



Agenda: Thursday, April 5, 2018, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

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 March 1, 2018
  - B. February 2018 Payables
  - C. February 2018 Financials

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

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

3. **Announcements**

4. **203 West Third Street Certification of Cost and Limited Promissory Note – Bill Belknap**

On October 6<sup>th</sup>, 2016 the Board approved an Owner Participation Agreement (OPA) with Larry Swanger who was planning to redevelop the site including the demolition of the existing structure, construction of a new diner restaurant and associated site and parking improvements. The OPA provided for Agency reimbursement of expenses related to the extension of the street frontage improvements installed in front of the EMSI project along the Salvation Army and Mr. Swanger's frontage on Jackson and 3<sup>rd</sup> Street including the installation of curbing, new expanded sidewalks, tree wells, grates and new street trees and decorative light fixtures. The OPA allowed for a reimbursement of a maximum of \$90,096 in frontage improvement expenses. The project and associated public improvements have been completed and Mr. Swanger has presented its certification of expenses for review and approval by the Board. Upon approval by the Board, the Agency will issue the limited promissory note which is the basis of reimbursement of the public improvement expenses that were incurred.

**ACTIONS:** Approve the certification of expenses and associated limited promissory note in the amount of \$90,096; or take other action as deemed appropriate.

5. **Paradise Creek Floodplain Study Phase II Preliminary Results Report – Bill Belknap**

On January 18<sup>th</sup> the Board authorized moving forward with Phase II of a flood study within a portion of the Legacy Crossing District. The study was intended to update the FEMA flood model which appeared to include three bridge structures that no longer exist and which appeared to be increasing flood elevations. There are 29 parcels, including those under contract by Thompson Development and proposed for redevelopment, that are impacted by the current floodplain boundary and 14 of those parcels are located within the Legacy Crossing Urban Renewal District. A lowering and/or reduction of

the regulatory floodplain would significantly assist in the potential redevelopment of the impacted properties. The Phase II work has been completed by Alta Science and Engineering and the analysis indicate that after the model was updated to reflect current channel conditions, the floodplain was significantly reduced and all 23 parcels located north of the Troy Highway were completely removed from the regulatory floodplain. Staff is recommending that the Study proceed to Phase III which would include the application for the Letter of Map Amendment to request the revision to the regulatory floodplain. After consultation with FEMA, it was determined that there would be no application fee for the Map Amendment as it is based upon more detailed information and/or errors within the effective Flood Insurance Study. Staff has requested a cost estimate from Alta is currently preparing a proposal for technical services necessary to support the Letter of Map Amendment request which staff will present at the meeting.

**ACTIONS:** Receive report and provide staff with further direction; or take other action as deemed appropriate.

**6. FY2019 MURA Budget Hearing Date Determination – Bill Belknap**

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing upon the Agency's FY2019 budget by no later than April 30th. Staff is proposing that the Agency set the hearing date for Thursday, August 2<sup>nd</sup>, 2018, which will allow adequate time for the budget development and review process. Staff is seeking Board approval to set the hearing for 7:00 AM on Thursday, August 2, 2018.

**ACTION:** Set the FY2019 Budget hearing for August 2<sup>nd</sup>, 2018; or take such other action deemed appropriate.

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

- Legacy Crossing District
- Alturas District
- General Agency Business

**NOTICE:** Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TIDD 883-7019, as soon as possible so that arrangements may be made.