



Meeting Minutes: March 7, 2019, 7:00 a.m.

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

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

McGeehan called the meeting to order at 7:03 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 February 21 2019

Bettge moved approval, seconded by Smith. Motion carried.

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

Garrett Thompson, 212 College Street, obtained the Chair's permission to comment on current agenda items. On behalf of Crites Seed he applauded Rusty Olps' selection for the 6th & Jackson Street, and added that it is a good time for MURA to reach out to Crites for continuing discussions regarding the extension of Hello Walk through their current location. He also thanked the Agency for its willingness to partner with Thompson Family LTD on frontage improvements for the Almon & A Street project.

3. **Exclusive Negotiation Agreement with Roderick Olps for Sixth and Jackson Property (A) – Bill Belknap**

On September 8, 2018, the Agency published a request for proposals for the disposition and development of the portions of the Sixth and Jackson property that would remain after the development of Hello Walk. Three proposals were received by the submission deadline of December 21, 2018 and one was withdrawn thereafter. The Board received presentations of the two remaining proposals, asked questions of the respondents, and accepted public comment at the Board's on February 7, 2019 meeting. At the Board's February 21 meeting, the Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. The ENA is now before the Board for review and approval.

ACTION: Approve the proposed Exclusive Negotiation Agreement with Roderick Olps, or take other action as deemed appropriate.

Belknap said the ENA document was the standard agreement to negotiate the project and determine the fair use value, includes a schedule of performance, and will ultimately lead to the Disposition and Development Agreement for the project which is scheduled for approval no later than November 7, 2019. Smith moved approval of the ENA; Bettge seconded the motion. Sullivan asked what happens if deadlines aren't met and Belknap reminded the Board it would be to their discretion. McGeehan asked

how much of parking considerations can be negotiated. Belknap said anything is open for negotiation and upon the Agency's directive he would be pleased to work with the developer on providing whatever additional parking the Agency would like to see above and beyond City Code requirements. Olps already understands the parking pressures and willingly offered additional options during his presentation. Sullivan said that Olps' ability to provide more parking definitely swayed her decision. Bettge agreed. Sullivan's preference is for the parking lot to be designated solely for resident parking. Motion carried unanimously.

4. 103 N. Almon Street Development Participation Agreement (A) – Bill Belknap

Noel Blum recently purchased the prior Dumas Seed Warehouse property with the intent of developing the site. The remaining brick powerhouse building was separated from the main property and sold to Mr. Garrett Thompson with the intent of preserving and repurposing the existing building. Mr. Blum will begin development of his property this spring. There are several public improvements surrounding the site that Staff is proposing the Agency partner with Mr. Blum, Mr. Thompson, and the City. These improvements include the construction of a pedestrian pathway, participation in frontage improvements for the Thompson frontage, and reconstruction of Almon Street from 3rd Street to A Street, and First Street from Almon to Jackson. Two of these public improvements (Almon Street and the pathway) are already contained within the Agency's five-year capital improvement plan. Staff is seeking Board approval of the development participation agreement with Mr. Blum to document the Agency's financial participation.

ACTION: *Approve the proposed development participation agreement, or take other action as deemed appropriate.*

Belknap reviewed the partner projects proposed for Almon, A Street, and First Street, and briefly discussed the nearby street improvements desperately needed on Almon to Third Street. Eh expenditures were anticipated within the Agency's 5-year capital improvement plan and would total \$55,646 for a portion of the public path and half of the frontage improvements and a turn lane along Thompson's A Street frontage. In addition, \$36,000 for pathway lighting has been proposed to be shared with the City. Bettge asked about directionality of Almon Street and Belknap said the Transportation Commission has already recommended that upon completion of roadway improvements, Almon Street will change to two-way traffic from A Street to First Street. McGraw reiterated the County's excitement about roadway improvements to Almon Street. Bettge moved approval of the Development Participation Agreement and its associated Resolution. Sullivan seconded the motion which carried unanimously.

5. FY2020 MURA Budget Hearing Date Determination – Bill Belknap

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing upon the Agency's FY2020 budget by no later than April 30th. Staff is proposing that the Agency set the hearing date for Thursday, August 15, 2019, which will allow adequate time for the budget development and review process. Staff is seeking Board approval to set the hearing for 7:00 AM on Thursday, August 15, 2019.


ACTION: *Set the FY2020 Budget hearing for August 15, 2019, or take such other action deemed appropriate.*

Sullivan moved to set the budget hearing date for August 15, 2019, seconded by Smith. Motion carried unanimously.

6. General Agency Updates – Bill Belknap

- General Agency Business
 - Belknap reported on HB217 which would redefine “municipal building” and also require a public vote of 55% for any increment revenue contributions to municipal buildings or multipurpose sports stadium complexes. A vote is anticipated in the full House as early as next Monday. McGraw expressed frustration that the Legislature continues to lobby against urban renewal agency activities. Board members agreed that most Legislative efforts are “shotgun” responses to individual, local problems.
 - MURA Annual Report will be available for public review by this weekend and is scheduled to be considered by the Board at the March 21 meeting.
 - The FY2018 audit presentation will also be on March 21.
 - Smith announced he will be moving to Lewiston in May so will be required to submit his resignation. Board members were in full agreement that his contributions and financial prowess would be missed. Belknap encouraged Board members to forward to the Mayor any replacement suggestions they might have.
- Legacy Crossing District
 - Annual groundwater sampling on 6th & Jackson lot shows that concentrations are now in compliance. Consultants and DEQ have agreed the groundwater pumping should cease to assess potential concentration rebounds. Quarterly sampling will create about \$5,000 in professional services expense which has already been budgeted.
- Alturas District
 - Belknap said the submission date for development plans on the Needham ENA is next week.

The meeting adjourned at 7:50 AM.


Steve McGeehan, Agency Chair
Brandy Sullivan, Vice Chair

03/21/19

Date