



Meeting Minutes: Thursday, March 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		Nichoel Baird Spencer
Sandra Kelly		Jennifer Fleischman, Clerk
Tom Lamar		Renee Tack, Treasurer
Alison Tompkins		Catherine Adams
Nancy Tribble		

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. Minutes from February 5, 2026
- B. January 2026 Payables
- C. January 2026 Financials

Kelly moved for approval of the consent agenda as presented, seconded by Tribble. 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 offered.

3. Introduction of Nichoel Baird Spencer – Bill Belknap

Staff will introduce Nichoel Baird Spencer, who recently joined the City of Moscow as Community Development Director/Deputy City Administrator and will transition in as Executive Director for the Agency later this year.

Belknap introduced Nichoel Baird Spencer, the new Deputy City Administrator and incoming Executive Director for Urban Renewal Agency (URA).

4. Agency FY2025 Audit Presentation (A) – Renee Tack

The Fiscal Year 2025 MURA audit is attached and will be presented by MURA Treasurer Renee Tack and the auditors, Presnell Gage PLLC.

Tack introduced Nicholas Nicholson, from Presnell Gage, who provided a brief presentation with a general review of the audit process. Nicholson explained how independent auditors compiled the financial statements and the resulting official opinions of compliance. He covered various highlights of interest from the report.

Davis moved to accept the FY2025 Audited Financial Statements as presented, seconded by Lamar. Roll Call Vote: Ayes: Davis, Kelly, Lamar, McGeehan, Tribble (5). Nays: None. Abstentions: Tompkins (1). Motion carried.

5. Public Hearing: 2025 MURA Annual Report Review (A) – Bill Belknap

In accordance with State Statute, all urban renewal agencies are required to file with the local governing body by March 31st of each year an annual report describing the activities of the agency for the preceding year. Agencies are required to hold a public meeting to report on the findings of the annual report and to take comments from the public prior to filing the report with the governing body. Staff has prepared the draft 2025 Annual Report for public comment and the Board's review and approval.

Belknap reviewed the draft 2025 Annual Report as required by state law, and recommended approval after accepting public comment.

Public Hearing opened at 7:54 AM

Victoria Seever, Moscow, read her written comment for the 2025 Annual Report (see attached).

Public Hearing closed at 7:57 AM

The Board had a quick conversation about the previously closed Alturas Technology Park District and the now privately-owned vacant lots still within the park. Any limitations for development or use of those lots are regulated under the City's Zoning Code.

Lamar moved to accept the FY2025 Annual Report and associated Resolution 2026-01 as presented, seconded by Kelly. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

6. FY2027 MURA Budget Hearing Date Determination (A) – Bill Belknap

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing for its annual budget no later than April 30th each year. To allow adequate time for the budget development and review process, Staff is proposing that the Agency set the hearing date for its FY2027 budget on Thursday, August 6, 2026, and seeks the Board's approval to notify the County Clerk accordingly.

Belknap informed the Board of the requirements for budget and recommended the Hearing date be set for the meeting occurring on August 6, 2026. The Board members discussed availability at the beginning of August and ultimately decided August 20th would be better for achieving a quorum.

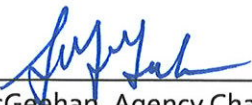
Davis moved to set the FY2027 Budget Hearing date for August 20, 2026, as discussed. Motion seconded by Kelly. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

7. General Agency Updates – Bill Belknap

- *The next regular meeting of the Urban Renewal Agency, scheduled for March 19, 2026, will be cancelled.*
- *General Agency business*

None.

The meeting adjourned at 8:04 a.m.



Steve McGeehan, Agency Chair

5-7-26

Date

Public Testimony For the Public Record: MURA Annual Report FY2025

The Moscow Urban Renewal Agency (MURA/URA) continues to do the good work it was designed for, whether that's straightforward infrastructure improvements or challenging brownfield reclamation or integrated urban development.

Some projects are completed relatively quickly while others require multi-year phases and commitment. Many entities are not positioned to overcome major obstacles; in its mission, MURA has stepped up to bridge the gaps so that projects can move forward.

The Downtown Streetscape, the South Main Street Underpass, and the 6th and Jackson Keystone property have encountered significant financial and environmental obstacles well beyond what could have been fully anticipated. MURA has consistently negotiated these problems to provide assistance with an adaptive scope.

This is a testament to their capable management in analysis and creative responses to furthering those projects work without sacrificing the advantages their intended purpose brings to Moscow.

Specific examples follow.

1-The town infrastructure project goes well beyond fixing cement and lighting; it will enliven public and commercial activity as it extends to cultural activities that build on Moscow's unique character and commercial growth.

2-The White Avenue pedestrian underpass has been very beneficial to safety and use; repeating that success at the South Main Street site has been stymied by excessive soil sedimentation there and downstream. But an alternative at grade project can address pedestrian issues there as well as other near site crossing issues.

3-The Keystone property, which is a brownfield a block from the town's second main intersection, has been tasked by Covid supply shortages and elevated construction costs, persistent groundwater and soil issues, and a long-intended plan to bridge town and grown interactions. Also, its location is a key opportunity to set the tone for urban growth southward. It merits the sustained focus MURA places on its design development. The possibility now for a city Opportunity Zone Grant may be the essential financial edge to bring this project to fruition.

However things go, MURA continues to identify and partner city projects, in addition to these noted examples, with all of them enhancing Moscow's community integrity and fiscal growth. MURA is an active and crucial participant in our city's comprehensive planning and infrastructure maintenance.

We are fortunate to have the Agency working on our behalf, leveraging its contributions toward our needs and quality development.

Victoria A. Seever
Moscow ID 83843

MOSCOW URBAN RENEWAL AGENCY

RESOLUTION NO. 2026-01

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MOSCOW, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSCOW URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2025; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT; DIRECTING THE CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Moscow Urban Renewal Agency, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Moscow, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, pursuant to Section 50-2006(5)(c), Idaho Code, the Agency is required to prepare an annual report and submit the annual report to the Mayor of the City of Moscow, Idaho, on or before March 31 of each year.

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Agency has prepared an annual report of the Agency’s activities for calendar year 2025, a copy of which report is attached hereto as Exhibit A and is incorporated herein by reference; and

WHEREAS, on February 14, 2026 the Agency published public notice that the 2025 Annual Report would be available for public inspection and would be presented at the Agency’s March 5th meeting during which, or prior to, the public was invited to provide comment; and

WHEREAS, on March 5, 2026, pursuant to Section 50-2006(5)(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings during the Agency’s meeting held at 206 E. Third Street, Moscow, Idaho.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE MOSCOW URBAN RENEWAL AGENCY, AS FOLLOWS:

- Section 1: That the above statements are true and correct.
- Section 2. That the annual report attached hereto as Exhibit A is hereby approved and adopted by the Agency Board.
- Section 3: That the Chair shall submit said annual report to the City of Moscow, Idaho, on or before March 31, 2026.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Moscow Urban Renewal Agency, on March 5, 2026.

Signed by the Chair of the Board of Commissioners and attested by the Secretary of the Board of Commissioners, on March 5th, 2026.

APPROVED:

By 
Steve McGeehan, Chair

ATTEST:

By 
Nancy Tribble, Secretary

