



Interim Chair McGraw called the meeting to order at 7:01a.m.

Commissioners Present	Commissioners Absent	Also in Attendance
Dave McGraw, Interim Chair	Art Bettge	Bill Belknap, MURA Executive Director
Steve Drown	Steve McGeehan	Gary Riedner, Interim MURA Treasurer
Ron Smith	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 July 20, 2017*

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

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

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

Victoria Seever, 121 N Lilly, expressed her excitement about the new sidewalk on Third Street in front of the Nissan dealership and her appreciation for the Agency's contribution to that project.

3. **Announcements**

None.

4. **Public Hearing: Proposed FY 2018 Agency Budget Approval – Bill Belknap**

During the Agency's recent strategic planning process a 5-year capital improvement plan (CIP) was developed that was intended to set a framework for long-term financial planning related to capital public investments within the Legacy Crossing District. This has necessitated the establishment of a capital fund in the Agency's annual budget to account for the accumulation of funding for future capital projects as shown within the CIP. Staff also restructured the budget document to more clearly delineate general fund and district specific funds to allow for the enhance ability to track all revenues and expenditures. Staff will present the draft budget document for the Board's consideration during the public hearing for the Board's approval and passage of the associated Resolution.

ACTION: After considering public testimony, adopt FY2018 Budget and the corresponding Budget Resolution 2017-02; or take such other action deemed appropriate.

Belknap formally presented the budget as discussed during the past two meetings. He highlighted changes in the budget format related to the recently adopted Strategic Plan including greater separation of the various budget components and creation of a capital fund. He also reminded Board members of the anticipated low fund balance for FY2018 due to large investments in the 6th and Jackson property to incentivize development in the Legacy Crossing District. Additional funds will accumulate after FY2018 as the current projects' tax increment revenues are realized. Belknap reported the Agency Finance Committee reviewed the proposed budget and recommended its approval. McGraw opened the public hearing at 7:22am by inviting public testimony.

Victoria Seever read the attached testimony in person. Public hearing closed at 7:25am.

Smith acknowledged that the small fund balance leaves little margin for error so the Board will need to keep on top of it. Weber agreed and expressed his belief that the Agency will be back in good shape by FY2019. McGraw said there are no frills in the budget. He thought it was well thought out and outlined prudent management of public funds. Riedner pointed out it is an appropriation document that will be actively managed and if anything changes throughout the year Belknap will certainly report back to the Board. Drown moved adoption of the FY2018 budget and its corresponding Resolution, seconded by Weber. McGraw read the Resolution into the record. The motion passed unanimously.

5. Development Report from Sangria Downtown LLC – Bill Belknap

Representatives of Sangria Downtown LLC will provide an update on the status of their development plans for the 6th and Jackson property.

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

George Skandalos and Carly Lilly reported that final engineering plans will be delivered on August 8th and the appraisal is moving forward. Subcontractors are scheduling a mid-September start date pending acceptance of the appraisals and completion of agreements with the Agency. They do have their Letter of Financing Commitment. Belknap said the Disposition of Development Agreement will establish the sale price of the property and identifies the project to be constructed, and will serve as the purchase sale agreement for the property. The preliminary appraisal is being amended to reflect the smaller portion of land being purchased. McGraw appreciated the Sangria Group's patience and persistence through the soil remediation process. Drown thought others may have backed out during the process and he appreciated what they plan to bring to the community. Lilly thanked the Agency for their patience while Sangria Group determined the perfect project for the property.

6. Presentation of Jackson Street Frontage Design and Cost Estimation – Bill Belknap

On April 20, 2017, the Board committed to fund \$6,370 for the engineering design for the Jackson Street public improvements that would be installed along the frontage of the Anderson Group property located just south of the MURA's 6th and Jackson Property in order to assist with redevelopment of the Anderson Property. Hodge and Associates have completed the design work and will present the design and cost estimates to the Board. The design is currently under review by the City's Engineering Department and once it has been approved, the Agency would reimburse the Anderson Group.

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

Scott Becker of Hodge & Associates explained the design. The sidewalks will widen to 12 feet and have additional lighting and street trees. Part of the sidewalk work includes additional grading and removal of a retaining wall. Water lines will be looped to provide better service and an existing sanitary stub in the street will be accessed for future service to the parcel(s). The engineer's estimate for the project is \$289,481.50. The building has sold to a local businessman who does not plan to remove the silos. Belknap said the design cost reimbursement to the Andersons can take place as soon as the plans are approved by the City.

7. Request for Consent of Collateral Assignment of Owner Participation Agreement with FH Vandals LLC – Bill Belknap

The Agency recently received a request to consent to the collateral assignment of the Owner Participation Agreement (OPA) for the Identity on Main project to the benefit of the project lender as contributing collateral to the project financing. The agreement does not obligate the Agency to any additional responsibility and simply collaterally assigns the benefits of the OPA to the lender should the developer/owner of the project default upon the project loan.

ACTION: *Approve the proposed Collateral Assignment Agreement; or take such other action deemed appropriate.*

Belknap said the Agency has been notified by Campus Moscow Property Owner LLC as the successor to FH Vandals LLC on the Identity project. As part of their financing approval, the lender is requesting a collateral assignment of the existing OPA for reimbursement of remediation expenses. Agency legal counsel has reviewed the proposed agreement with the recommendation that Recitation #2 include "up to \$350,000 of certified expenses related to environmental remediation and highway access improvements." This will not change any of the terms or

conditions of the OPA. Staff recommended approval with that one clarification. Smith moved approval and was seconded by Drown. The motion carried unanimously.

8. General Agency Updates – Bill Belknap

None.

9. Executive Session: Pursuant to Idaho Code §74-206.1(c)

At 7:50am McGraw moved to adjourn to Executive Session pursuant to Idaho Code §74-206.1(c). Weber seconded the motion which carried unanimously by roll call vote. The executive session started at 7:52 am with the following in attendance: Steve Drown, Dave McGraw, Ron Smith, John Weber, Bill Belknap, Gary Riedner and Anne Peterson. The Executive Session concluded at 8:20 a.m.



Steve McGeehan, Agency Chair

8-17-17

Date

MURA Budget Hearing Public Comment 3Aug2017
Victoria Seever 121 N Lilly Moscow ID

Because I am present for these meetings where projects and costs, goals and timelines, and everything else are deliberated, I am confident that the proposed budget is being well-managed, properly expended, and aligned with MURA objectives. As I've stated before, the MURA provides a crucial role to the city with foresight and integrity. You are on-point and I support the proposed budget whole-heartedly.

That said, I'll take this opportunity to remark on a specific budget item that's had no expenditures yet, but has had discussion on future use: that being the 1% Public Art account which I think has \$1,825.00 available now. It can be difficult for an entity is so focused on infrastructure improvements to feel enthusiastic spending money on art. Perhaps my comments can assure you of its value.

Page 3 of the MURA Strategic Plan states: The Mission of the Agency is to promote sustainable **growth**, vitality, and community **enhancement** through **collaboration** and community **investment**. Four keywords are defined and I'll pull germane points from those:

- GROWTH includes increasing community vitality
- ENHANCEMENT includes a community lifestyle with play
- COLLABORATION includes partnering with others to achieve aspirations
- INVESTMENT includes building a cultural environment

Singling out those points embraces the usefulness of art in functional and economic terms. What a gray asphalt world it would be if there were no color, no mind-lifting designs, no fun and beauty in our pragmatic structures to inspire us.

Page 7 of the Strategic Plan describes the Public Investment Portfolio and states urban renewal agencies fund public infrastructure AND participate in the development of amenities, including art installations. One of the four main components is Community Placemaking which includes the creation of public spaces, plazas, parks and greenspaces, public art installation and community beautification improvements. Your words and they stand true with others like Community Branding and What Makes Moscow Moscow.

Art expenditures need not be limited to frou-frou. You can lean toward functional art. Examples that come to mind that Moscow uses now are tree grates, bike racks, and utility box vinyl wraps. Functional items with an art component incorporated. Other features I recall brought up in city discussions include planting with sculptures at key intersections, wall murals, and shade and seating elements for Main Street's Farmers Market.

Attractability translates into innovation and economic development. It is worthy of 1% of a budget and is an opportunity for a value-added return on an investment.