



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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair		Bill Belknap, MURA Executive Director
Art Bettge		Anne Peterson, MURA Clerk
Steve Drown		
Dave McGraw		
Ron Smith		
Brandy Sullivan		
John Weber		

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 18, 2016*

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

Bettge moved approval of the consent agenda, seconded by Smith. Motion passed unanimously.

2. **Public Comment for items not on agenda:** Three minute limit
No comments.

3. **Announcements**
None.

4. **Gritman Medical Center Main Street Improvement Project – Bill Belknap**
Gritman Medical Center is currently in the process of construction a 54,000 square foot medical office building at 802 S. Main Street. Gritman is investing over \$10 Million in the facility and recently approached Agency Staff regarding potential financial assistance in public infrastructure improvements (to include street replacement, curbing, sidewalks, street trees, decorative lighting and public art installations) on Main Street between 7th Street and Jackson, and 8th Street between Jackson and Main Street. The existing roadway and sidewalks are in poor condition and Gritman is seeking to improve the condition of public infrastructure surrounding their facility to improve vehicular and pedestrian circulation, increase ADA accessibility, and improve the physical appearance of the area. Approximately half of the project (the portion south of the northerly 8th Street right-of-way) is located within the Legacy Crossing District. Gritman is interested in partnering with the Agency to allow for the completion of the entire project where Gritman would fund the initial development cost and the Agency would reimburse Gritman for public improvements located within the Legacy Crossing District through an owner participation agreement. Staff believes the proposed improvements are consistent with the Legacy Crossing Urban Renewal Plan and the Agency’s assistance with the proposed improvements is appropriate. Due to the quickly approaching fall weather and desire to facilitate completion of the proposed project this year, Staff is seeking general board approval of the proposed assistance with the formal owner participation agreement to be prepared for approval at

the Board's September 15th meeting. This will allow Gritman to finalize the project scope and proceed with design and construction in the interim.

ACTION: *Approve the proposed financial assistance and direct staff to prepare an owner participation agreement for the Board's consideration on September 15th; or take other action as deemed appropriate.*

Belknap provided photos of the area showing streets, sidewalks and other infrastructure components that are in poor condition and said this project would help fulfill Agency goals of supporting partner agencies, and City goals of improving downtown infrastructure. The proposed project area extends from the 7th and Main intersection to the US95 and Main intersection; the Legacy Crossing portion is only Main Street from 8th to Jackson and 8th Street west of Main. Reimbursable expenses for work within the District are estimated at \$483,102 and the City would fund \$49,285 in street lighting. Staff recommended approval.

Kara Besst, Gritman CEO, explained the status of the 54,000sf medical office building project which will include the CHAS Clinic, an oncology unit, and possibly the UI WWAMI program, totaling about 70 new jobs. She explained the need for more parking to support the building tenants and clients and said Gritman is also constructing a 75-space parking lot across the highway on their Crites property. Engineer Scott Becker presented the proposed street improvements and redesigned parking around the new building and up Main Street to Seventh Street that will create 21 additional spaces. A water line in Main Street will be repaired at the time of construction. Becker said the plan for concrete surfacing will be more durable. The project will also include additional street trees, artistic tree grates, and decorative lighting.

Bettge asked about a timeframe estimate before increment potential might be seen and Belknap surmised five to six years. Weber supported the proposal, saying this type of project is what URAs do. Sullivan requested clarification on the percentage of increment tied to public art. Belknap said the Agency plan calls for 1% of the total annual increment of the entire district, which is currently about \$1800, and said funds have been accumulating since the creation of the District. Drown thought this could include artistic street furniture. Bettge commended Gritman for its forward-thinking development that will make great impact in a key area of downtown and Legacy Crossing. He said partnering on the project to improve South Main will benefit the entire community. McGraw agreed it seemed to be a win-win for everyone. Weber moved to approve the proposed financial assistance and directed staff to prepare the Owner Participation Agreement for the Board's consideration. Sullivan seconded the motion which carried unanimously. Belknap thanked the Board for receiving the request on short notice and providing the tentative approval that allows Gritman to move forward.

5. Review of Joint Meeting with Moscow City Council – Bill Belknap

On August 18th the MURA Board conducted a joint meeting with the Moscow City Council. Staff will provide a brief recap of the meeting outcomes and next steps in the strategic plan development process.

ACTION: *Receive report and provide staff direction as deemed appropriate.*

Belknap thought the meeting went well and he had received compliments from both groups and requests to continue the dialogue on a regular basis. Belknap provided a brief overview of the strategic planning questionnaire responses, highlighting partner agencies' desire to work more closely with the MURA in meeting community needs, and they view the most important project outcomes as community enhancement, job growth and increased tax base. Respondents also believe brownfields should be a priority in redeveloping underutilized properties. A majority supported the expansion of Legacy Crossing to include Main Street for infrastructure improvements, and the creation of a new Industrial District. Belknap said conversations will continue with partner agencies to map opportunity sites. McGeehan asked if potential brownfield sites have been identified within Legacy Crossing and Belknap said they have already been assessed through the Brownfields Grant but the Dumas and 6th & Jackson sites are the two that haven't made the transition yet from remediation to construction.

6. General Agency Updates – Bill Belknap

- General Agency Business
 - Nothing additional
- Alturas District
 - Will need to begin the process for a new RFP for real estate services before end of year.
- Legacy Crossing District
 - Continuing discussions with DEQ regarding closeout on 6th & Jackson, with DEQ now requiring some form of surety on the pump and treat system. Belknap recommended a commitment to hold funds in a restricted fund balance reserve account, but DEQ wants access to the funds so discussions are continuing. Belknap authorized \$2500 for TerraGraphics to develop an Operations & Maintenance Plan for the system. Sullivan asked how long the monitoring will be required and Belknap said until compliance is reached, which is unknown. There has not been a decline in concentrations, in fact they have seen somewhat anticipated fluctuations which are assumed to be caused by disruption of the soils. That is expected to settle out, and Belknap reminded the Agency there is no human health risk although DEQ remains concerned about off-site migration. Belknap said compliance will be met after two consecutive quarters of sampling that demonstrates concentrations below the drinking water standard. McGeehan thanked Belknap for his leadership and diligence in working through the DEQ process.

McGeehan declared the meeting adjourned at 7:42 am.



Steve McGeehan, Agency Chair

9-15-16

Date