



Meeting Minutes: March 21, 2019, 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, Executive Director
Art Bettge	Dave McGraw	Anne Peterson, Clerk
Trent Bice		Brittany Gunderson, Treasurer
Steve Drown		
Ron Smith		

Sullivan called the meeting to order at 7:07 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 March 7, 2019

B. February 2019 Payables

C. February 2019 Financials

Bettge moved approval, seconded by Smith. Motion carried.

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

None.

3. **Agency FY2018 Audit Presentation – Brittany Gunderson**

The draft 2018 MURA audit is attached and will be presented by MURA Treasurer Brittany Gunderson and the auditors, Presnell Gage PLLC.

ACTION: *Receive report and accept the 2018 MURA audit; or take such other action deemed appropriate.*

Gunderson introduced Nick Nicholson from Presnell Gage for the presentation. Nicholson said the risk-based audit earned an opinion on financial statements as "Clear", which is the highest assurance possible. Review of internal control structure design and operation was also "Clear." The net position carry-over to next fiscal year is \$1,178,983. Major expenditure differences from last year came from outstanding Owner Participation Agreements. Sullivan asked about the Land for Sale category and Nicholson said that represents the remaining Alturas lots. Upon sale, those proceeds will return to the taxing districts. Sullivan asked how closely the FY18 tax revenues were compared to budget and Belknap said it was within \$800. Hearing no further discussion, Bettge moved approval of the audit, seconded by Drown. Motion carried unanimously.

4. **2018 MURA Annual Report – Bill Belknap**

In Accordance with State Statute, all urban renewal agencies are required to file an annual report describing the activities of the agency for the preceding year with the local governing

body by March 31st of each year. Agencies are required to hold a public meeting to report the findings of the annual report and to take comments from the public prior to filing the report with the governing body. Staff has prepared the 2018 Annual Report which has been available for public review since March 9th. The Board is now considering the annual report and providing an opportunity to accept any public comment. After approval of the Annual Report it will be transmitted to the City Council.

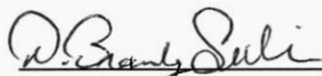
ACTION: Approve the 2018 Annual Report; or take other action as deemed appropriate.

Beknap introduced the item as described above and walked through the document with Board members. He highlighted the significant achievements for 2018, increases in district valuations, and that all MURA owned properties are under current ENAs. Sullivan invited public comment. Victoria Seever, 121 N Lilly, read the attached written testimony. Given no further comment or questions, Smith moved approval of the annual report as presented and directed staff to submit it to City Council. Bettge seconded the motion which carried unanimously.

5. General Agency Updates – Bill Belknap

- General Agency Business
 - Belknap updated the status of HB217 which passed the House Revenue and Taxation Committee and the full House on March 11. It is on the Senate committee agenda today at 2pm.
- Legacy Crossing District
 - The Blum condo project on the former Dumas site is getting underway, as is the ICCU project on the former Nissan dealer site. Washington Trust Bank is moving forward on the triangle piece near South Main at the former carwash location.
 - Sullivan asked when negotiations will begin regarding parking, design, etc. on the Flatiron project. Belknap said he should have updates for the next meeting.
- Alturas District
 - None.

The meeting adjourned at 7:42 AM.



Steve McGeehan, Agency Chair
D. Brandy Sullivan, Vice-Chair

04/18/19

Date

I continue to be a strong supporter of the Moscow Urban Renewal Agency (MURA/URA) because of its excellent partnership for community growth, site reclamation and enhancements, and maintaining the integrity of our town's sense of place and values. I appreciate the work, careful planning, and fiscal decisions it routinely makes in those endeavors.

That said, there are two areas this past year where I don't completely agree with the MURA's actions; I mention these as fodder for future directions as you go forward.

1. I thoroughly approve of the Legacy Crossing Expansion to include the previously omitted portions of North Main. It corrects a prior oversight, which may have been cautiously appropriate back when, but nevertheless failed to capture the situation today for downtown infrastructure improvements that with the expansion, the MURA can now partner with the city to get done.

I wonder though, if the same kind of cautionary thinking led to excluding St. John's in the expansion. Immediately adjacent areas are experiencing redevelopment and it could come to pass that the MURA might have been able to assist with improvements should St. John's vacate or might be spruced up.

2. I am concerned about the 6th and Jackson development just now being initiated. When Sangria was going there, it was a proven asset to the town character and commerce; the modest number of apartments as part of its mixed use component was, in my opinion, at the limit of density development a mere block off Main Street and our second busiest intersection.

On this second try for that corner, I hope the newly selected Flatiron development will work out, but with its many more apartments and businesses and the serious lack of parking in the District, I have misgivings. So here's what I feel.

The MURA in September 2018, should have delayed the month or so to reassess criteria for 6th and Jackson. I believe not doing so was a mistake. Even if you had come to no changes, it needed reconsideration. Now we face the potential of surrounding sites following suit, and if more big apartment complexes are developed there, the pitifully inadequate parking is going to blow up in our faces within the next few years or so.

The MURA may mitigate 6th and Jackson by an available off-site parking lot but that is not available for additional apartment complexes that could go into that area. The adjacent established area north is being overwhelmed by infill apartment complexes where their overflow parking already swamping residential ground. New complexes around 6th and Jackson south would overtake more streets and downtown parking.

The MURA has a big challenge in seeing through the 6th and Jackson project to create a better model on this keystone site affecting both further infill north and for new development south, all in the District. To successfully accommodate parking and other student apartment elements that directly impact the town site, the MURA will need to accomplish the extraordinary.

I have no doubt a lovely Flatiron project can be achieved in itself. But as a cornerstone, it must be able to support, to fit in with the District's and town's needs. If it cannot do that, then it fails.