



Meeting Minutes: August 3, 2023, 7:30 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Cody Riddle, Executive Director
Sandra Kelly	Nancy Tribble	Jennifer Fleischman, Clerk
Maureen Laflin		Renee Tack, Treasurer
Tom Lamar		
Alison Tompkins		

McGeehan called the meeting to order at 7:31 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. Finance Committee Minutes from August 13, 2020
- B. Finance Committee Minutes from July 12, 2023
- C. Minutes from July 6, 2023
- D. June 2023 Payables
- E. June 2023 Financials

Lamar moved for approval of the consent agenda as written, seconded by Tompkins. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.

None.

3. Public Hearing: Proposed FY2024 Agency Budget and 5-year Capital Improvement Plan (A) – Cody Riddle

Staff has prepared the draft FY2024 budget document which includes anticipated revenues and expenditures for the upcoming fiscal year. The draft budget was reviewed by the Agency Board on June 15 and the Finance Committee on July 12, 2023 and both bodies recommended forwarding the budget to public hearing. In accordance with State Law, the Agency is required to conduct a public hearing on the annual appropriations budget to allow for public comment and testimony.

Riddle provided a review of the proposed URA Budget, pointing out some of the budget highlights as well as the upcoming projects that will be included in FY2024. Staff provided details on the bond debt that the URA has accrued, which was the seed money for the start of the Legacy District. There was a discussion regarding the flexibility of the budget and if it would be possible to pay off debts early. The Agency will provide partial funding assistance for the Highway 8 Pedestrian Improvement project, planned to start in FY2024. The Finance Subcommittee recommended the Board consider paying off debts earlier as well as investing funds, which will be a discussion and action item at a later meeting.

Public Hearing opened at 7:44 AM

Victoria Seever, Moscow, talked about the improvements being made on Lilly Street and exposing Hogg Creek, and thanked the Board for their participation in that project. She read the comments she submitted via email to the Board (attached).

Public Hearing closed at 7:48 PM

The Board agreed to seriously consider investing surplus funds and paying off debts ahead of schedule.

Lamar moved to adopt the FY2024 Budget and corresponding Budget Resolution 2023-02, as recommended by Staff. The motion was seconded by Kelly. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

4. Update on the Exclusive Negotiation Agreement with Carly Lilly and George Skandalos for the Sixth and Jackson Property – Cody Riddle

On July 6, 2023, the Board selected the proposal from Carly Lilly and George Skandalos and directed staff to prepare an Exclusive Negotiation Agreement (ENA) for approval. A draft agreement is currently under review by legal counsel and the development team. Staff will provide an update on the review process.

Riddle informed the Board that the draft ENA has been provided to Carly Lilly and George Skandalos, and also to the URA's legal counsel. Ideally the draft agreement would be ready to be brought back to the Board at the next meeting on August 17th for review and approval.

5. General Agency Updates – Cody Riddle

- *General Agency business*

- The Board talked about the tree wells that were left unfilled on the Sixth Street side of the Legacy Crossing property.
- The Idaho Department of Environmental Quality (DEQ) will be presenting at the next meeting to discuss the possibility of replacing one of the monitoring wells on the Legacy Crossing property.
- There was a discussion regarding Board members attending meetings remotely.

McGeehan declared the meeting adjourned at 8:09 a.m.



Steve McGeehan, Agency Chair



Date