



Meeting Minutes: February 20, 2020, 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	Mark Beauchamp	Bill Belknap, Executive Director
Art Bettge	Nancy Tribble	Anne Peterson, Clerk
Steve Drown		Renee Tack, Treasurer
Dave McGraw		
Brandy Sullivan		

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

1. Consent Agenda (A) - 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 December 12, 2019
- B. October 2019 Payables
- C. October 2019 Financials
- D. December 2019 Payables
- E. December 2019 Financials
- F. January 2020 Payables
- G. January 2020 Financials

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

Bettge moved approval of the consent agenda as presented, seconded by Sullivan. Motion carried unanimously.

2. Public Comment for items not on agenda: Three-minute limit
None.

3. Election of Officers for 2020 (A) – Chairperson McGeehan

Per the Agency’s bylaws, annual officer elections are to be held at the first meeting of the year. The Agency will elect and appoint officers for the positions of Chairperson, Vice Chairperson and Secretary.

ACTION: Elect and appoint the 2020 officers for the positions of Chairperson, Vice Chairperson and Secretary.

Bettge nominated McGeehan to continue as Chair, Sullivan to continue as Vice Chair, and himself to serve as Secretary. McGraw commented that he thought it was important to not have a City Council member serving as Chair, but he was not interested in taking the position. The current officers were willing to continue. Sullivan seconded the motion which carried unanimously.

4. Approval of Consent to Assignment and Certification of Expenses for FH Vandals LLC Owner Participation Agreement (A) – Bill Belknap

In June of 2016, the Board entered into an Owner Participation Agreement with FH Vandals to reimburse up to \$350,000 of certain expenses related to environmental remediation and roadway improvements associated with the development of the Identity Project at 1104 S. Main Street. In June of last year, Staff received a request to assign the Owner Participation Agreement to the new owner of the property as well as cost documentation to verify reimbursable expenses in accordance with the Agreement. Staff reviewed the submitted documentation and requested additional documentation related to environmental remediation expenses. After further review, it was determined that the environmental remediation expenses anticipated in the 2016 Agreement were not incurred and, as a result, the only reimbursable expenses totaled \$65,568.80 in roadway and intersection improvements. Staff is recommending Board certification of eligible project expenses and issuance of the Limited Promissory Note in the amount of \$65,568.80.

Belknap provided background on the item as described above. The cost estimate included in the 2016 OPA assumed some rather costly remediation expenses, but the only soil remediation ultimately required was for structural stability that was not covered under the OPA. Drown moved approval of the Consent to Assignment and Certification of Expenses for the FH Vandals OPA. Bettge seconded the motion which carried unanimously.

5. 2019 MURA Draft Annual Report Review – Bill Belknap

In accordance with State Statute, all urban renewal agencies are required to file with the local governing body by March 31st of each year an annual report describing the activities of the agency for the preceding 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 Draft 2019 Annual Report for the Board's review. Staff plans to publish the Annual Report for public review and comment beginning on February 15th and conduct the public meeting review and approval at the Board's upcoming March 5th meeting.

Board members had no comments. Public comment will be heard at the next meeting.

6. FY2021 MURA Budget Hearing Date Determination (A) – 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 on its annual budget by no later than April 30th. To allow adequate time for the budget development and review process, Staff is proposing the Agency set the hearing date for its FY2021 budget on Thursday, August 20, 2020, and seeks Board approval to notify the County Clerk accordingly.

Sullivan moved to set the FY2021 budget hearing for August 20, seconded by Bettge and passed unanimously.

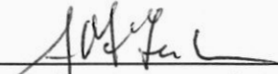
7. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - ICCU project has been delayed due to the extensive remediation efforts and revisions to their initial building design which turned out to be cost prohibitive.
- Alturas District
 - Belknap said the Association's February 6 meeting included discussion of the existing covenants. Association members decided to not do anything with Phase I covenants, but the one other owner in Phase II is willing to discuss changing those more restrictive covenants which may change the Agency's unsold lots to market value. This will be discussed at an upcoming meeting.

- General Agency Business
 - Belknap reported on several pieces of pending legislation including: SB1303 proposes to prohibit the use of eminent domain by URAs whose members are not elected; HB484 proposes to prohibit Highway Districts from being incorporated into new districts, and another that proposes any URA board member who serves on the Agency as a Council representative must relinquish their URA position upon leaving their City Council seat.

Second meeting in March will be cancelled due to several people being out of town.

The meeting adjourned at 7:42 a.m.



Steve McGeehan, Agency Chair

3 5 - 2020
Date