



McGeehan called the meeting to order at 7:01 a.m.

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Dave McGraw	Bill Belknap, MURA Executive Director
Art Bettge	Ron Smith	Gary Riedner, Interim Treasurer
Steve Drown		Anne Peterson, MURA Clerk
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 February 16, 2017

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*

No comments.

3. Announcements

No announcements.

4. Agency 2016 Annual Report Presentation – Bill Belknap

In Accordance with State Statute, all urban renewal agencies are required to file an annual report describing the activities of the agency for the preceding year with the local governing body by March 31st of each year. Agencies are required to hold a public meeting to report the findings of the annual report and to take comments from the public prior to filing the report with the governing body. Staff has prepared the initial draft of the annual report and proposes to conduct the public meeting on the final report at the Agency’s upcoming March 2nd meeting. After approval of the Annual Report it will be presented to the City Council at their March 20th meeting.

ACTION: *Approve the 2016 Annual Report and pass associated Resolution 2017-01 to transmit the report to the Moscow City Council; or take other action as deemed appropriate.*

Upon presentation of the full report, Belknap highlighted a minor misclassification of fees on the last page that has since been corrected. A \$40.47 OPA payment to the Anderson Group was erroneously reported as legal fees. Chair McGeehan offered the opportunity for public testimony.

Victoria Seever, 121 N Lilly, Moscow. In addition to the comments provided in the attached testimony, Seever pointed out an inconsistency on page 11 between a text amount and the graph amount, and a layout issue on page 12.

Agency should wait to close on the property until the Sangria Group can provide evidence of financial ability to complete the project. Belknap said the DDA will include a commitment date by which Sangria must show financial sureties and other safeguards to ensure the project will proceed. Belknap presented the revised Schedule of Performance for Board approval. He pointed out the City's turn lane project would take care of the 6th Street frontage improvements and blend into the Hello Walk landing point, but due to Sangria's proposed changes, continuing discussions of driveway design on Jackson Street and the need for capital to pay off the bonds, Belknap recommended not doing the Jackson Street frontage improvements at this time. Belknap reviewed the financial impact of paying off the entire bond principal and interest in order to sell just a portion of the parcel to Sangria. The bottom line was that the Agency would need to utilize other resources (likely from the FY2016 \$480,857 fund balance) to fund the remaining bond balance of about \$172,476. Belknap discussed anticipated Legacy Fund Projections using the attached illustration. Bettge asked when Gritman increment would begin and Belknap said small payments received to date were already incorporated into the chart. Sullivan asked if the tax status of Gritman tenants affected the financials and Belknap explained the Agency's risk is protected because its obligation is to reimburse up to \$600,000 from tax increment, so if Gritman chooses tax-exempt tenants that will reduce the increment and therefore Gritman's reimbursements. Belknap said because of this unknown factor his revenue projections were purposely quite modest.

Bettge moved approval of the revised development proposal and amended ENA Schedule. Weber seconded the motion and it carried unanimously.

7. General Agency Updates – Bill Belknap

Belknap reported that content is being moved into the new website and reminded everyone of the March 16 meeting cancellation. McGeehan declared the meeting adjourned at 8:02am.



Steve McGeehan, Agency Chair

4-6-17

Date

FOR THE HEARING RECORD
MURA ANNUAL REPORT FY2016
1 March 2017, Victoria Seever 121 N.
Lilley, Moscow

I think this Annual Report

- clearly illustrates the work the MURA is doing,
- and that is exactly what it should be doing,
- and shows it is positioned to move forward successfully with future projects.

The collaborative work the MURA facilitates, ~~which~~ includes the city, county, UI, EPA and granting entities, business enterprises, and our overall community needs and designs.

I Frankly can't see this happening without the MURA on board, and certainly not without the enhancements and integrated vision that ~~the~~ MURA contributes.

I'm excited to see development in the Legacy Crossing Urban Renewal District. It's been a long time coming, and presents tremendous potential for Moscow's growth with a cut-above quality that soundly pays off in the long run.

The Owner Participation Agreements with the Critzman Medical Office Building is one example.

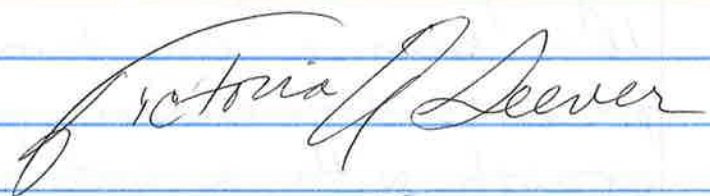
A significant example is the development of the 6th and Jackson site as a Keystone property that will help set the tone for the district.

Through the various stages of getting there for the Sangria mixed-use project, including a Brownfield clean-up, to its most recent scaled-back size that nevertheless maintains a presence, quality, and now can utilize local funding and local contractors,

^{it}
^ models the type of partnership a URA can accommodate and help bring to fruition.

I look forward to what the next year brings with the MURA's emphasis on sustained economic growth, vitality, and community enhancements.

And I appreciate the work it has done so far that the 2016 Annual Report reflects.



Victoria A. Seever