



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	Art Bettge	Bill Belknap, MURA Executive Director
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 April 7th, 2016*
 - B. *March 2016 Payables*
 - C. *March 2016 Financials*

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

Smith moved approval of the consent agenda, seconded by Sullivan. The motion passed unanimously.

2. **Public Comment for items *not on agenda***
No comments.
3. **Announcements**
McGeehan passed on greetings from former chair John McCabe.
4. **6th and Jackson Property Groundwater Remediation Design/Build Services Agreement Amendment – Bill Belknap**
In order to expedite the completion of the environmental remediation work on the Agency’s 6th and Jackson property, the Agency’s environmental consultant is proposing additional remediation actions. These actions include contaminant capture modeling to demonstrate the effectiveness of the pump and treat system, additional amendment injections to expedite the degradation of nitrate in the groundwater, and the amendment to the Idaho Department of Environmental Quality (DEQ) approved remediation work plan to incorporate these additional activities. DEQ has requested that TerraGraphics conduct additional monitoring beyond what was initially anticipated. The cost for the additional services is \$17,448 which would be funded from the EPA Brownfield Cleanup grant.

ACTION: Approve the proposed additional environmental remediation services; or provide staff other direction.

McGraw asked Belknap if he thought DEQ would come back wanting more. Belknap hoped this would take care of their requirements for the Covenant Not To Sue. While there is no potential for a shallow well to be drilled onsite, the Agency has an obligation to ensure contaminants don't move offsite and that is what the pump and treat system addresses. Sullivan asked if the clean-up grant funds of \$191,389 are specific to this property and Belknap said yes. Drown asked how long additional testing will take and Belknap said his hope was within 60 days, followed by ongoing monitoring for approximately five years. The clean-up grant will need to be closed out prior to property conveyance, so expenses for ongoing monitoring will need to be considered within the budget process. In response to questions from McGeehan, Belknap said he thinks the developer's timeline is running a little behind so the delayed finalization of clean-up should converge into the development schedule just fine. Drown moved approval of expenditure of additional funds for remediation services. The motion was seconded by Smith and passed unanimously.

5. Proposed Amendment to Owner Participation Agreement and Limited Promissory Note for 1014 S. Main Street – Bill Belknap

At the Agency's February 18, 2016 meeting, the Board approved an Owner Participation Agreement and Limited Promissory Note related to a project proposed for a 5.5 acre property currently addressed as 1014 S. Main Street and an adjacent 24,000 sf parcel property addressed as 1104 S. Main, which was most recently the location of Domino's Pizza. The proposed project would include the construction of 154 residential units and 3,000 sf of retail space. The Agency agreed to assist with environmental remediation and intersection improvement expenses to clean up the contamination and facilitate the redevelopment of the property. After approval of the Agreement the developer identified three minor provisions within in the Agreement that they wish to have amended that related to compliance with the proposed development plans, certification of costs for only those expense reimbursed by the Agency and modification to the anti-discrimination clause that was overly broad. The Agency's legal counsel has reviewed and approved the proposed minor amendments.

ACTION: Review and approve the proposed minor amendments to the Owner Participation Agreement for 1014 S. Main Street; or take such other action deemed appropriate.

Board members had no questions. McGraw moved approval of the revisions, seconded by Smith. Motion carried unanimously.

6. MURA Strategic Planning Process Review – Bill Belknap

Staff has been working toward the development of a strategic plan for the Agency that would guide and direct the activities of the Agency over the next five years. One of the steps in this process is to gain better understanding of the needs and desires of the Agency's partner agencies and their view of the role of the MURA in improving the physical and economic conditions of the community. Staff has prepared a draft questionnaire/survey that would be distributed to our partner agency members to begin to collect this input to help guide the preparation of the strategic plan.

ACTION: Review the draft partner agency questionnaire and provide staff direction as deemed appropriate.

Drown asked who partner agencies might be. Belknap said any organization delivering services in the local economy or operating with District boundaries, but certainly the City of Moscow, Latah County,

the University of Idaho, Gritman Medical Center, Moscow Chamber of Commerce, Idaho Transportation Department, and the new Partnership for Prosperity. McGeehan thought soliciting this type of feedback was important and asked about methods for ensuring a good return rate. Belknap said it won't be a broadly distributed survey but instead will target specific leadership members within partner organizations who have a vested interest in providing input. The goal is not for it to be a statistically valid survey but is intended to begin the dialogue with partner agencies to help shape the strategic plan and identify alignment of community goals. Drown thought there was an opportunity to also tie into partner agencies initiatives (e.g. UI recruitment strategies). Belknap suggested it could be a two-phase process with general questions first, followed up with focused questions to individual organizations addressing their specific goals. Sullivan asked if question #9 should be included because it was very specific and she didn't think respondees would be able to make an informed answer. Belknap said he included it as a starting point to help develop Agency policy statements, but perhaps that question would be better discussed as a board. Members were asked to review the questions more thoroughly over the coming week and email comments to Belknap and the full Board.

7. FY2017 Agency Budget Discussion – Bill Belknap

Staff has begun formulation of the FY2017 budget for the Agency which is scheduled for consideration during a public hearing on August 4th, 2016. Staff will provide a brief overview of the FY2017 budget process and priorities and seek Board input to be utilized in the budget development process.

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

Belknap said two significant considerations for formulation of the FY17 Budget include closure of the Alturas District which will constrain Agency revenues, and the anticipated expense of public improvements on the 6th & Jackson property. The strategic planning process will likely reshape the Agency budget beginning FY18. Belknap said a budget workshop will be scheduled sometime in June or July after staff have a budget framework. Drown asked if the Sharp property will require any Agency expenditure in FY17 and Belknap said Agency obligations under that OPA won't arise until the FY18 or FY19 when revenues are received from the project.

8. East Moscow Multimodal Infrastructure Partnership Request for Letter of Support – Bill Belknap

The City of Moscow is preparing a grant application for the eighth round Transportation Investment Generating Economic Recovery (TIGER) competitive program to fund surface transportation improvements primarily along the Mountain View Road corridor with additional segments on Sixth Street and Third Street. The project consists of the widening of Mountain View Road from a two lane rural road section to an urban standard Minor Arterial road section. The improvements will include the widening of the asphalt road section and installation of curbs and gutters, sidewalks, storm drainage, and water and sewer utilities. The project will complete the trail system where it borders the roadway. The widened road section will accommodate two dedicated bicycle lanes, two vehicular travel lanes, and left turn lanes at major intersections where appropriate and the installation of roundabouts at the Joseph Street and Sixth Street intersections. The City has requested that the Agency provide a letter of support for the project to accompany the grant request.

ACTION: *Review Request and provide staff direction as deemed appropriate.*

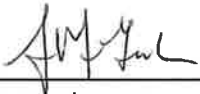
McGraw said although this is beyond the boundaries of URA properties, he thought it was important to Moscow overall and he was certainly in support. Weber asked about the roundabouts which he had

heard were falling out of favor, so he wondered if that would affect the grant process. McGraw and Sullivan both commented that Agency support of the overall concept doesn't mean the Agency agrees with each individual aspect of the proposed project. Those details will be left to the City Council to address. Belknap and McGeehan will work on the letter of support and email to Board Members for final approval.

9. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - No further updates.
- Alturas District
 - Palouse Commercial is scheduled to attend the next Agency meeting to report on Alturas marketing.

McGeehan declared the meeting adjourned at 7:54am.



Steve McGeehan, Agency Chair

5-19-16

Date