



Minutes: Thursday, March 1, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Art Bettge	Bill Belknap, MURA Executive Director
Steve Drown	Trent Bice	Brittany Gunderson, MURA Treasurer
Dave McGraw		Anne Peterson, MURA Clerk
Ron Smith		
Brandy Sullivan		

Chair McGeehan called the meeting to order at 7:00 a.m.

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 1, 2018*
  - B. *January 2018 Payables*
  - C. *January 2018 Financials*

Sullivan moved approval, seconded by McGraw. Motion carried.

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

None.

3. **Announcements**

None.

4. **Agency FY2017 Audit Presentation – Brittany Gunderson**

*The draft 2017 MURA audit is attached and will be presented by MURA Treasurer Brittany Gunderson and the auditors, Presnell Gage PLLC.*

Nick Nicholson from Presnell Gage stated that, unlike larger organizations, the MURA has so few transactions they actually look at every transaction during their audit. Their audit opinion was “clean” meaning the financials were found to be materially correct and the internal controls over financial reporting and compliance in conformity with generally accepted accounting principles. He reviewed highlights from the year-end Statement of Activities, Balance Sheet and Fund Balances.

Riedner noted a correction in the Personnel narrative paragraph due to a staffing change at the City. Sullivan asked how the projected sale of the 6<sup>th</sup> & Jackson parcel will be reflected and Belknap said assuming the sale proceeds as planned, the net position will change when the property ceases to be an asset of the Agency. The revenue projects from the projected sale has already been adjusted in the FY2018 Budget based on the executed DDA. Riedner made note

that, relative to the Change in Net Position, the public right of way at Alturas had been carried on the MURA books but transferred to the City financials when Alturas closed. He also highlighted the disclosure on page 34 addressing the contingent liabilities of Alturas Owner Participation Agreements. Belknap said the majority of the net change was disbursement of excess revenues to the taxing districts after Alturas closed. Future sale of Alturas lots will go to the MURA General Fund and the lots are reflected in the financials as an asset but no sales are currently budgeted as revenue. The asset amount is based on the last fair use appraisal; if restrictions and covenants are modified in 2019 another appraisal would likely show an increased value.

Smith moved to accept the 2017 Audit with the minor amendment noted by Riedner. Sullivan seconded the motion which carried unanimously.

#### **5. 2017 MURA Annual Report – 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 31<sup>st</sup> 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 2017 Annual Report which has been available for public review since February 15<sup>th</sup>. The Board is now considering the annual report and providing an opportunity to accept any public comment. After approval of the Annual Report it will be presented to the City Council at their March 19th meeting.*

Belknap reviewed highlights of the Report including adoption of the Strategic Plan, launching of the new Agency website, completion of remediation at Sixth and Jackson, and partnering on numerous public infrastructure projects and private development ventures. The Report has been noticed for public review and comment.

Victoria Seever, 121 N Lilly, suggested some edits and observations (attached) and applauded the work of the MURA.

Drown moved approval of the Annual Report (with edits) and its associated Resolution. Smith seconded and the motion carried.

#### **6. Legacy Crossing Main Street Expansion Eligibility Study – Bill Belknap**

*During the recent Strategic Planning process and joint meetings with the Moscow City Council, the expansion of the Legacy Crossing District Boundary approximately one-half block to the east to include Main Street was identified as a priority project for the Agency. The City Council has identified the deteriorating public infrastructure within the Downtown as a major challenge area and amending the boundary would allow the Agency to partner with the City in future downtown streetscape and public infrastructure improvements. The first step in the process is to update the prior Eligibility Study that was completed in 2007. Staff has completed that Eligibility Study update which documents the deteriorating public infrastructure and concludes that the study area is a deteriorating area and appropriate for an urban renewal project. The study is now before the Board for the Board's approval and subsequent transmittal to the City Council for their review and further direction to the Agency.*

Belknap reviewed current characteristics present along Main Street that would qualify the area's inclusion within an urban renewal district including deteriorated or deteriorating structures, defective or inadequate street layout, faulty lot layout, insanitary or unsafe conditions such as substandard lighting and non-compliant ADA crosswalks, significant curb and sidewalk deficiencies, and deficiency in the stormwater system which presents risk of property damage.

McGraw agreed completely with the study results, but asked why Main Street wasn't included when Legacy Crossing was initially created and thought citizens would have serious concerns with expanding boundaries ten years into the 24-year lifespan, particularly when all the problems were pre-existing. Riedner said a Main Street business owner was adamantly opposed to any form of urban renewal district so the Board at the time determined it to be most expedient in moving forward with the district to adjust the boundary to the alley west of Main Street. Riedner noted that over the life of a district situations can change, therefore one-time expansions are allowed. Drown asked what benefits an expanded district would provide Main Street businesses. Riedner said the City has greater grant success with joint applications, and Belknap added that granting agencies often want confirmation that all local options have been exhausted and renewal agencies are one of the few tools local communities have to address conditions such as this. Sullivan thought an important difference of expanding Legacy versus Alturas is the property is already built out rather than new development, so it provides the opportunity to use the increment from the larger Legacy Crossing District to improve Main Street--which benefits everyone--without capturing a large additional tax increment. Drown thought downtown businesses initially worried that a renewal district would affect them negatively but the MURA has plenty of evidence to the contrary. McGeehan thought it was a good opportunity between the City, County and Agency to hopefully accomplish some much-needed downtown improvements and upgrades. Drown moved approval of the eligibility study and associated resolution to authorize transmittal of the report to Moscow City Council. Smith seconded the motion which carried unanimously.

#### **7. Rescheduling of March 15 Board Meeting – Bill Belknap**

*The upcoming March 15 meeting falls upon the week of spring break during which several Board and staff members will be absent. Staff is proposing to reschedule the March 15th meeting to March 22nd.*

McGraw moved approval of the date change, seconded by Drown, and the motion carried.

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

- Legacy Crossing District
  - None.
- Alturas District
  - None.
- General Agency Business
  - Riedner announced HB420 would allow for electronic publication in lieu of newspaper publication. The Property Tax Rules Committee is looking at property tax exemptions allowable by counties and what happens when it expires if the property is within an urban renewal district. RAI is seeking clarification. There is also legislation in committee

regarding public/private development of arenas. Typically public buildings cannot be financed with tax increment dollars.

The meeting adjourned at 8:10 AM.

  
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Steve McGeehan, Agency Chair

4-5-18  
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Date