



McGeehan called the meeting to order at 7:02 a.m.

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

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 September 1, 2016
- B. August 2016 Payables
- C. August 2016 Financials

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

Bettge moved approval of the consent agenda, seconded by Smith. Motion passed unanimously with addition of "Main Street" in the first full paragraph on page 2.

2. Public Comment for items not on agenda: Three minute limit
No comments.

3. Announcements
None.

4. Gritman Medical Park LLC Owner Participation Agreement for South Main Street Improvements – Bill Belknap

Gritman Medical Center is currently in the process of constructing a 54,000 square foot medical office building at 803 S. Main Street. Gritman is investing over \$10 million in the facility and recently approached Agency Staff regarding potential financial assistance in public infrastructure improvements (include street replacement, curbing, sidewalks, street trees, decorative lighting and public art installations) on Main Street between 7th Street and Jackson, and 8th Street between Jackson and Main Street. The existing roadway and sidewalks are in poor condition and Gritman is seeking to improve the condition of public infrastructure surrounding their facility to improve vehicular and pedestrian circulation, increase ADA accessibility, and improve the physical appearance of the area. The Board reviewed the request at the Agency's September 1st meeting where the Board directed staff to prepare an Owner Participation Agreement (OPA) for the Board's review and approval. The proposed OPA would allow for the reimbursement of up to \$483,102.00 in certified expenses related to the public infrastructure improvements located within the Legacy Crossing District.

ACTION: Approve the proposed Resolution and Owner Participation Agreement with Gritman Medical Park LLC; or take other action as deemed appropriate.

Belknap explained since this proposal was presented at the last meeting, the City has identified the need to extend public fiber optics infrastructure within the construction area at the cost of \$46,026; additional curb and sidewalk work on 8th Street estimated at \$17,888 to remove the "hump" in the road where an old railroad line previously existed; and Gritman has proposed additional expenses of \$37,630 for a concrete sealant to extend the life of the new street surface and the addition of a public sidewalk on the west side of Jackson/US95 estimated at \$32,116.22 for use by people utilizing the new parking lot Gritman in constructing. Belknap said these additional figures became available late last night so the proposed OPA has not been updated to reflect the additional \$133,660 which brings the Agency's grand total for the project to \$616,762. Legal reviews have not been completed so Belknap suggested any motion on the matter be contingent on staff coming to agreement with Gritman and their legal staff on Section III.E. of the Agreement.

Bettge asked about street trees and other frontage improvements along the proposed sidewalk on Jackson. Belknap anticipated that ITD would require a 12-foot clear zone, so trees would be behind the sidewalk. Bettge asked if Public Works or Engineering had any comment on the concrete sealant product. Belknap said since the proposal just came in staff had not had time to research it. Bettge asked if it could be included in the OPA and Resolution contingent upon the City's decision that it's a worthwhile expense. Belknap said yes, and added that the OPA only reimburses actual expenses incurred.

Bettge moved to approve the OPA, Resolution and overall project as presented, including the additional expenses and the portion of the fiber optics within the District, not to exceed \$600,000, with the stipulation that the indemnification be worked out between the parties. Drown seconded the motion which carried unanimously.

5. 3rd and Jackson Frontage Improvement Proposal – Bill Belknap

Larry Swanger is the current owner of the property located at the southwest corner of 3rd and Jackson Streets which was the prior location of Vern's Chevron service station. Mr. Swanger is planning to redevelop the site including the demolition of the existing structure, construction of a new diner restaurant and associated site and parking improvements. In discussions with Mr. Swanger, staff has expressed the desire to extend the street frontage improvements installed in front of the EMSI project along Mr. Swanger's frontage on Jackson and 3rd Street. The proposed improvements along Jackson Street would include the installation of curbing, new expanded sidewalks, tree wells, grates and new street trees and decorative light fixtures. The 3rd Street frontage improvements would include new curbing, sidewalks and driveway approach. The estimated cost of the frontage improvements is \$90,000. An agreement has been reached with Mr. Swanger that would include the Agency funding 50% of the frontage improvement expenses upon completion with the remainder of the cost to be paid by Mr. Swanger. The Agency would then reimburse Mr. Swanger for his contribution over time through an Owner Participation Agreement (OPA). Due to the quickly approaching fall weather and desire to facilitate completion of the proposed project this year, Staff is seeking general board approval of the proposed assistance with the formal OPA to be prepared for approval at the Board's October 6th meeting. This will allow Mr. Swanger to finalize the project scope and proceed with design and construction in the interim.

ACTION: *Approve the proposed financial assistance and direct staff to prepare an OPA for the Board's consideration on October 6th; or take other action as deemed appropriate.*

Belknap presented the above proposal and indicated a conservative estimate of annual project increment of \$10,000 over 8-9 years. He said the upcoming budget anticipated these expenses so public improvement funds have already been appropriated.

Bettge asked when the improvements would occur. Scott Becker approached and explained the modular building will arrive this fall. They originally expected to get the business running first and wait until spring to finish improvements, but the contractor thinks it can all be completed before winter. Sullivan asked if there would be Board or public opportunity to comment on the parking layout and traffic flow. Belknap explained the project will be reviewed for conformance with all applicable standards, but any concerns the Board may have could certainly be discussed. Drown asked if the project met the Legacy Crossing Design Guidelines and Belknap replied those

guidelines are specific to the industrial and undeveloped areas further south, but said the developer has met many of those design objectives such as moving the building to the corner and placing the parking to the side and rear of the building. Sullivan asked if way-finding signage could be part of the OPA since the location is a high-visibility corner. Belknap said all public signage is placed in the public right-of-way so adjacent property owner cooperation is not needed. McGeehan asked about fiber optics and Belknap said that is typically only required for heavy office uses, but it could always be extended to the property later via the alley. Bettge thought it was a good project for Agency participation so moved approval of the requested financial assistance and directed staff to draft the OPA. Smith seconded the motion which carried unanimously.

6. Dawson's Corner Frontage Improvement Proposal – Bill Belknap

Darold Bingham is current redeveloping his property located at the northwest corner of 6th and Asbury Street (former Stax location) with a new three-story, mixed-use development including two ground floor commercial spaces and six apartment units. In recent discussions with the developer it was identified that the surrounding sidewalks are in poor condition and there are several ADA accessibility obstructions including an old abandoned driveway approach on Asbury Street that they desired to correct. The developer is seeking assistance with the cost of removal and replacement of all adjacent sidewalks, limited curbing, and the installation of tree wells and tree gates around the two existing trees on 6th street. The developer is currently determining the cost of these improvements and reimbursement method which will be presented to the Board at the October 6th meeting.

ACTION: *Approve the proposed financial assistance and direct staff to prepare an owner participation agreement for the Board's consideration on October 6th; or take other action as deemed appropriate.*

Belknap explained that since this item was placed on the agenda last week, Public Works staff have discussed the sanitary sewer project planned in that area for next summer and whether these improvements should be deferred until then because about half of the improvements will be addressed as part of the City's work. The developer has opted to wait so Belknap said no action is necessary from the Board at this time. Bettge said he looked favorably on the proposal and supported coordinating the work with the City's project. Drown said in consideration of Sixth Street as a whole, the street tree selection should be reviewed for both new and existing plantings to make the street more unified. McGeehan mentioned the Tree Commission also helps in that regard.

7. 6th and Jackson Environmental Remediation Project Update – Bill Belknap

The Agency has been pursuing environmental remediation of the 6th and Jackson Property through the Idaho Department of Environmental Quality's (IDEQ) Voluntary Cleanup Program (VCP) over the last 18 month. The active remediation effort is completed and staff and IDEQ are working on the VCP closeout process. Staff will provide a report on the closeout process and schedule.

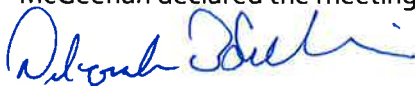
ACTION: *Receive report and provide staff direction as deemed appropriate.*

Item deferred to the next meeting.

8. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Fields project moving forward with environmental remediation.
- Alturas District
 - Annual association meeting will occur in October.
- General Agency Business
 - Nothing additional.

McGeehan declared the meeting adjourned at 7:46 am.



Steve McGeehan, Agency Chair

10 -6 -16

Date

Deborah Brandy Sullivan, Vice Chair