



Minutes: Thursday, January 18, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

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

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

- 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 December 14, 2017**

Sullivan moved approval of the consent agenda, seconded by Smith and carried unanimously. Belknap pointed out a scrivener's error omitted the December 2017 Financials and Payables from the consent agenda. Sullivan moved to amend the consent agenda due to this error and that the good faith reason was that it was a simple oversight and the financial and payables report were included in the published packet, seconded by Smith and approved unanimously. Smith moved to approve the consent agenda as amended. McGraw seconded the motion and it also carried by unanimous agreement.

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

Garrett Thompson requested a thorough Sangria update during Agenda Item #8.

**3. Announcements**

None.

**4. Election of Officers for 2018 – Chairperson McGeehan**

*Per the Agency's bylaws, elections for officers for the year are to be held at the first meeting in January. The Agency will need to elect and appoint officers for the positions of Chairperson, Vice Chairperson and Secretary.*

Sullivan nominated McGeehan to continue as Chair, seconded by Drown. McGraw nominated Sullivan to continue as Vice Chair and Bettge as secretary, seconded by Smith. The full slate was approved unanimously.

**5. Paradise Creek Flood Study Proposal – Bill Belknap**

*On December 14th the Board authorized moving forward with Phase I of a flood study within a portion of the Legacy Crossing District. At that time, Staff reported that FEMA flood model appeared to include three bridge structures that no longer exist and which appeared to be increasing flood elevations. There are 29 parcels, including those under contract by Thompson Development and proposed for redevelopment, 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 Phase I work has been completed by Alta Science and Engineering and initial results indicate that once the prior bridge structures were removed from the flood model, flood elevations and floodplain width were reduced significantly. As Staff presented on December 14th, if the Phase I*

*analysis indicated 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 demonstrate a 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 Letter of Map Revision application to FEMA to facilitate the remapping process. The cost of Phase II is estimated to be \$16,000. Staff anticipates making a request of the Moscow City Council to share in the study cost at the Council's upcoming February 5th meeting but would like Agency authorization to proceed with Phase II of the study to allow the project to move forward.*

Belknap reported on the Phase I analysis from Alta which confirmed that flood elevations and floodplain risks are reduced from what current FEMA maps indicate. Until actual surveying is complete they are unable to state exactly what the final floodplain revision might be. Belknap added that any development done under the current maps would require buildings be raised four feet which adds to construction costs, impacts the ability to meet ADA requirements, and creates design complications. He requested the Board's approval of \$16,000 for Phase II, with the understanding that he plans to request the City to contribute to the costs. Sullivan was in favor of proceeding with Phase II since Phase I certainly indicates the floodplain is much different than that reflected on current maps. Drown thought it was critical to proceed. Sullivan thought it was appropriate for the City to contribute to the costs. McGraw moved to recommend approval of Phase II expenditures, not to exceed \$16,000. Thompson approached the podium to thank the Board for approving Phase I and reported that his potential tenant on the old car wash property is not interested in constructing their building 3-4 feet in the air. Smith seconded the motion. Sullivan asked about the cost of Phase III. Belknap didn't have figures but anticipated it would be in the \$3-5,000 range. Sullivan suggested the City be asked to contribute half since about half of the affected properties are outside the District. Belknap said he'd be happy to present that request from the Agency to the City. Others agreed but added it wasn't a deal breaker if the City determines they can't contribute. Motion on the table carried unanimously.

#### **6. Third Street Corridor Lighting and Sidewalk Improvement Project Contribution – Bill Belknap**

*At the Board's January 19, 2017 meeting Staff briefed the Board regarding a pedestrian safety improvement project on West Third Street which is located within the Legacy Crossing Urban Renewal District that the City of Moscow was seeking grant funding to complete. The Project included sidewalk replacement and new lighting installation only (because, replacement lighting does not meet the cost/benefit rating for grant funding) from Jackson Street west to Lieuvallen. The Project was proposed to be constructed in two phases with an estimated cost of approximately \$400,000 each. At that time the Board committed to a contribution of \$87,000 toward the entire project which included \$72,000 for replacement of existing lighting which is not eligible for the grant funding plus an additional \$15,000 that Board had committed to the project. Grant funding for Phase I of the project was awarded last year with design in 2020 and construction in 2021. The City is reapplying for funding for Phase II and is seeking a letter reconfirming the Agency's prior commitment. The total project contribution amount would remain at \$87,000 for both phases (\$29,750 for Phase I and \$57,250 for Phase II). Both phases of the project contribution are included within the Agency's adopted 5-year capital improvement plan.*

Smith moved approval of the letter to reconfirm support of the project. Bice seconded the motion which was approved.

#### **7. Gritman Medical Office Building Project Limited Promissory Note Approval – Bill Belknap**

*On September 15th, 2016 the Board approved the Owner Participation Agreement with Gritman Medical Park LLC in the amount not to exceed \$600,000 for public improvements including street and sidewalk reconstruction and other improvements associated with their medical office building project located at 803 S. Main Street. The project and associated public improvements have been completed and Gritman has presented its certification of expenses in the amount of \$600,000 for review and approval by the*

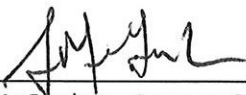
*Board. Upon approval by the Board, the Agency will issue the limited promissory note which is the basis of reimbursement of the public improvement expenses that were incurred.*

Belknap reported that staff reviewed the certification of expenses and found them to be accurate and complete. Riedner requested that "the City of Moscow" be added to the Non-General Obligation paragraph to accurately reflect state statute. Sullivan moved approval of the certification of expenses and issuance of the Limited Promissory Note with the amendment recommended by Riedner, seconded by Smith. Motion carried.

## **8. General Agency Updates – Bill Belknap**

- Legacy Crossing District
  - The Sangria DDA has not been executed yet because of language revisions being negotiated with their attorney regarding the ongoing obligations of the Agency related to the groundwater extraction system. Belknap anticipates the DDA will be ready for Board re-approval at the next meeting (Feb 1). McGraw asked if Sangria had their financing yet and Belknap said they have 90 days following execution of the DDA. The current timeline requires construction to commence by July 2018 with completion no later than September 2019.
  - Thompson reported that his Phase I analysis is complete at Spotswood/Troy Road and a limited Phase II study was recommended. He anticipates demolition this summer and construction commencing in the fall. He announced he is the developer negotiating with Noel Blum to save the powerhouse at the Dumas Seed property with the intention of repurposing it.
- Alturas District
  - None.
- General Agency Business
  - Riedner reported the Redevelopment Association meets today and there is currently no URA legislation underway although there has been discussion about whether URA funds can be used for arena development.
  - Belknap and Riedner announced Brittany Gunderson will be introduced at the next meeting with a proposal that she be appointed as Agency Treasurer.
  - Trent Bice was welcomed as a new Agency member appointed by Mayor Lambert.

The meeting adjourned at 8:04 AM.



Steve McGeehan, Agency Chair

2-1-18

Date