



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

McGeehan called the meeting to order at 7:05 a.m.

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	John Weber	Bill Belknap, MURA Executive Director
Art Bettge		Gary Riedner, MURA Interim Treasurer
Steve Drown		Anne Peterson, Deputy City Clerk
Dave McGraw		George Skandalos
Ron Smith		Carly Lilly
Brandy Sullivan (7:44)		Henrienne Westberg, County Auditor

- 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 18th, 2016

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

Bettge moved approval of the consent agenda, seconded by Drown. The motion passed with four votes in favor and one abstention (McGraw).

- 2. Public Comment for items *not on agenda***

No comments.

- 3. Announcements**

The County commissioners confirmed McGraw’s nomination to continue on the Board, and the appointment is scheduled to occur at the March 7 City Council meeting.

- 4. Redevelopment Association of Idaho Report – Gary Riedner**

Nothing additional since last meeting.

- 5. Sangria Downtown LLC Development Proposal Report – Bill Belknap**

Per the amended schedule of performance for the Exclusive Negotiation Agreement with Sangria Downtown LLC, Sangria was scheduled to provide their development plans to the Agency by February 22nd.

Sangria has provided their revised development plans for the Agency's consideration. Per the schedule of performance, the Agency is to review and approve or approve with conditions by March 17, 2016.

ACTION: Receive presentation and provide direction as deemed appropriate.

Belknap reviewed the Sangria Downtown proposal process and introduced the revised development plans including additional apartments, a slightly revised building location, and more economical building finishes. Skandalos and Lilly reiterated the additional floor of apartments makes the project economically feasible. The building finishes will include historic brick on the bottom and more modern polished stone above. Slight changes to the parking plan moves vehicle congestion further from Hello Walk, while still allowing for future changes to accommodate two-way traffic or a possible shared driveway with the Anderson property. They are scheduled to meet with bank for appraisal and several builders to obtain design build bids.

Drown asked if individual architects would be allowed to modify the design. Skandalos said their only leeway will be variations in how they meet the required specs within the budget. McGraw asked the best-case groundbreaking timeframe and was told Fall 2016. Smith said based on previous experience he thought this project was perfect for the design build process. He moved acceptance of the design as presented and for the Agency to provide a letter of support to the Montana CDC. Bettge seconded the motion. Belknap said the DEQ documents are on track for property conveyance in June. The motion passed with four votes in favor and one abstention (McGraw).

6. MURA Annual Report Presentation – 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 31st of each year. Agencies are also 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 annual report and will present the final report at the Agency's March 3rd meeting. After approval of the Annual Report it will be presented to the City Council at their March 21st meeting.

ACTION: Approve the MURA 2015 Annual Report and associated Resolution; or take other action as deemed appropriate.

Belknap reviewed the report including the significant achievements for 2015 and trends of the Agency's assets and liabilities. McGraw said taxpayers will appreciate the reduction in property taxes that may result from this addition to the assessed valuation, and reiterated his belief the district was a perfect model for how URAs should function.

McGeehan invited public comment on the Annual Report. Victoria Seever cited several projects MURA has facilitated with unquestionable value and integrity to achieve sustainable economic growth, vitality, and community enhancement. She thanked the Board and city staff for their vision and dedication.

Bettge moved approval of the 2015 annual report and the associated resolution, seconded by Smith. The motion passed with five in favor and one abstention (McGraw).

7. Alturas Increment Disbursement Approval – Bill Belknap

On July 22, 2015, the Agency passed Resolution 2015-02 recommending termination of the Alturas Technology Park revenue allocation area to the Moscow City Council. Following this recommendation, the City Council passed Ordinance 2015-15 terminating the Alturas revenue allocation area. Therefore the Agency will not receive any future tax increment revenues beyond the 2015 fiscal year. One of the final steps in the District closure process is to disburse any excess revenues associated with the Alturas District. Staff has completed the draft 2015 fiscal year audit and financial report and have established the ending fund balance associated with the Alturas District and is now in a position to determine the disbursement amount. The disbursement will be made to the office of the Latah County Treasurer for distribution to the appropriate taxing districts.

ACTION: Approve the Alturas District increment disbursement to the office of the Latah County Treasurer and associated Resolution; or take other action as deemed appropriate.

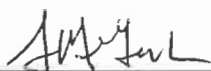
Belknap reported that since few district closures have occurred within Idaho, the State Tax Commissioner is assisting in the determination of how the disbursement process should occur for the unallocated residual increment of \$849,956. Drown moved approval of the increment disbursement and the associated resolution. Sullivan seconded the motion, which passed with five in favor and one abstention (McGraw).

8. General Agency Updates – Bill Belknap

No additional updates at this time.

McGeehan reminded the Board that the March 17th meeting has been cancelled. Belknap said if anything arises requiring a meeting on March 24th he will notify the Board, otherwise the next meeting will be April 7th.

McGeehan declared the meeting adjourned at 7:55am.



Steve McGeehan, Agency Chair

4.7.16

Date

FOR THE HEARING RECORD:
URA ANNUAL REPORT
3 MARCH 2016

I'm not a numbers person but I can see the results of all your work, and it is extremely beneficial to the city.

This is a well-put-together report, with a snazzy look that serves as a marketing tool as well as informs the citizens. The URA is admirably meeting its mission.* I'll mention a few key factors as I see it.

- 1) Reclaiming some of these properties for development — be that business, apartments, or a park — wouldn't happen if the URA wasn't partnering and facilitating that through Brownfield clean-ups. Incidentally, I took the Brownfield tour a couple years ago and have been following their progress.
- 2) Another significant effort is how the URA is facilitating the Sangria development in their partnership with New Markets. I was here for New Market's presentation to the URA and I was here when Sangria enthusiastically presented to you their expanded plan through that New Markets partnership.
- 3) The URA has worked with ES&M and others to enhance the 6th Street corridor within the center of downtown to be more functional and inviting and to blend into the Legacy Crossing District as we progress toward that major city development.

These are the kind of things a URA is positioned to see a project through, from the point of inception to problem solving to the realization of actual smart growth, city identity, and social benefits.

I think what the URA is doing and has presented in its Annual Report has unquestionable value and integrity that does indeed * "achieve sustainable economic growth, vitality, and community enhancement."

Well done. This citizen thanks you - the Board, ^{the many} staff, ^{contributors} and all involved - for your vision and dedication.

Victoria A. Seever

121 N. Lilley St.
Moscow ID - 83843

208.882.0763
vaseever@uidaho.edu
Victoria A. Seever

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the many staff contributors