



Minutes: Thursday, November 3, 2016, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair		Bill Belknap, MURA Executive Director
Art Bettge		Gary Riedner, MURA Acting Treasurer
Steve Drown		Anne Peterson, MURA Clerk
Dave McGraw		
Ron Smith		
Brandy Sullivan		
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 October 20, 2016

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

Bettge moved approval of the consent agenda, seconded by Weber. Motion passed unanimously.

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

No comments.

3. Announcements

None.

4. Sixth and Jackson Environmental Remediation Report – Bill Belknap

The Agency has been pursuing environmental remediation of the 6th & Jackson Property through the Idaho Department of Environmental Quality's (IDEQ) Voluntary Cleanup Program (VCP) over the last 18 months. 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 with further direction.

Belknap provided a historical overview of the assessments conducted on the property and the remediation steps taken to date. The two areas with the highest concentrations needing clean up were the north central space where the railroad came through and the southwest corner. Approximately 1000 cubic yards of soil were excavated and removed from those areas and groundwater treatment is ongoing via injections and extraction piping. Testing must show two months of decreasing concentrations of ammonia and nitrates, however those trends tend to occur in opposition. Just yesterday, IDEQ has concluded the ammonia levels aren't as important, but the most recent compliance well tests indicate a somewhat unexplained jump in nitrates in MW#6 so another injection treatment is advised. The test wells may need to continue operation for another year and DEQ requires identified funding to maintain operations. Staff recommend approval of additional expenditures of \$16,689 to complete the pump upgrades, injection event and additional monthly sampling from October through December, 2016.

Bettge asked if October's record rainfall could affect the situation; Belknap didn't think so. Sullivan asked if there was a potential for the concentration levels to continue to increase. Belknap said testing and studies indicate the concentrations are ammonia rather than ammonium, which is good. It's unknown why the two test wells indicate such different trends. Monthly sampling typically occurs in the first week of the month so there's a chance that two months of decreasing concentrations can be achieved by the end of the year. Bettge moved approval of the additional expenditures, seconded by Sullivan. Motion carried unanimously.

Weber asked if there had been any conversation about selling the property. Belknap said he met with the Sangria Group last week and they are working to make the proforma pencil out and are still committed to the project. Belknap said that was not easy in this market but he was cautiously optimistic that they will work it out within the timeframe that the Agency closes out the remediation.

5. FY2016 Preliminary Financial Year End Report – Bill Belknap

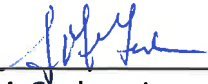
Belknap reported that Legacy Crossing revenues were \$178,000, EPA cleanup grant revenues (expended at 6th & Jackson) were \$145,939, and investment earnings of \$3,593 for total revenues of \$302,715.

Expenditures from the General Agency Fund totaled \$57,998, Alturas expenses were \$854,235 and Legacy Crossing was \$170,503. There were Debt Service Expenditures of \$40,632 for 6th and Jackson Bond and a remaining principal balance of \$374,000. The Agency checking and LGIP funds totaled \$561,044 as of the beginning of the 2017 fiscal year.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Participated in three pre-development meetings in the Legacy area that he hopes to be able to report on later.
 - Stax, Third & Jackson and Gritman MOB are all moving along nicely.
- Alturas District
 - Nothing to report.
- General Agency Business
 - Draft strategic plan should be out by December
 - Belknap showed draft concept of the new website design.
 - Bettge asked about the Sharp Oil property (Identity on Main). They have decided to hold demo and environmental remediation to fall which can occur while construction begins on the more easterly portion of the property.
 - Drown asked about the Downtown Restroom project. Belknap said the City entered into a contract. Riedner added that he thought they'd break ground in a couple weeks with a completion date by May 2017.

McGeehan declared the meeting adjourned at 8:07 am.



Steve McGeehan, Agency Chair

12-15-16

Date