



Bettge called the meeting to order at 7:00 a.m.

Commissioners Present	Commissioners Absent	Also in Attendance
Art Bettge	Steve McGeehan	Bill Belknap, MURA Executive Director
Steve Drown	Brandy Sullivan	Gary Riedner, MURA Interim Treasurer
Dave McGraw		Anne Peterson, MURA Clerk
Ron Smith		
John Weber		

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

A. Minutes from July 21, 2016

ACTION: Approve the consent agenda or take such other action deemed appropriate.

Smith moved approval of the consent agenda, seconded by McGraw. Motion passed unanimously.

2. Public Comment for items *not on agenda*: Three minute limit

No comments.

3. Announcements

None.

4. Public Hearing Proposed Moscow Urban Renewal Agency Budget for the 2017 Fiscal Year – Bill Belknap

The proposed FY2017 Moscow Urban Renewal Agency annual budget has been prepared for consideration by the Agency Board. The proposed budget was reviewed and recommended for approval by the Finance Committee on July 19th, 2016, and reviewed and approved to proceed to public hearing by the MURA Board on July 21, 2016. The proposed budget has been noticed for public hearing in accordance with Idaho Code and is before the Board for review and approval.

ACTION: After considering public testimony, adopt FY2017 Budget and the corresponding Budget Resolution 2016-04; or take such other action deemed appropriate.

Belknap briefly reviewed the history, purpose and charge of the Agency as well as basic ongoing operations. During 2015, the closure of the Alturas District returned over \$20 million of assessed valuation to the taxing districts a year ahead of time. In FY16 the Agency completed environmental remediation of the 6th and Jackson site, and Sangria Downtown was selected as the future developer for the site. Highlights of the proposed budget include:

- Anticipated reduction of tax increment revenues as a result of Alturas closure;
- Completion of 6th & Jackson remediation clears the path for Sangria development;
- Anticipated sale of 6th & Jackson and retirement of remaining Agency Dept. (was budgeted in FY16 but may not happen until FY17);
- Anticipated financial participation in 6th & Jackson frontage, utility undergrounding and Hello Walk, as well as downtown restrooms and the Styner/White pedestrian underpass;

- Legacy Crossing District increments are conservatively anticipated at \$182,500 for FY17 and the most significant change in expenses is \$500,000 for improvements within the District;
- Overall fund balance is projected to be \$258,578 at the end of FY17.

Bettge opened the public hearing at 7:31am by inviting testimony from the public.

Victoria Seever, 121 N Lilly, presented the attached written testimony. Bettge closed the public hearing at 7:32.

McGraw thanked Belknap for a thorough and detailed budget presentation. Bettge expressed appreciation for the conservative nature of the budget. Drown moved acceptance of the FY17 budget and its associated resolution. Weber seconded the motion which passed unanimously.

5. Agency Website Development Consultant Selection – Bill Belknap

At the Board’s May 19th meeting, the Board directed staff to proceed with the advertisement of a request for qualifications for website development services for the update to the Agency’s website. Three responses were received from Wovax, First Step Internet, and Inland Solutions. A three-Board Member selection committee reviewed the proposals received and recommended the selection of Inland Digital Solutions.

ACTION: *Accept the proposal from Inland Digital Solutions and authorize the Executive Director to negotiate a professional services agreement for the Agency website design and development services not to exceed \$4,500.*

Subcommittee reviewed the proposals and recommended selection of Inland Digital Solutions, pending reference checks. Belknap reported that staff received very favorable feedback from references so he recommended acceptance of the subcommittee’s recommendation that Inland Digital Solutions be selected for website development services. Drown moved acceptance of the proposal from Inland Digital Solutions and authorize the Executive Director to negotiate a professional services agreement for the Agency website design and development services not to exceed \$4,500, seconded by Smith. Motion carried with 4 ayes and 1 abstention (McGraw).

6. General Agency Updates – Bill Belknap

- General Agency Business
 - Agency strategic planning questionnaire has been evaluated and will be presented at the joint Agency/City Council meeting scheduled for August 18, 7am-9am. At that meeting the City Supervisor will also outline City objectives and participants will discuss where the two plans might dovetail. McGraw indicated he will be out of town but will send Commissioner Lamar in his stead.
- Alturas District
 - Continuing conversations with GeneShifters regarding acquisition of property.
- Legacy Crossing District
 - Identity on Main project is moving into remediation with Agency participation not to exceed \$275,000. Remediation is only occurring on the commercial portion of the project so the residential section can proceed without environmental delay.
 - Belknap expects DEQ’s Certificate of Completion and Covenant Not To Sue by early September for the 6th & Jackson property.
 - Montana/Idaho CDC visited yesterday and reported that availability of new market tax credit funds will be nearly double next year, which could be significant for additional projects within Legacy Crossing.
 - Belknap reported he has been contacted regarding the Agency’s participation in frontage improvements for a potential project on the Third & Jackson corner.
 - The owner of the Dumas Seed site is attempting to get it into more marketable condition. Environmental remediation will be complete when the contaminated soil is removed to a suitable disposal location. Compacted structural fill needs to be placed in the holes left from foundation removal and the owner is moving forward with that work.

- Belknap said development at the old Stax sandwich shop site will provide room for a new Stax restaurant plus another commercial space on the ground, and two more stories with six total housing units. The owner did not request any Agency assistance but the City has helped the owner and neighboring owner coordinate a joint driveway approach from 6th Street.
- There has been no action on the Anderson Property although there have been a few exploratory meetings with potential developers. The Agency commitment on frontage design and remediation still stands.

Bettge declared the meeting adjourned at 7:53 am.



Steve McGeehan, Agency Chair
Vice
Brandy Sullivan

8-18-16
Date

4 Aug. 2016 FOR THE HEARING RECORD; MURA PROPOSED
FY 2017 BUDGET



Ms. Victoria A. Seever
121 N Lilly St
Moscow, ID 83843
882-0763

I don't hear much
Feedback on the MURA,
although I do relay information I hear here
— but on the other hand, I've heard only
one negative comment from one resident,
who said that the MURA doesn't run
like most Idaho URA's — well, right on:
you do it better, and those in the know,
know it.

I support the proposed FY 2017 MURA
budget. I like what you do, such as,
brownfield cleanup and support for
the downtown restroom with the Design
West condition. I think you are true
to your mission and operate with
integrity. I think the MURA is doing
great things for the city that wouldn't
happen without your efforts. It takes
vision, decision, and effective, careful,
and holistic money and resource
management — Keep on doing it.

Victoria A. Seever