



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

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 September 6, 2018*
- B. August 2018 Financials*
- C. August 2018 Payables*

Bettge moved approval, seconded by Smith. Motion carried.

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

Victoria Seever, 121 N Lilly, stated concerns about the 6th & Jackson site. She said as a keystone property, any project selected for the site should be mixed-use that focuses on synergy between campus and downtown. She preferred to see some type of activity center with culturally based functionality rather than another apartment complex. She said the 6th & Jackson lot is a patient, hard-earned investment, envisioned in direction and innovation.

Annette Bieghler, 937 Kenneth St, introduced herself as a candidate for County Assessor.

- 3. Report on Council Consideration of the Amended and Restated Legacy Crossing Urban Renewal District Plan (A) - Bill Belknap**

The Council will conduct the public hearing and consider approval of the Amended and Restated Legacy Crossing Urban Renewal Redevelopment Plan at their October 1, 2018 meeting. Staff will provide a report on the Council's action to the Board.

Belknap reported that Council approved the proposed amended plan on October 1. The ordinance will be published Saturday and become effective upon publication. It will be filed with the appropriate governmental bodies and any allocations will become effective retroactive to January 1, 2018.

- 4. South Main Pedestrian Underpass Study Report (A) – Bill Belknap**

On May 17, 2018 the MURA Board agreed to jointly fund a study to assess the feasibility of the construction of a pedestrian underpass of South Main near the south couplet intersection within the Legacy Crossing District. The MURA and City have recently completed a floodplain assessment work in the vicinity of the south couplet. During the assessment process, the City Council expressed interest in

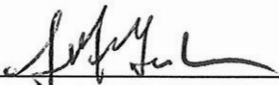
exploring the construction of a pedestrian underpass of South Main/U.S. 95. It would be similar to the underpass currently in construction under State Highway 8 at the Styner/White intersection and would significantly improve pedestrian connectivity and safety within the Legacy Crossing District. The Study has been completed and Staff will present the results for the Board's consideration.

The concept for this underpass is very similar to the recent construction at Styner and White Avenues. A study funded jointly by the City and Agency concluded that the old Main Street bridge will need to be removed. It was not removed when the South Couplet was constructed due to its potential historic value but subsequent deterioration has made it no longer a candidate for the National Registry. A portion of the bridge is on Gritman property and they have indicated bridge removal would be a condition of any property donation. The underpass study concluded that there would be negligible impacts on flood elevations and only a few days per year anticipated for path closure during high runoffs. Belknap shared concept illustrations of the route and construction. Cost and contingency estimates came in at \$625,982 (\$100,000 for bridge removal alone). Belknap explained that LHTAC projects have higher fees for design and administration, and escalating out to 2023 when grant funding would most likely be available, the cost estimate increases to \$907,675. The City and Agency could provide matching contributions of \$150,000 each which would make the grant request \$607,675. These figures include only the underpass and sidewalks; lighting and beautification costs would be extra. The Agency's capital improvement plan already includes \$175,000 for the underpass and entryway improvements. When asked whether other Commissions had been involved in the discussion, Belknap said McGraw will provide an update to the Pathways Commission at their next meeting, and staff will take it to the Historic Preservation Commission later this month. The next round for grant funding is in December with quite a bit of coordination needing to occur before then. Board members fully supported Belknap proceeding with a request to City Council for matching funds.

5. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - There have been multiple inquiries regarding the 6th and Jackson site so Belknap anticipates some interesting RFP responses.
 - There is continuing interest in the Stubbs Seed property but highway improvement discussions appear to be hindering sale and redevelopment.
 - Belknap reported a private easement issue is creating some complications with the Dumas Seed property redevelopment, but the owner is working to resolve it.
- Alturas District
 - No updates.
- General Agency Business
 - Belknap said recent legislation requires all agenda titles to denote potential action items, so from now on all Agency action items will be denoted by a "(A)" at the end of each agenda title.
 - Belknap reported his attendance at the 20th Idaho Economic Development Association Summit and the September 26th Chamber Alliance Presentation. He will also participate in a site selection visit next week that may highlight the need for the South Moscow District.

The meeting adjourned at 7:49 AM.



Steve McGeehan, Agency Chair

11-15-18
Date