



Minutes: Thursday, June 7, 2018, 7:00 a.m.

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

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

Vice Chair Sullivan 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 May 17, 2018

Bettge moved approval, seconded by Bice. Motion carried.

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

3. Announcements

None.

4. Amended and Restated Legacy Crossing Urban Renewal Plan Approval – Bill Belknap

On April 2nd, City Council approved the Legacy Crossing Main Street Expansion eligibility report and requested the Agency to proceed with the amendment of the Legacy Crossing District. The Board reviewed the preliminary plan amendment draft on April 19th and the Finance Committee reviewed the final draft on May 21st at which time they recommended approval of the plan amendment to the Board. The final plan amendment including the associated infrastructure improvement needs and financial feasibility analysis is now before the Board for approval. Once approved, the proposed amended plan would be transmitted to the City Council for the Council's consideration.

Belknap reviewed the main details of the amended plan and briefly outlined infrastructure improvement needs totaling about \$12 million in MURA participation. The feasibility study indicates overall financial feasibility based on reasonable assumptions regarding the growth of base valuations, increment estimates for current projects planned or under construction, future new development increment growth, and consistent levy rates. The Finance Committee previously reviewed the proposed plan amendment and recommended approval by the Board.

McGraw inquired about the district value; Belknap said the existing area is \$45 million and the proposed annexation is \$13 million. Smith asked about infrastructure in the road crossing UI property and Belknap confirmed UI has already provided a roadway easement from College Street to Sixth Street. Belknap said the 2008 study included a much larger area than this proposed annexation and reminded Board members of the statutory limitations on the percentage of both property area and valuation that can be within renewal districts. This annexation would bring Moscow to only half of the ten percent total, and the

potential South Moscow district would bring the total area within urban renewal districts to just seven percent. Drown asked if the boundary being up against the façade of businesses on the east side of Main Street meant the Agency could participate in façade improvements. Belknap said without a public easement to private property, the Agency would be limited to public infrastructure or projects that were demonstrably for the public benefit.

Bettge moved approval of the proposed amended and restated Legacy Crossing Redevelopment Plan and associated Resolution, seconded by Drown. McGraw reiterated his concern with enlarging the district, noting that other cities throughout the state have faced problems after district expansions. He agreed the expansion area needs improvement and the process being used follows all guidelines and statutes. Drown said whether the area should have been included before or not, it was critical to address the entire downtown and this would assist with Town/Gown considerations. Bice appreciated that state statute allowed flexibility to make district amendments. Sullivan said it was an opportunity to take care of infrastructure that should have been addressed before. Brenda von Wandruszka offered from the audience that current sidewalks are a great liability for the property owners so she supported the expansion. Drown suggested this expansion could also provide an opportunity for innovative ways to address stormwater treatment. Bice announced he would abstain from the vote since he owns real estate within the district. The vote carried with four Ayes (Bettge, Drown, Smith, Sullivan), one No (McGraw), and one Abstention (Bice).

5. Sixth and Jackson Property Request for Proposals – Bill Belknap

After Sangria's termination of the Development and Disposition Agreement for the Sixth and Jackson property, the Board directed staff to prepare a Requests for Proposals (RFPs) to solicit private development interest in the remnant parcels that will remain after the development of the Hello Walk. Staff has prepared the RFP noticing the opportunity for developers to submit proposals for either or both parcels. The draft RFP anticipates advertising the request for 60 days beginning on June 9th with proposals due by August 10th. Staff is seeking Board approval to proceed with the RFP.

Drown suggested there might be an opportunity to create a very interesting, meandering Hello Walk between the two parcels, but wondered how a respondent could do that if the parcels are considered separately. Belknap said the RFP could be clarified to invite consideration of such creativity, but added that he'd sketched up the entire parcel many times and found that meandering the walk can be development challenging. Bettge moved approval with the addition of language that allows for a proposal for the entire property. Drown seconded the motion which carried unanimously.

6. Assignment of the Professional Services Agreement with Palouse Commercial Real Estate – Bill Belknap

Palouse Commercial Real Estate recently changed ownership entities when the company was purchased by Justin Rasmussen. The Agency's current professional services agreement is with Palouse Commercial LLC which was the legal ownership entity of the company prior to the recent ownership change. Per Section 11 of the Agreement, the Agency must consent to the assignment of the agreement to another entity. Staff is recommending that the Board approve the assignment of the Professional Services Agreement from Palouse Commercial LLC to Palouse Commercial Real Estate.

Bice moved approval, seconded by Bettge and the motion carried unanimously.

7. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Belknap announced that legal counsel did not consider the environmental assessment assistance for Garrett Thompson an eligible expense so recommended the Agency not participate. Belknap has communicated this to Thompson.
- Alturas District

- An interested party would like to submit a proposal for the purchase of two lots for an eligible use under the existing CCRs so staff will advertise the RFP this weekend.
- General Agency Business
 - Nothing to report.

The meeting adjourned at 7:55 AM.



Steve McGeehan, Agency Chair

6-26-18
Date