



Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan	Trent Bice	Bill Belknap, MURA Executive Director
Art Bettge	Steve Drown	Anne Peterson, MURA Clerk
Ron Smith	Dave McGraw	Brittany Gunderson, Treasurer
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 June 26, 2018*
 - B. *June 2018 Financials*
 - C. *June 2018 Payables*

Bettge moved approval, seconded by Smith. Motion carried.

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

3. **Selection of Respondent and Approval of Exclusive Negotiation Agreement for Alturas Lots 2 & 3, Block 1 of the Alturas Technology Park Phase II– Bill Belknap**
On June 9th and 16th the Agency published a request for proposals for Lots 2 & 3, Block II of the Alturas Technology Park Phase II Addition to the City of Moscow. One response was received from Shane and Janet Needham to acquire the lots to construct an additional building to facilitate Alturas Analytics continued growth and expansion. Staff has prepared a draft Exclusive Negotiation Agreement (ENA) that will allow the Agency and Needhams to negotiate the purchase of the two lots through a Disposition and Development Agreement (DDA). Staff recommends that the Board formally accept the proposal from Shane and Janet Needham and approve the proposed ENA.

Following Belknap’s presentation as outlined above, Shane Needham added that the new site and building is anticipated to double their size and revenue by 2025, which will have positive implications within the community. He speculated that Alturas Analytics is the premier lab of their type in the country that is fully private, and 99 percent of their employees are UI and WSU graduates. They like to give back to the community and this will help in that endeavor. Board members were pleased with the proposal. Smith moved acceptance of the proposal and approval of the proposed ENA. Bettge seconded the motion which carried unanimously.

4. **Proposed Conditional Use Permit for a Drive-up Window at 625 S. Jackson Street – Bill Belknap**
The Agency received notice of a public hearing that will be conducted on July 30th related to a Conditional Use Permit application for a drive-through coffee/espresso stand to be located adjacent to the south of the Sixth and Jackson property on the prior Anderson Property located at 625 S. Jackson Street. Staff is bringing the matter before the Board to determine if the Board desires to provide any comment upon the application.

Belknap brought this to the Board's attention because the northernmost driveway proposed for the coffee stand access straddles the property line shared with the Agency's property at 6th & Jackson. He said when the two parcels were under common ownership, there was a cross-access easement to the driveway. Due to the release of that access executed earlier this year, there are technically no legal rights for the Agency or the neighboring property to use the other's property for access. There had been earlier discussion about separating the approaches, but no action was taken due to not knowing what future use might occur on either lot. Belknap recommended that the Board direct staff to provide written public testimony to the CUP hearing body specifying that the approaches may need to be altered at some later date. McGeehan agreed it was important to submit the public testimony just to get it on the record. Agency members concurred and staff was directed to draft a letter for McGeehan's signature.

5. Agency Policy Development Discussion – Brittany Gunderson

Gunderson provided an overview of the proposed financial policies, explaining that they are categorized by basic accounting functions and simply formalize the procedures already in place. Board members thought it was an excellent reinforcement of current practice. Belknap suggested one more review of the entire policy document prior to formal adoption. Sullivan asked about Board member terms being "as specified by the Mayor" and Belknap replied that the language was straight from the bylaws.

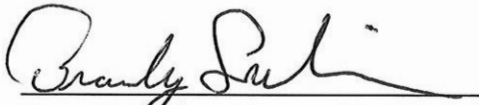
6. South District Update – Bill Belknap

Belknap reported that the Fountains do not wish to be annexed at this time, so it leaves a large gap in the proposed boundary. He will reconnect with the other two major land owners to see how the proposed border could be connected from the S. US 95 area to the eastern section. Belknap said he will work on it and return to the Agency and City Council for further direction.

7. General Agency Updates – Bill Belknap

Belknap reported that the Planning & Zoning Commission reviewed the Legacy Crossing Plan Amendment and concluded the expansion is in conformance with the Comprehensive Plan. He thought it was scheduled for City Council consideration at the September 4th meeting. P&Z had questions about how Agency finances work so Belknap plans to attend a Commission meeting in the next month to explain.

The meeting adjourned at 7:41 AM.


Steve McGeehan, Agency Chair
Brandy Sullivan, Vice Chair

8/2/18
Date