



Meeting Minutes: Thursday, February 5, 2026, 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	Bill Belknap, Executive Director
Drew Davis		Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Tom Lamar		Catherine Adams
Alison Tompkins		
Nancy Tribble		

McGeehan called the meeting to order at 7:32 a.m.

1. Election of Officers for 2026 (A)

Per the Agency’s bylaws, annual elections for Board Officers are to be held at the first meeting of the year. The Agency will need to appoint officers for the positions of Chair, Vice Chair, and Secretary.

McGeehan offered to continue serving as Chair for the Board. Tompkins volunteered to stay as Vice Chair, and Tribble was agreeable to retaining Secretary.

Lamar arrived at 7:33 AM

Kelly moved to elect Steve McGeehan as Chair, Alison Tompkins for Vice Chair, and Nancy Tribble as Secretary for 2026. Davis seconded the motion. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. 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 December 4, 2025
- B. November 2025 Payables
- C. November 2025 Financials
- D. December 2025 Payables
- E. December 2025 Financials

Davis moved for approval of the consent agenda as presented, seconded by Tompkins. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

3. 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 offered.

4. Executive Director Services Update (A) – Bill Belknap

Staff will provide an update on the status of the Community Development Director recruitment and Executive Director services delivery to the Agency.

Belknap gave a quick update on recruitment as outlined above. The new incoming Community Development Director and Executive Director for the Urban Renewal Agency (URA) will be Nichoel Baird Spencer, whose first day will be on February 16, 2026. Belknap will continue to fill the role of Executive Director for URA for several months to allow for transition time.

5. South Main Pedestrian Underpass Project Update (A) – Bill Belknap

The City has recently determined that the proposed South Main Street Pedestrian Underpass Project is not feasible at this time. Staff will provide an update on the project and the proposed revised scope and Agency participation.

Belknap provided a brief review of the history of the South Main Underpass Project, as well as an update on the feasibility of the project. There was a conversation about the proposed change of scope and how that would impact the intersection of S Main St and Hwy 8. The URA contribution for the project is still in the budget and City Staff wanted to confirm that the URA agreed to assist in funding the proposed modified pedestrian safety improvement project. The funds would be expended by the end of FY2028.

There continued to be a discussion about the proposed modifications and potential options regarding pedestrian crossings and safety measures at the subject intersection. More information will be available after Idaho Department of Transportation (ITD) reviews the proposed changes.

6. Legacy Crossing District and Sixth and Jackson Property Update (A) – Bill Belknap

Staff will provide an update on current activities and discussions surrounding potential projects in the Legacy Crossing District and the implications for Requests for Proposals (RFP) for the Agency’s property at Sixth and Jackson Street.

Belknap informed the Board that there have been some recent developments regarding the Sixth and Jackson Street property that may impact their decision to publish a Request for Proposals (RFP) immediately. The environmental remediation on the subject site should be finalized and signed off by the Department of Environmental Quality (DEQ) this summer, and the City will be pursuing another Opportunity Zone Designation (OZD) that is due to expire in 2026. Getting an OZD would be desirable for potential developers for the Sixth and Jackson Street property.

7. General Agency Updates – Bill Belknap

- *The next regular meeting of the Urban Renewal Agency is scheduled for February 19, 2026.*

Staff recommended cancelling the next meeting for lack of quorum. The next meeting of the Urban Renewal Agency will be held on March 5th, 2026.

- *2025 Annual Report and Audit Presentation tentatively scheduled for March 19, 2026.*

The Public Hearing will be noticed for the regular meeting on March 5th instead of March 19th.

- *General Agency business.*

None.

The meeting adjourned at 8:23 a.m.



Steve McGeehan, Agency Chair

3-5-26

Date