



Meeting Minutes: August 17, 2023, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

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

Beauchamp called the meeting to order at 7:30 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 August 3, 2023

B. July 2023 Payables

C. July 2023 Financials

Laflin moved for approval of the consent agenda as written, seconded by Lamar. Roll Call Vote; Ayes: Unanimous (6). 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. Sixth and Jackson Property Groundwater Monitoring Update and IDEQ Proposal (A) – Cody Riddle

*Elevated ammonia and nitrate concentrations in the Agency's property at Sixth and Jackson have been monitored since 2016. Annual groundwater sampling, from two monitoring wells, has shown inconsistent results and at times exceeding acceptable thresholds. The Idaho Department of Environmental Quality (IDEQ) is proposing to fully fund the replacement of one monitoring well, replace a failing extraction well, and study the sampling results to evaluate their effectiveness. Staff from IDEQ as well as Alta Science and Engineering will provide the Board with a summary of the proposed installation and monitoring.*

Riddle provided a brief review of the history of the monitoring wells at the Sixth and Jackson Street property and introduced Steve Gill, an analyst with the Idaho Department of Environmental Quality in Coeur d'Alene.

Gill talked about the Agency's prior Brownfields Coalition Assessment Grant award and the history of the property. Robin Nimmer from Alta Science & Engineering described the different wells on the site and how they worked together for monitoring purposes. IDEQ has submitted a proposal and scope of work to replace one of the two wells and monitor both wells for two quarters (6 months). There was a discussion about what the Agency's options were if the wells did not show compliant readings after six months, and how a well would be moved to the outskirts of the property to allow for construction to proceed while still monitoring.

Tribble wanted to know why the Agency should do this instead of moving one of the wells now. Lamar asked for clarification of who would be doing the work and managing the contract. Tompkins wanted more information on the site contamination and specifics about the site monitoring. There was a discussion about how the contaminated soil might affect construction or any modifications needed. The Agency talked about moving a well right now instead of waiting for the spring. More information regarding the funding from IDEQ was shared.

Beauchamp moved to accept the IDEQ proposal for assistance, with a condition that the second well be dug on the outskirts of the property. The motion was seconded by Lamar. 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 is still being reviewed by the proposed developers but has been approved by legal counsel. The developers are reviewing the Schedule of Performance with their contractors. The draft ENA will be provided for the Board's review at the next meeting.

**5. General Agency Updates – Cody Riddle**

- *General Agency business*

None.

**Beauchamp declared the meeting adjourned at 8:31 a.m.**



Steve McGeehan, Agency Chair

9-14-23

Date