



Agenda: Thursday, September 15, 2016, 7:00 a.m.

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

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 1, 2016
 - B. August 2016 Payables
 - C. August 2016 Financials

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

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

4. **Gritman Medical Park LLC Owner Participation Agreement for South Main Street Improvements – Bill Belknap**

Gritman Medical Center is currently in the process of constructing a 54,000 square foot medical office building at 803 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 (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. The Board reviewed the request at the Agency's September 1st meeting where the Board directed staff to prepare an Owner Participation Agreement (OPA) for the Board's review and approval. The proposed OPA would allow for the reimbursement of up to \$483,102.00 in certified expenses related to the public infrastructure improvements located within the Legacy Crossing District.

ACTION: Approve the proposed Resolution and Owner Participation Agreement with Gritman Medical Park LLC; or take other action as deemed appropriate.

5. **3rd and Jackson Frontage Improvement Proposal – Bill Belknap**

Larry Swanger is the current owner of the property located at the southwest corner of 3rd and Jackson Streets which was the prior location of Vern's Chevron service station. Mr. Swanger is planning to redevelop the site including the demolition of the existing structure, construction of a new diner restaurant and associated site and parking improvements. In discussions with Mr. Swanger, staff has expressed the desire to extend the street frontage improvements installed in front of the EMSI project along Mr. Swanger's frontage on Jackson and 3rd Street. The proposed improvements along Jackson Street would include the installation of curbing, new expanded sidewalks, tree wells, grates and new street trees and decorative light fixtures. The 3rd Street frontage

improvements would include new curbing, sidewalks and driveway approach. The estimated cost of the frontage improvements is \$90,000. An agreement has been reached with Mr. Swanger that would include the Agency funding 50% of the frontage improvement expenses upon completion with the remainder of the cost to be paid by Mr. Swanger. The Agency would then reimburse Mr. Swanger for his contribution over time through an Owner Participation Agreement (OPA). 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 OPA to be prepared for approval at the Board's October 6th meeting. This will allow Mr. Swanger 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 OPA for the Board's consideration on October 6th; or take other action as deemed appropriate.

6. Dawson's Corner Frontage Improvement Proposal – Bill Belknap

Darold Bingham is current redeveloping his property located at the northwest corner of 6th and Asbury Street (former Stax location) with a new three-story, mixed-use development including two ground floor commercial spaces and six apartment units. In recent discussions with the developer it was identified that the surrounding sidewalks are in poor condition and there are several ADA accessibility obstructions including and old abandoned driveway approach on Asbury Street that they desired to correct. The developer is seeking assistance with the cost of removal and replacement of all adjacent sidewalks, limited curbing, and the installation of tree wells and tree gates around the two existing trees on 6th street. The developer is currently determining the cost of these improvements and reimbursement method which will be presented to the Board at the October 6th meeting.

ACTION: Approve the proposed financial assistance and direct staff to prepare an owner participation agreement for the Board's consideration on October 6th; or take other action as deemed appropriate.

7. 6th and Jackson Environmental Remediation Project Update – Bill Belknap

The Agency has been pursuing environmental remediation of the 6th and Jackson Property through the Idaho Department of Environmental Quality's (IDEQ) Voluntary Cleanup Program (VCP) over the last 18 month. The active remediation effort is completed and staff and IDEQ are working on the VCP closeout process. Staff will provide a report on the closeout process and schedule.

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

8. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.