



**Meeting Minutes: October 1, 2020, 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		Bill Belknap, Executive Director
Art Bettge		Jennifer Fleischman, Clerk
Steve Drown		Renee Tack, Treasurer
Dave McGraw		
Nancy Tribble		
Mark Beauchamp		
Brandy Sullivan		

McGeehan called the meeting to order at 7:01 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 August 20, 2020
- B.** August 2020 Payables
- C.** August 2020 Financials

Bettge moved for approval of the consent agenda, seconded by Drown. Motion carried unanimously.

**2. New South Moscow District Discussion – Bill Belknap**

*The MURA Board has discussed the potential creation of a new urban renewal district in south Moscow to improve public infrastructure necessary to support and encourage industrial and manufacturing development in Moscow. Over the last 2 years, the Board reviewed the existing substandard public infrastructure and anticipated utility and roadway improvements to identify an approximately district boundary study area. The formation of the new district was temporarily placed on hold pending a project within the district area. With the recently announced Schweitzer Engineering Laboratories (SEL) property acquisition, Staff wanted to revisit the district discussion and begin the process of formation of the South District.*

Belknap reviewed the background of the City of Moscow’s need for a South Moscow District, touching on the reception of the Gem Grant needed to create a master plan. Current status is that there are no industrial land parcels available for new business development. He covered the strategies used in the 2016 and 2020 Strategic Plans, and reviewed a topographical map explaining possible locations of an industrial park with overview of water, sewer, and drainage infrastructure. In addition, it was touched on about the City project to create a playfield on the southwest side of the City as well as a greenbelt/pathway proposed along the Palouse River. Hwy-95 will be relocated in next two years, according to ITD’s Thorncreek Project. Roadway improvement is a necessary addition to any project approved in this area, as the roadways need to be updated.

Belknap continued with the Schweitzer Engineering Laboratories recent acquisition to the south of town, directly west of Hwy-95. He proposed a possible change to shift the southern boundary of the proposed

South District down to encompass all of the SEL purchased property. Belknap went over the statutory limitations of not allowing an Urban District to include more than 10% of the assess valuation. The base valuation of total URA, including the proposed plan to expand Legacy District, as well as covering the South District, is approximately 6.88%.

Belknap went over the steps needed to form a new district. Tribble asked about the power infrastructure to support new improvements and Belknap responded that that is up to the power companies to continue to update their own equipment and infrastructure. Belknap then continued the presentation noting that the next steps include contacting property owners regarding inclusion within the proposed district , confirming direction with the City Council, and then preparation of the Eligibility Study. The goal would be to have the plan before the Council for adoption by July or August of next year.

Sullivan asked about the possibility of expanding boundaries more than what was looked into in the 2018 study instead of keeping the amount to 6.88% of the City. Belknap thought that it would be prudent to leave some room just in case there is a need for another District within the next 10 years. Sullivan also brought up the possibility of a solar farm being instigated by URA. There followed some discussion about the utilization of solar farms and the limitations of publicly versus privately owned utility systems.

McGeehan asked about the costs for proceeding with an Eligibility Study and Belknap said everything is expected be done in house except for the legal review and possibly hiring engineers for some of the legwork. All Board members agreed with moving forward.

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

Belknap reported that the Alturas property appraisal should be completed by mid November and that he had received several inquires about the lots in the last month. Belknap also reported the it appeared that the cost of the Third Street Local Highway Safety Improvement Project appear to be increasing, especially with respect to the cost to underground the overhead utilities. Staff will provide a report on the project once the cost estimates are updated in the next six weeks.

McGeehan declared the meeting adjourned at 7:53 a.m.

  
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Steve McGeehan, Agency Chair

11-5-2020  
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Date