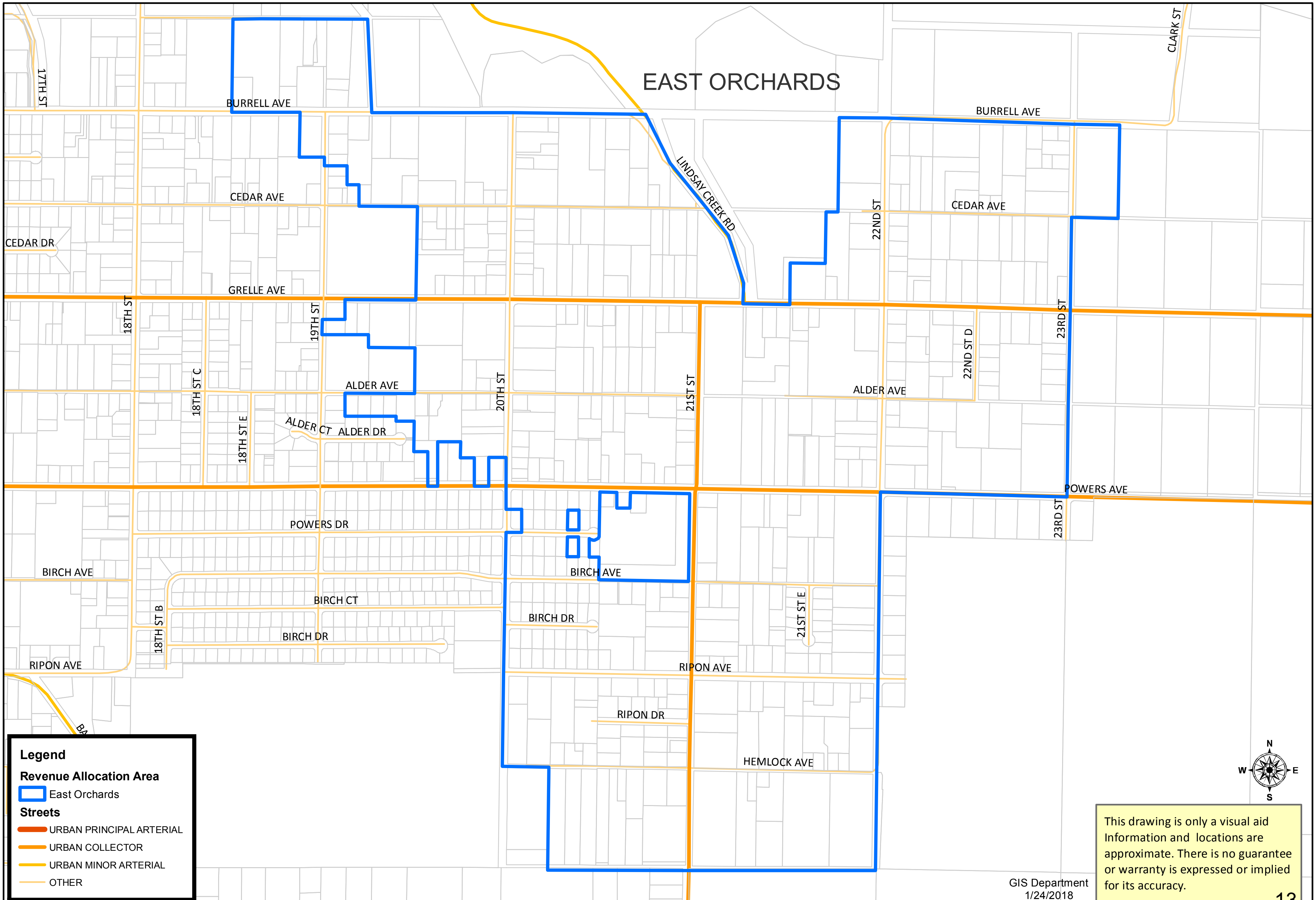
MAIN EAST MAIN REVENUE ALLOCATION AREA #4



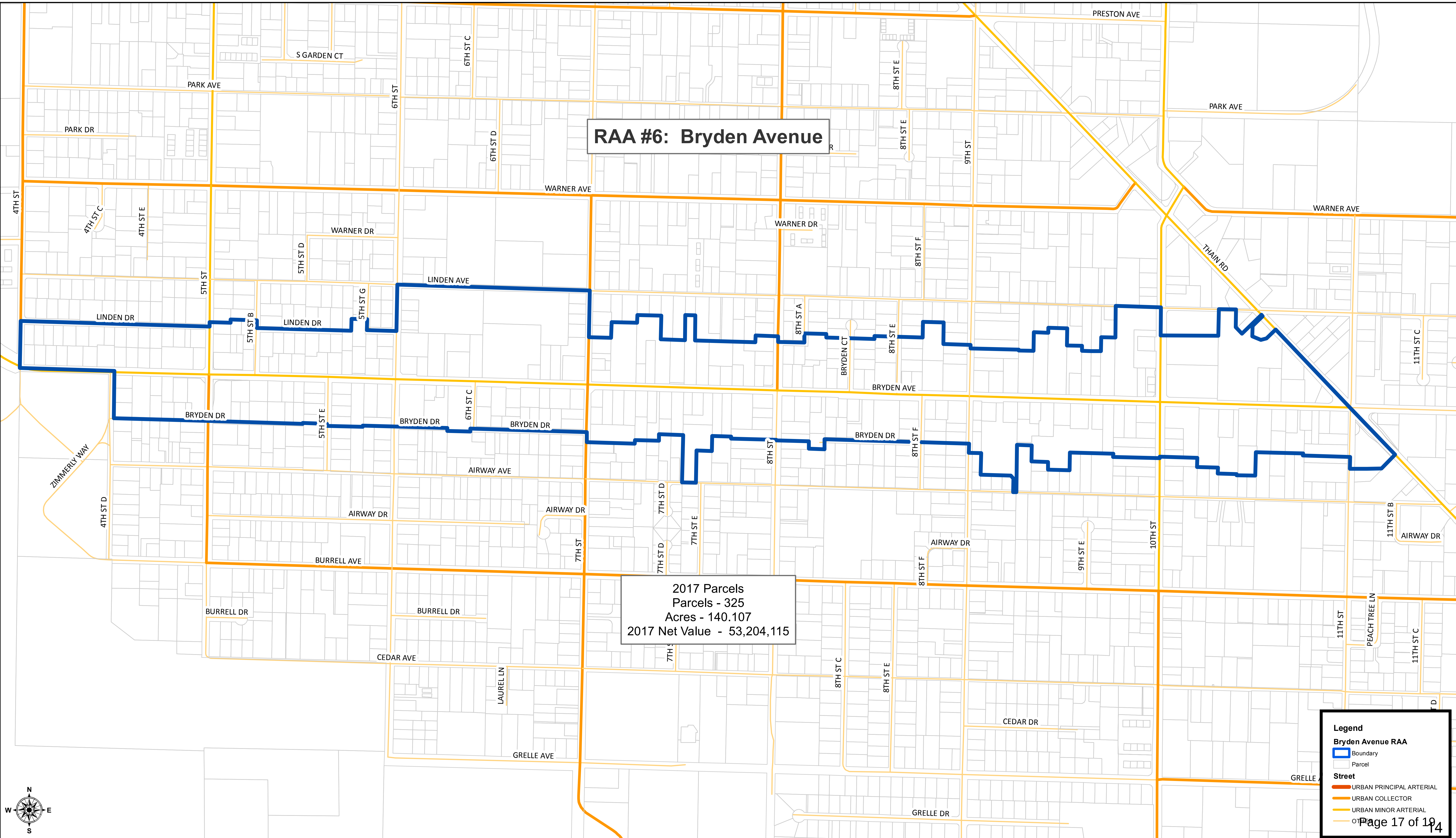
City of Lewiston

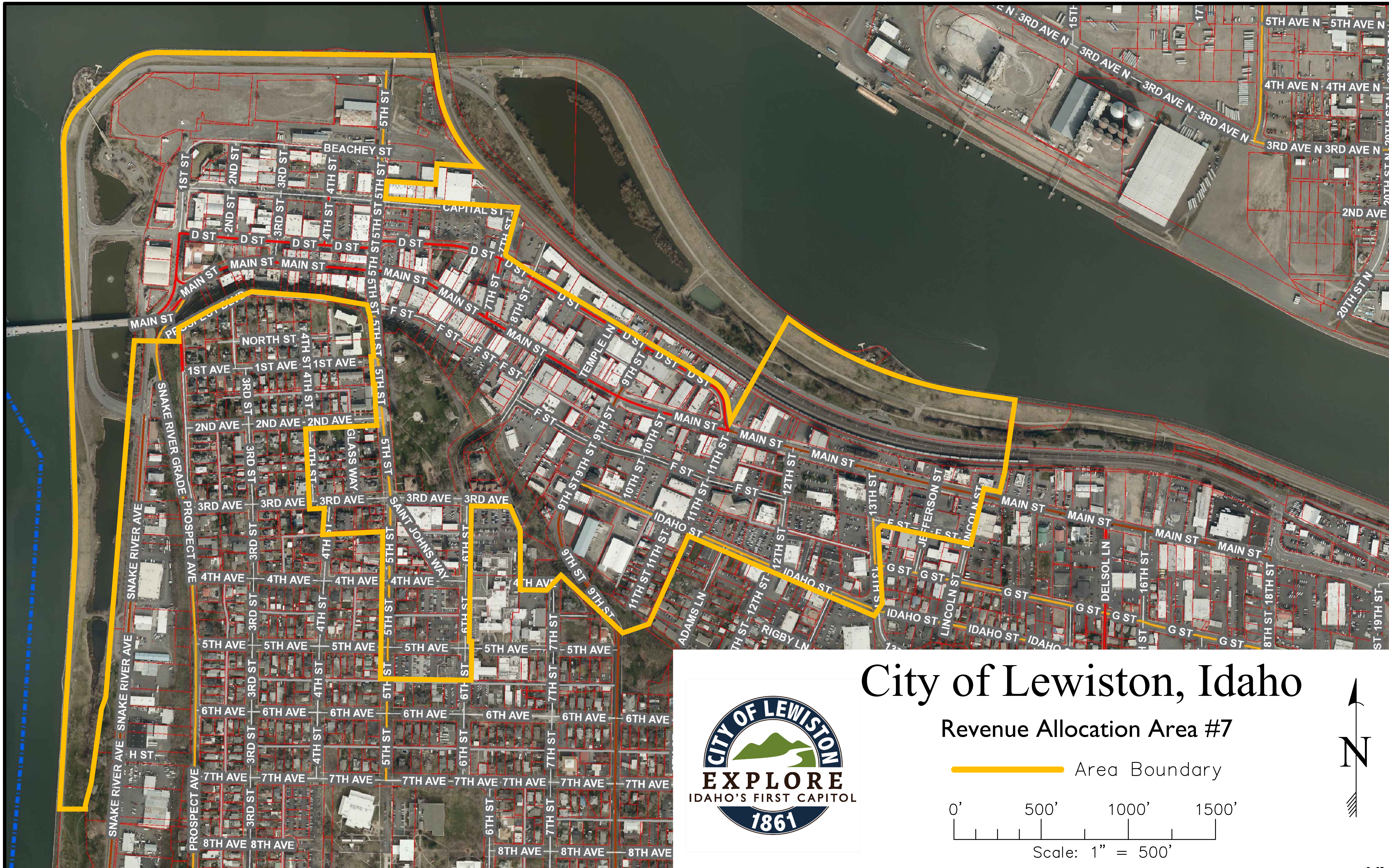
COMMUNITY DEVELOPMENT

EAST ORCHARDS SEWER REVENUE ALLOCATION AREA #5



City of Lewiston
COMMUNITY DEVELOPMENT




City of Lewiston, Idaho
Revenue Allocation Area #7
Area Boundary
0' 500' 1000' 1500'
Scale: 1" = 500'
N
CITY OF LEWISTON
EXPLORE
IDAHO'S FIRST CAPITOL
1861
2-23-21

Tax Bill Format in URA Revenue Allocation Area

This is an example of a Tax Bill in a Revenue Allocation Area. When located in a Revenue Allocation Area, the amount of the increment looks like a tax to the property owner (Description "L" below). This can look like an additional tax on a property tax bill.

PROPERTY TAX CALCULATION

CURRENT MARKET VALUE 467,100.00

DESCRIPTION	RATE	**Column 1:** Property - not in an URA RAA AMOUNT[1]	**Column 2:** Property inside an URA RAA [2] AMOUNT	**Column 3:** Column 1 - Column 2 DIFFERENCE
A = STATE	.000000000	$0.00	$0.00	$0.00
B = COUNTY	.003769752	$1,760.85	$1,086.80	$674.05
C = LEWISTON	.006689847	$3,124.82	$1,928.64	$1,196.18
D = SCH DIST 1				
E = SD 1 M&O				
F = SD 1 SUPP-A	.000884000	$412.91	$254.86	$158.05
G = SD 1 SUPP-B	.004200000	$1,961.82	$1,961.82	$0.00
H = SD 1 BOND	.001093792	$510.91	$510.90	$0.01
I = GENERAL ROAD	.000040995	$19.14	$11.82	$7.32
J = FED/ST BRIDGE	.000059687	$27.87	$17.22	$10.65
K = PORT DISTRICT	.000080346	$37.52	$23.16	$14.36
L = E ORCHARDS SEWR			$2,060.62 [4]	$2,060.62
* TOTAL LEVY	.016818419			
* TOTAL TAX ASSESSMENT		$7,855.84 [3]	$7,855.84 [3]	

(1) To calculate taxes due, multiply market value by levy rate. Tax due is truncated after two decimal points.
(2) This calculation (A-K) does not use the current market value. It uses the market value from the tax year a Revenue Allocation Area went into effect. In this example, this property is in the East Orchards Sewer RAA, with a base tax year of 2017 and a 2017 market value of $288,284.
(3) Total tax assessment remains the same in both columns as a control figure; current market value times total levy rate. Total tax due does not change whether a property is in a Revenue Allocation Area or not.
The total tax due less the individual tax amount in column (2) results in a remainder (in this example, $2,060.62) that is distributed to the URA for projects in the Revenue Allocation Area. Column 3 shows the difference between Column 1 and Column 2, which, added together, equals this amount.