



Meeting Minutes: August 20, 2020, 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, Chair	Mark Beauchamp	Bill Belknap, Executive Director
Art Bettge	Steve McGeehan	Anne Peterson, Clerk
Steve Drown		Renee Tack, Treasurer
Dave McGraw		
Nancy Tribble		

Sullivan called the meeting to order at 7:01 a.m.

1. **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 June 18, 2020*
 - B. *June 2020 Payables*
 - C. *June 2020 Financials*
 - D. *July 2020 Payables*
 - E. *July 2020 Financials*

Bettge moved approval of the consent agenda, seconded by Drown. Motion carried unanimously.

2. Public Hearing: Proposed FY 2021 Agency Budget (A) – Bill Belknap

Staff has prepared the draft FY2021 budget document which includes anticipated Agency revenues and expenditures for the upcoming FY2021 fiscal year. The draft budget was reviewed by the Agency Board on June 18, 2020 and by the Finance Committee on August 13, 2020 and both bodies recommended forwarding the budget to public hearing. In accordance with State Law, the Agency is required to conduct a public hearing upon the annual appropriations budget to allow for public comment and testimony.

Belknap reviewed highlights of the entire budget including General Revenue (Investment Earnings and Transfers from Legacy Crossing) and General Expenses, as well as Legacy Crossing Revenue and Expenses. He pointed out a significant increase in Legacy Crossing tax increment revenue and that the sale of the 6th & Jackson property is budgeted in FY21. A large expenditure line for Legacy Crossing is for payments on Owner Participation Agreements. Payments increased on the Gritman MOB project because a large portion of the building changed from tax-exempt to taxable property. All the projects budgeted for FY21 have been projected in the Capital Improvement Plan. Bettge inquired about the bond measure in terms of Main Street improvements. Belknap said per the CIP it was scheduled for FY23 but recently was shifted to FY24. Belknap explained the funds available to cities and counties under the Covid-19 related Cares Act funding shouldn't affect the Agency much at all because those monies are passed through to taxpayers and the State Tax Commission has ensured that the program would keep agencies whole by requiring cities to set aside for agencies the anticipated reduced tax revenue.

Sullivan opened the public hearing at 7:24 a.m.

Victoria Seever, 121 Lilly, Moscow, testified it is important that the Agency remain viable to continue helping the City and that the FY21 budget reflected a solid, long-range plan. She hopes the Flatiron Building will come to fruition, and thanked the Agency for participating in all the public infrastructure improvements that help pedestrians like herself. She added that the intersection of Third and Lilly will be desperate for a traffic light soon.


Public hearing closed at 7:28 a.m. Tribble agreed the cross-streets on Third Street (particularly Lilly and Asbury) are dangerous intersections. Sullivan asked the process to encourage ITD's consideration of traffic lights. Belknap said ITD is reluctant for additional lights within that corridor and explained the warrant process required to justify additional traffic control, but perhaps additional development will raise the warrant levels.

Bettge moved adoption of the FY21 budget and its corresponding Resolution. Drown seconded the motion which carried unanimously by roll-call vote.

3. General Agency Updates – Bill Belknap

- General Agency Business
 - There is a potential project that could help drive the future South District fairly soon that will include a large annexation.
 - Fair use appraisal is underway on the Alturas properties now that the restrictive covenants have been removed.
- Legacy Crossing District
 - A mixed-use development project has been proposed for the former railroad right-of-way and University parking lot area behind Patty's Kitchen.
 - Noel Blum will be proceeding with his next condo building on A & Almon Streets.
 - Almon Street paving has been completed and frontage improvements will be finished soon. McGraw expressed appreciation from the County for the great improvements on Almon fronting the County Annex building.
 - ICCU project is moving forward and safety improvements are being completed.

Sullivan read a thank you note from the Mayor and declared the meeting adjourned at 7:43 a.m.



Steve McGeehan, Agency Chair

11-5-2020

Date