



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

Chair McGeehan called the meeting to order at 7:01 a.m.

- 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.

- Minutes from October 26, 2017
- October 2017 Financials
- October 2017 Payables
- November 2017 Financials
- November 2017 Payables

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.

- Public Comment for items not on agenda:** Three minute limit.
None.

3. Announcements

Belknap announced that with Sullivan’s successful run for Council and early appointment to serve the remainder of John Weber’s Council term for 2017, she transitions from a member-at-large of the Agency to a Council member representative.

4. Paradise Creek Flood Study Proposal – Bill Belknap

Thompson Development is under contract to purchase three properties currently addressed as 213 Spotswood, 225 Spotswood and 222 Troy Road, all located within the Legacy Crossing District and just east of the South Couplet. Through the course of completing their due diligence work, Thompson Development identified that the subject property is located within the mapped 100 year floodplain and any new structures placed upon the property would be required to be elevated approximately three feet above current property elevation. Further examination by Staff appears to indicate that the current floodplain boundary may be the result of outdated FEMA map data which includes three bridge crossings that no longer exist and which previously presented an obstruction to flood waters. Staff has contacted Alta Science and Engineering about conducting an analysis to update the model to reflect current conditions and analyze the resulting impact upon the 100 year flood plain elevations and extents. If there are substantial reductions to flood elevations and extents, the Agency and City could pursue a Letter of Map Revision (LOMR) to amend the designated floodplain boundaries and elevations within the area. There are 29 parcels, including those under contract by Thompson Development, that are impacted by the current floodplain boundary and 14 of those parcels are located within the Legacy Crossing Urban Renewal District. A lowering and/or

reduction of the regulatory floodplain would significantly assist in the potential redevelopment of the impacted properties.

The floodplain study is proposed to be conducted in three phases. Phase I would include the conversion of the prior FEMA floodplain model to the current modeling platform and updating the model to reflect the two current bridge structures in the study area based upon the bridge construction drawings and other available existing data. If the Phase I analysis appears to indicate an anticipated reduction of flood elevations, the study would proceed to Phase II which would include field survey work to collect current channel and floodplain cross sections necessary for a full modeling analysis. If the full model analysis continues to show a beneficial reduction of flood elevations and extents the project would proceed to Phase III which would include the assistance and support in preparation and processing of the LOMR application to FEMA to facilitate the remapping process.

ACTIONS: *Authorize proceeding with Phase I of the floodplain study in the amount not to exceed \$1,800; or take other action as deemed appropriate.*

Belknap anticipates Phase I analysis could be complete by early January. Phase II work might take around six weeks and FEMA review of any LOMA could take up to 3-4 months, so hopefully complete by the May/June timeframe. Bettge thought this action would be beneficial to all the properties in the area. Bettge asked if there could be any savings by coordinating the timing of this project with the City's plan to address the Bridge Street bridge. Belknap said the City is applying for a flood hazard mitigation grant to study that area and discussed extending the study downstream to campus but the timeframe doesn't match up with the anticipated development on the Spotswood/Troy Road parcels. McGeehan thought the phased approach made good sense. Bettge moved approval of an amount not to exceed \$1800 to study the Phase I examination of the floodplain. Smith seconded the motion which carried unanimously.

5. Legacy Crossing Expansion Eligibility Study Update – Bill Belknap

As the Board is aware, the Agency's Strategic Plan identified as an action item the development of a district boundary amendment proposal and amendment process timeline to expand the District to include Main Street in the downtown area by June 1, 2018. Staff will provide an update to the Board on the status of this effort.

ACTIONS: *Receive report and provide direction as deemed appropriate.*

The prior Legacy Crossing eligibility study is being updated for the proposed expansion area to reflect current conditions. The Public Works Department assessed public infrastructure (streets, curbing, sidewalks, water, storm water, sanitary sewer and street lighting) and Staff have determined that much of it is in significant deteriorating condition. Staff anticipate completing the eligibility study by February at which time the Board may forward the report and a resolution to City Council for its consideration. Following that the Legacy Crossing plan would be updated to include the expansion, the anticipated activities and the financial analysis. Sullivan asked how the recent Gritman work would fold in. Belknap said that was south of Eighth Street and their current building was already within the District. Belknap reminded Agency members the base value is not reset upon expansion of district plans established before 2016 (which includes Legacy Crossing). Members agreed that Main Street needs upgrades and were pleased to see the progress.

6. Commissioner Weber Memorial Discussion – Bill Belknap

Commissioner John Weber passed away on November 8th after a courageous battle with cancer. John was a founder member of the Moscow Urban Renewal Agency appointed to the Board in June of 1996 and was an active member and proponent of the creation of the Alturas Technology Park as the Agency's first urban renewal project. In recognition of John's exceptional service to the Agency and Community, Staff is recommending that the Agency partner with the City on installation of a bench in Alturas Park in John's memory. Staff is seeking direction from the Board in this matter.

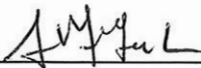
ACTIONS: Authorize a contribution in the amount of \$900 from the Alturas maintenance and repair fund, or other action as deemed appropriate.

As a 40-year friend of Weber's, Mayor Lambert laughingly shared a recollection of when he expressed a commercial investment interest in some Alturas parcels and Weber lectured him that wasn't how urban renewal agencies worked. In seriousness, he wanted to note that Weber's dedication and commitment to the Agency shone through his years of service and betterment to the community. Bettge said Weber was always civically involved, loved Moscow, and devoted a lot of time through his years on Council and the URA, so he thought it highly appropriate there be a permanent remembrance. He moved approval of the \$900 expenditure, was seconded by Smith and the motion passed unanimously.

7. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Following the Agency's approval of the Sangria DDA in October, Sangria's attorney had some questions which Belknap been working through. He will present a slightly modified DDA for the Agency's approval on January 4th.
 - Thompson Development's DEQ Phase I assessment on the Spotswood/Troy Road properties found nothing significant on the sites although it recommends a limited Phase II study around the sump and floor drain areas of the carwash to ensure connections to the sanitary system remain intact.
 - Continuing discussions on the Dumas Seed site include a partnership with another entity to preserve and repurpose the brick powerhouse. The rest of the site is anticipated to have 4-story, for-sale condo units and a commercial use in the powerhouse. Belknap expects the developer to request Agency assistance with the brownfield transition. He believes the plan is a good fit for the site.
- Alturas District
 - No update.
- General Agency Business
 - Belknap has been in conversation with the major property owners located in the potential South District and is giving them time to think over the tax consequences of being annexed. He will be back in touch with them after the holidays to further refine the proposed boundary.

The meeting adjourned at 7:46 AM.



Steve McGeehan, Agency Chair

1-18-18

Date