



Minutes: Thursday, April 5, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair		Bill Belknap, MURA Executive Director
Art Bettge		Brittany Gunderson, MURA Treasurer
Trent Bice		Anne Peterson, MURA Clerk
Steve Drown		
Dave McGraw		
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 March 1, 2018

B. February 2018 Payables

C. February 2018 Financials

Smith moved approval, seconded by Sullivan. Motion carried.

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

None.

3. **Announcements**

None.

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

On October 6th, 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 3rd 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 associate 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 pubic improvement expenses that were incurred.

Belknap said staff reviewed the invoices and were satisfied with the costs. Drown moved approval of certification of expenses and associated Limited Promissory Note in the amount of \$90,096. Smith seconded the motion. Motion carried.

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

On January 18th 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 appeared to be increasing flood elevations. 29 parcels are impacted by the current floodplain boundary and 14 of those 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 completed by Alta Science and Engineering indicates 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. FEMA has determined there will be no application fee for the Map Amendment as it is based on more detailed information and/or errors within the effective Flood Insurance Study.

Belknap reported that although FEMA is waiving the application fee, Phase III will include professional fees of approximately \$2700 for Alta's technical services necessary to prepare the Letter of Map Amendment request. In addition, any work necessary to respond to technical requests from FEMA would be completed on a Time and Material basis, with Board approval of course. Sullivan would like Belknap to request that the City participate in half the costs again. Belknap said he would do that along with his report to Council of the Phase II results. McGraw moved approval of expending up to \$4,000 for Alta to proceed to Phase III which would include the application for the Letter of Map Amendment to request the revision to the regulatory floodplain, and \$1300 for any technical response work necessary. Bettge seconded and the motion carried.

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 2nd, 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.

Bettge moved approval of setting the hearing on the Agency's FY2019 budget for August 2, 2018. McGraw seconded the motion which carried unanimously.

7. General Agency Updates – Bill Belknap

- Legacy Crossing District

- The Agency had previously committed about \$87,000 toward Phase II of the Third Street Pedestrian Safety Project (Jackson to Lieuallen). The City was awarded grant funding for the project to occur in 2021 so the Agency's obligation will proceed. It is budgeted in the capital improvement plan.

- On April 2, City Council approved the eligibility study for the Main Street expansion. Staff is working on updating the infrastructure needs assessment, financial feasibility study, the legal description and plan amendments. An initial draft should be available for Board review in about a month.
- The City is assessing the poor, deteriorating condition of Almon Street between Third and A Streets and depending on the extent of work required it may be improved sooner than previously scheduled. Transportation Commission is also studying the possibility of revising Almon to two-way traffic between A and First Streets which will also benefit development of the Dumas Seed site and access to-from downtown.
- Belknap reported on the federal Opportunity Zone Designation program which provides a delay or reduction of capital gains tax for unrealized investments in low-income census tracts. Because of Moscow's high student population, three of the four census tracts qualify as opportunity zones, including much of Legacy Crossing. The City submitted applications and, if selected, these areas will be eligible for Agency assistance, New Market Tax Credits, and the Opportunity Zone funds. Belknap will continue monitoring the program.
- McGraw inquired about Sangria's progress. Belknap said May 3 is their next deadline to present financing approval. Belknap reported he was able to obtain the release of easement on the shared approach between the Agency property and the parcel to the south, so the Agency property is ready for a clean transfer.
- Alturas District
 - Bench in honor of former Board Member John Weber has been installed. The memorial plaque will be installed soon and Belknap recommended the Board hold a dedication ceremony onsite when the weather improves.
 - Belknap has had preliminary discussions with the other Phase II owner regarding CC&R land use restrictions and the 2019 amendment limitation expiration. The owner acknowledges the market has changed so is interested in revising the restrictions.
- General Agency Business
 - Bettge inquired on the status of the South Industrial Zone. Belknap replied that the annexation issue is causing hesitation from some owners but he hopes to have finalization by May.

The meeting adjourned at 7:40 AM.


 Steve McGeehan, Agency Chair Vice Chair 4/19/18 Date
 Brandy Sullivan,