



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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair		Bill Belknap, MURA Executive Director
Art Bettge		Anne Peterson, MURA Clerk
Steve Drown		
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 April 20, 2017**

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

Bettge moved approval of the consent agenda, seconded by Smith. Motion carried.

**2. Public Comment for items not on agenda**

No comments.

**3. Announcements**

No announcements.

**4. Sixth and Jackson Turn Lane Improvement Project Report – Bill Belknap**

*At the board’s meeting on December 15, 2016, the Board approved the dedication of public right and a Memorandum of Understanding (MOU) related to the Sixth and Jackson turn lane improvement project. Under the MOU, the Agency dedicated the necessary public right-of-way at no cost and in exchange the City would construct frontage improvements including a 10 foot wide sidewalk with street trees and decorative light fixtures. In addition, the Agency retained the responsibility to fund the undergrounding of the existing overhead utility lines as that is typically not required of City roadway projects. Through the design process, Staff identified the need to incorporate the beginning of the Hello Walk public walkway in order to ensure the integration of the design of the frontage improvements and the Hello Walk. Staff will provide an overview of the proposed project and anticipated Agency costs.*

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

As follow-up to the last discussion, Drown stated that students are currently finishing up a design project on the Hello Walk corner but he thought the current plan provided enough flexibility. Single bid was \$297,732 with all elements consistent with or below estimates. Lighting, street trees, tree wells and grates were significantly higher so staff will explore how those elements were priced and whether negotiation is possible prior to accepting the bid. Other options include rebidding the project or postponing. Under the current bid the MURA share of the project is

\$95,000--about \$20,000 over anticipated--but Belknap said it still worked in the budget model. Agency members were most interested in moving forward so directed staff to proceed with cost negotiations but also gave approval for the additional amount if it was necessary.

**5. Legacy Crossing District Boundary Amendment Discussion – Bill Belknap**

*During the recent Strategic Planning process and associated joint meetings with the City Council, there was discussion regarding the expansion of the Legacy Crossing District Boundary approximately one-half block to the east to include Main Street that was excluded from the District when it was formed in 2008. Within the City's recently adopted strategic plan, the City Council identified the deteriorating public infrastructure within the Downtown as a major challenge area. Amending the boundary would allow the Agency to partner with the City in future downtown streetscape and public infrastructure improvements. Staff will introduce the topic and request direction from the Board.*

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

Key intersections along Main Street have been identified for beautification and safety upgrades. Belknap shared early concept designs for hardscape improvements at various locations that MURA could participate in if the Legacy Crossing District was expanded about 20 acres to include Main Street. Belknap reminded Agency members that no more than 10% of the city's total assessed value can be within urban renewal district designation. The base valuation of Legacy Crossing (\$51 million) is 4.7% of the City's \$1.1 billion valuation. It is assumed that properties in the South district that are outside City limits would also count toward that percentage. Drown thought expanding Legacy Crossing to include Main Street demonstrated MURA's support of the entire downtown, rather than creating competition for downtown businesses by developing the main portion on South Jackson/Main Street. Bettge offered that MURA participation in Main Street improvements, particularly North Main, fit nicely with the City Council's beautification plan. McGraw cautioned against tarnishing the MURA's strong, conservative reputation around the City and State by over-reaching so wanted to consider these ideas carefully. Weber agreed, saying the cost/benefit analysis of projects on the north end of Main Street would be high and wanted to ensure MURA had strong defensible reasons before taking on projects. Sullivan said hardscape enhancements wouldn't result in much tax increment so other portions of the district would have to cover those expenses. Drown countered that although there might not be direct return on investment from the exact property improved, the investment would likely increase the potential for additional development within the district. Belknap offered to provide a breakdown of valuations and assessments for various sections of the proposed Main Street addition. Bettge preferred to reserve as much area as possible for the South Moscow District because it had a greater potential for the tax increment.

**6. Agency Website Update Project Report – Bill Belknap**

*Staff has been working with the selected website consultant to complete the website update work. Substantial progress has been made and Staff will share the current draft website for the Board's review, comment, and direction.*

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

Item deferred.

**7. Upcoming Summer Meeting Schedule – Bill Belknap**

*Staff will discuss scheduled meetings for the upcoming summer season.*


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

Regular July meetings would fall on July 6<sup>th</sup> and 20<sup>th</sup>. Based on the July 4<sup>th</sup> holiday and the Executive Director's vacation schedule, he recommended cancelling July 6<sup>th</sup> and holding the July 20<sup>th</sup> date "as needed." Agency members concurred.

**8. General Agency Updates – Bill Belknap**

- Legacy Crossing District
  - Received Covenant Not to Sue from DEQ for the 6<sup>th</sup> & Jackson property, which officially concludes the remediation program!
- General Agency Business
  - Belknap held a preliminary meeting with a development group looking at Legacy Crossing and will advise further as the idea progresses.
  - Identity on Main grading and environmental remediation are underway, and MURA obligations under the OPA may be somewhat less than estimated as project costs are coming in a bit less than expected.

The meeting adjourned at 8:00 a.m.



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Steve McGeehan, Agency Chair

5-18-17

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Date