



Minutes: Thursday, February 2, 2017, 7:00 a.m.

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

McGeehan called the meeting to order at 7:03 a.m.

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Art Bettge	Bill Lambert, Mayor
Dave McGraw	Steve Drown	Bill Belknap, MURA Executive Director
Ron Smith		Gary Riedner, Interim Treasurer
Brandy Sullivan		Anne Peterson, MURA Clerk
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 January 19, 2017

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

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

2. Public Comment for items not on agenda

No comments.

3. Announcements

No announcements.

4. Agency Draft Strategic and Capital Improvement Plan Review – Bill Belknap

The Board has been working on development of a strategic plan to help guide and provide direction to the activities of the Agency. The Board conducted a review of the preliminary draft of the capital improvement plan at their January 19, 2017 meeting. This is back before the Board for final review and approval.

ACTION: Review discussion draft of the strategic plan and provide staff with direction.

Belknap reviewed the four investment portfolio components within the Capital Improvement Plan, which is intended to be a 5-year planning document to provide general guidance regarding obligations while retaining flexibility to take on new projects as they arise. McGraw asked about the allocation for art installation and Belknap said it reflected the 1% commitment the Agency has made to the District. \$50,000 has accumulated on the increment since 2008 but there are no specific public art installations identified at this time. McGeehan asked about the revenue side. Belknap replied by elaborating on the estimated revenue of anticipated projects and their expected valuations, but said those figures will need to be assessed annually with partner entities. Belknap will bring the final Strategic Plan document to the next meeting for review and adoption.

5. Discussion Regarding Potential New South Moscow Urban Renewal District – Bill Belknap

During the recent strategic planning process, one action/strategy that was identified by the City of Moscow was the potential creation of an urban renewal district in south Moscow to support new industrial and commercial

development in Moscow. Staff desires to introduce the concept and facilitate a discussion of the potential new district with the Board to receive direction and guidance.

ACTION: *Receive presentation and provide staff with direction.*

Belknap provided an overview of the general area under consideration for a potential new district, acknowledging it will take many months to work through the details preceding adoption. He outlined the major considerations that lead the identification of the study area:

- 1) Sanitary service basins and the infrastructure necessary to support gravity sanitary sewer service within the South Fork drainage.
- 2) Topography that is relatively level and could more easily support larger industrial/commercial users.
- 3) Future land use designations and directing location of future industrial/commercial development.
- 4) Prior industrial park master planning locations which focused upon the area around the Fountain Industrial park.
- 5) Known or anticipated infrastructure needs including sewer, water and roadway improvements.
- 6) Other known or anticipated projects or needs including the new U.S. 95 alignment, City's Palouse River Drive ball field property, the South Fork greenbelt and pathway.

Belknap reminded Board members that last year's legislative action resets the base value if boundaries are changed after district creation, so he recommended keeping an open mind toward all areas that might possibly be suitable for district inclusion in order to avoid a boundary modification later. The Sanitary Sewer Master Plan already calls for upgrades to the south lift station and ultimately the extension of a trunk line to the next lift station serving the Southwest Sewer District. Completion of that will create continuous gravity sewer service to everything in the South Fork of the Palouse River drainage which would open up more of that area for possible development. There could be possible Agency involvement in street improvements on east and west Palouse River Drive and Highway 8 to White Avenue; greenbelt areas to mediate floodplains and tie into Moscow's pathway system, and perhaps signalization to help with Highway 95 access points. Some of these features were included in a Southeast Moscow Industrial Park Master Plan conceptualized in 2010 that Belknap shared with the Board. Considering the potential ballfields, greenbelt, infrastructure, industrial park, sanitary sewer, road improvements and planned projects, Belknap said a *potential* district could measure up to 650 acres (map attached). Weber asked about the size limits for URA districts and Belknap replied it wasn't the acreage but rather the valuation at the time of formation. Property within all districts together cannot exceed 10% of the total assessed valuation of all City property. Belknap's preliminary calculations including Legacy Crossing, a possible LC expansion, plus this possible industrial district might equal about 8-8.5% of the City's valuation. He also cautioned these calculations and district boundaries were all very preliminary and staff needs to work closely with property owners to understand their future plans and desires. McGraw mentioned the County has been exploring a new location for the Fairgrounds but lack of utilities has been the biggest hurdle, and this could help. PEP Director Gina Taruscio stated from the audience that she was very excited about the possibilities this type of District could provide and Belknap said at least four possible tenants have already expressed interest in a south Moscow industrial district. Regarding the proposed boundary lines extending beyond current City limits, Belknap said state statute allows for cooperative agreements between cities and counties, although rare, and Riedner added the City of Moscow typically has not extended utilities beyond the city limits so annexation would be the preferred route.

6. General Agency Updates – Bill Belknap

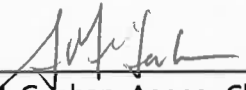
- Legacy Crossing District
 - Nothing new to report.
- Alturas District
 - Real estate contract has expired and Belknap has discussed with the listing agent making some changes about listing vs. marketing efforts to give the Agency more involvement in how the properties are marketed and limit the expense and effort expended by the listing agency. Weber asked if the land

use restrictions are still in effect and Belknap said they remain in place until 2019 unless the covenants are dissolved by 100% approval of the Association.

- Belknap said two companies have recently expressed interest in Alturas lots.
- General Agency Business
 - Annual report coming up in March.
 - Budget structure will change to accommodate the capital improvement plan.

Mayor Lambert shared that at the AIC meetings last week some legislators mentioned there were no plans to discuss URAs this year. Riedner added there were a couple "clean-up" bills and property tax bills under consideration, however.

McGeehan declared the meeting adjourned at 8:04am.



Steve McGeehan, Agency Chair

2-16-17

Date

District Study Area

