



Agenda: Thursday, September 1, 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 August 18th, 2016

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 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.

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.

6. 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.



Joint Meeting of Moscow Urban Renewal Agency and Moscow City Council

Agency Members Present	Council Members Present	Also in Attendance
Brandy Sullivan, Vice Chair	Bill Lambert, Mayor	Bill Belknap, MURA Executive Director
Art Bettge	Art Bettge	Gary Riedner, MURA Interim Treasurer
Dave McGraw	Jim Boland	Anne Peterson, MURA Clerk
Ron Smith	Kathryn Bonzo	
John Weber	Walter Steed	
	Gina Taruscio	
	John Weber	

Vice Chair Sullivan called the meeting to order at 7:02 a.m.

Agency Business

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 4, 2016*
 - B. *July 2016 Payables*
 - C. *July 2016 Financials*

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

Bettge moved approval of the consent agenda, seconded by McGraw. Belknap clarified the minutes under review are from August 4th and the payables and financials are from July, despite the agenda noting earlier dates. Motion passed unanimously.

Joint Meeting with Moscow City Council

1. **Welcome – Vice Chair Sullivan and Mayor Lambert**
Sullivan and Lambert welcomed everyone.

2. **Review of Recent Agency Activities and Projects – Bill Belknap**
Belknap reviewed the history, purpose and membership of the Agency, as well as recent significant achievements including closure of Alturas, selection of a developer for 6th & Jackson, and environmental remediation at 6th & Jackson. Current projects in Legacy Crossing include the Gritman Medical Office Building, Sangria, Identity on Main, and Stax. Since its inception just prior to the Great Recession, Legacy Crossing valuation growth has not been significant, but \$40 million in projects either underway or in the planning stages should change the increment valuation trend fairly dramatically. There was all-around comment and agreement about the significance the URA districts have made in enabling quality projects in areas that were not viable for typical development.

3. Overview of City's Strategic Plan and Progress – Gary J. Riedner

Riedner reviewed the history and process of the City's strategic planning, including long-range plans and financing. Over the past 14 years the following master plans have been developed: City Master Facilities Plan, Comprehensive Land Use Plan, Comprehensive Sewer System Plan, Comprehensive Water System Plan, Downtown Revitalization Plan, Economic Development Strategy Plan, Multi-Modal Transportation Plan, Parks and Recreation Master Plan, Public Art Master Plan, and the Sanitation, Water, Sewer and Sanitation Rate Study. Riedner discussed the driving forces and trends affecting City efforts including various tax implications, UI enrollment, the unemployment rate, and growing City services such as many more Commissions that provide for community input and involvement. Riedner listed certain strategic initiatives and major challenge areas, highlighting that infrastructure is a huge issue. Strategic initiatives include economic development, facilities and infrastructure, revenue vs. resources, replacement of aging equipment, programming/planning efforts, and enhanced customer service. The City will be proposing a \$10 million general obligation bond to address the infrastructure needs. Riedner and Mayor Lambert both stressed the extensive communication and public education that will occur prior to that vote, which requires 66-2/3 approval.

4. Agency Strategic Plan Development Report – Bill Belknap

Belknap reviewed Agency strategic planning efforts from 2008/09 and the current status of the goals set at that time:

- Sell remaining Alturas Lots – Still a goal; Finance Committee has established a process
- Develop District Close-out Strategy – Complete
- Collaborate for a Multi-tenant Facility in Alturas – Has not occurred but remains a possibility
- Adopt Legacy Crossing Overlay Zone – Complete
- Support Appropriate Development – Ongoing; Keystone projects include development of railroad corridor, Hello Walk corner, South Couplet property, Dumas Seed and Crites Moscow Growers.

Belknap explained the Agency is currently working on a strategic plan to help articulate Agency and District goals and objectives, to organize and align Agency activities with community needs, to identify priority improvements/projects within the District, facilitate the budget and capital improvement plan development, to communicate Agency activities to the public and interested parties, and to create a roadmap for the future. Belknap said proper identification of partner agencies (city, UI, County, Chamber, ITD and others) will be key in developing a new strategic plan and aligning Agency activities for the greatest impact and benefit to the community. Challenges include that Legacy Crossing was formed at the peak of the recession, the Legacy increment calculation error is still being repaid, and the covenants in Alturas are very restrictive. However, opportunities include the \$40 million in projects currently under construction or in planning stages, the economy is in recovery, and the Legacy Crossing District increment is growing.

General takeaways from the recent questionnaire to stakeholders were: increased communication is critical; projects should promote development of underutilized properties and improve infrastructure and general aesthetics; project outcomes should focus on community enhancement, job creation and an increased tax base; MURA should proactively seek development opportunities with Brownfields being a priority; and a majority of respondents support expansion of Legacy Crossing to Main Street and establishment of a new district in the SE Industrial Park area. Belknap said the Agency's next steps include conducting partner agency interviews, identify opportunity locations, and assess infrastructure needs within Legacy Crossing. Belknap presented a color-coded Legacy Crossing map highlighting completed projects, those underway, and the large areas of opportunity. Taruscio said this map would be an excellent talking point to have in the Chamber of Commerce office to show the growth and opportunity occurring in Moscow, and the URA's role in that development.

Following general assessment of Agency administrative, operational and organizational needs and future district considerations, the Agency will move into setting goals, objectives and strategies.

5. Discussion of Potential Future Projects and Priorities – Bill Belknap

Belknap explained that no more than 10% of a city’s taxable properties can be within URA districts, so expanding Legacy Crossing AND establishing a SE Industrial Park would need to be carefully planned. He also expressed caution about establishing a SE district prior to identification of an anchor tenant, adding that Crites might be a good option if there was already a buyer in the wings to develop Crites’ current location within Legacy Crossing. Lambert stated the Agency has learned a great deal since the establishment of Alturas. Riedner added that Alturas was a success and could have been a much greater success if it hadn’t been for changing trends in the tech world. Belknap said Almon Street is a high-cost but high-need project area, especially when development occurs at the Dumas site, and there are also infrastructure needs on A Street and Lieuallen. Boland and Sullivan expressed interest in extending Hello Walk sooner rather than later (even in a temporary location) to help the town/gown connections as well as creating more foot traffic in the vicinity of developable land which might stimulate more development interest. Riedner said with development of Jimmy Johns, Stax, Mialina, etc., Sixth Street is already becoming a “happening place” that will make the Crites property very valuable for a large development, and the URA and Legacy Crossing can make that happen. Belknap said the smaller projects to date are increasing the market viability for a large project. Taruscio thought it was very important to push the conversation of what’s happening so more people know the power of what’s possible. She said regular nuggets of “did you know” information on social media would be easy. Belknap said the buzz will really begin when the Sangria and Identity projects get underway. Bonzo asked what the URA can do to help make properties more enticing and Belknap explained Agency participation is primarily limited to frontage improvements, utilities, remediation efforts and those types of public enhancements.

Lambert suggested the Agency invite the Council to this type of collaboration every year or two. Bonzo suggested Council Liaisons could assist Agency communications by reporting out to Commission members and Sullivan suggested targeted electronic messaging to the Commissions. Riedner said the MURA and City’s working relationship is a good model for the state in the way they work together to support each other’s goals. Sullivan liked the tiered format of the City goals because it helped her see very directly where MURA might be able to help. Bonzo reiterated the importance of educating the broader public about what the URA is and does, because she thought in general the community doesn’t understand.

6. Adjourn

Sullivan declared the meeting adjourned at 8:57 am.

Steve McGeehan, Agency Chair

Date