



Meeting Minutes: June 27, 2019, 7:00 a.m.

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

Commissioners Present	Council Members Present	Also in Attendance
Steve McGeehan, Chair	Bill Lambert, Mayor	Bill Belknap, Executive Director
Art Bettge	Art Bettge	Anne Peterson, Clerk
Trent Bice	Jim Boland	Brittany Gunderson, Treasurer
Steve Drown	Kathryn Bonzo	Gary Riedner, City Supervisor
Dave McGraw	Brandy Sullivan	
Brandy Sullivan	Gina Taruscio	
	Anne Zabala	

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

- Consent Agenda (A)**- 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 16, 2019

B. May 2019 Payables

C. May 2019 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

Sullivan moved approval, seconded by Bettge. Motion carried unanimously.

Joint Meeting with Moscow City Council

1. Introductions – Chair McGeehan and Mayor Lambert

McGeehan and Lambert welcomed everyone to the meeting and thanked them for the positive working relationship our City, County and Agency have always shared. McGraw added that the Moscow Urban Renewal Agency is the gold standard throughout the State of which we should all be very proud. Riedner announced his resignation from the state-wide RAI Board and Belknap will be taking his place as District 2 representative. It is anticipated the legislature will make another run at limiting URA's authority.

2. Update of City Strategic Plan, Current and Future Projects – Gary J. Riedner

Riedner reviewed the external and internal major challenges areas (see attached). Strategic planning successes include \$1.3 million investment in pavement conditions, \$542,000 in fire apparatus replacement, improvement in public information and community engagement, and development of multiple park properties.

3. Review of Agency Strategic Plan and Recent Projects – Bill Belknap

Belknap recapped past Agency projects including environmental remediation for the Anderson Group Silos, EMSI streetscape and fiber optic extension, sidewalk improvements for the Varsity Diner and Stax, environmental remediation on the Agency's Sixth & Jackson property, public sidewalk and street

reconstruction near the Gritman Medical Office Building; Turnstone Flats decorative pavers, lights and new sidewalk, and partnered with the City on the downtown restroom, Highway 8 underpass project, Paradise Creek flood study, and the US 95/South Main underpass study.

Belknap discussed HB217 from the last legislative session which occurred in response to two large projects in Boise. The bill (which passed without much opportunity for review or input from stakeholders) prohibits URAs from contributing to municipal buildings or multipurpose sports stadiums where the total public funding would exceed 51%. He said the legislation does not appear to impact any current or anticipate projects in Moscow, including the downtown restroom. However, it is vague in many areas and future interpretations are not known at this time.

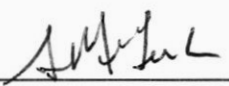
Belknap reviewed the Agency's 2017 strategic plan and provided status updates on each goal. There has been about \$40 million in private investment within Legacy Crossing which will dramatically change the increment growth chart. Closure of the Alturas District resulted in \$850 million being rebated back to the taxing districts, as will the proceeds from sale of the remaining six lots. Riedner interjected that this is typically not done throughout the state, and is one reason the Moscow Agency and City have such a positive working relationship. Belknap also reviewed all the completed two-year objectives and proposed new goals and upcoming projects (attached).

Boland asked if there are any viable projects in the pipeline for a south industrial district. Taruscio said Moscow has been on the short list for multiple projects so there is obvious interest. Taruscio said Avista has not yet built an industrial-level grid in Moscow, and a great deal of power infrastructure would be needed for any type of manufacturing, but if the City and Agency can demonstrate planned projects that would require it then additional pressure could be applied to Avista to provide incremental improvements. Belknap said the district could be put into place within six months as soon as the right project comes along, but that timeframe has been a detriment in consideration by some of the recent projects.

4. Discussion of Potential Future Projects and Priorities – Chair McGeehan and Mayor Lambert

Bettge was anxious to see more discussions with Avista and the land owners in the south district area to be better poised to form that district more quickly. Belknap said it's a hard to get commitments from both the owners and Avista without an identified project. Lambert added the improved airport will help facilitate transportation issues that have concerned some potential new industries. Over the long term, affordability and quality of life issues in other states will bring more people to this area, and we should be smart about how that growth occurs. Riedner acknowledged Moscow's high rankings by *livability.com* and a regional chamber organization. Much of that is due to Moscow's downtown which needs to be improved and maintained, so he thanked the Agency for its involvement in those efforts. Drown commented on the importance of maintaining the historic nature while also addressing increasing needs such as parking.

The meeting adjourned at 9:00 AM.



Steve McGeehan, Agency Chair

7-11-19

Date