

MINUTES
URBAN RENEWAL AGENCY
February 25, 2009

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:06 a.m. Wednesday, the 25th of February in the Moscow City Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, Executive Director	Steve Hacker, MCOC
Jack Nelson	Gary J. Riedner, City Supervisor	
Brandy Sullivan	Don Palmer, Finance Director	
John Weber	Stephanie Kalasz, City Clerk	
Tom Lamar		
Absent: Robin Woods, Steve Drown		

1. Consent Agenda

- Minutes of February 11, 2009 meeting
- January Financial Reports

Weber moved and Nelson seconded approval of the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit - No comment was offered

3. Announcements (including conflict of interest disclosures if any) - None

4. Unfinished Business:

- Legacy Crossing Overlay Zone Update (Travis Cary) - Cary said he met with Bill Belknap and the Legacy Crossing Overlay Zone will be going to the Planning and Zoning Commission tonight. There is a property owners' meeting tomorrow which he will attend. They will make private appointments with owners who do not attend so their thoughts on the plan can be obtained.
- Economic Development Plan Update (Travis Cary)
Cary said the Plan was presented to the Administrative Committee on Monday and will be before the Council for acceptance on March 2nd.

5. New Business:

- Strategic Planning/Goal Setting/Budget Discussion (Gary Riedner)
Riedner discussed what has been completed regarding a strategic plan for the agency. There has been some discussion about what the Board would like to do in Legacy Crossing. There have also been meetings with DEQ regarding grants for brownfield areas. Being proactive right now has advantages because there aren't a lot of people desiring to build. There has been mention from Woods about acquiring property to add to Alturas. There needs to be discussion about whether

the Board wants to add to Alturas or close it out as soon as possible. There was general discussion about finances. Riedner said a strategic planning session will be scheduled for April or early May. He gave some examples of ideas that should be discussed during the session. He said Raffee suggested hiring a consultant to help develop a plan. He said he discussed this with Cary and they agree that it might be premature to do that at this time. Hiring a consultant at this time may be expensive so it may be better to wait. He explained that strategic planning is not a complicated process. It is just a matter of getting ideas. He said he would be willing to facilitate the strategic planning with the Executive Director. He said it will probably be one full day.

Cary said he recommends a one day workshop and the timing is right to do it now. He would like to do more frequent strategy sessions because things change. He said April 8th is the day that he is considering for the session. He explained why he feels it would be premature to hire a consultant. He discussed planning for Alturas. He said marketing the lots outside of the area will be money well spent. The Marketing Committee will be convened to develop a revised Alturas marketing plan. Lamar agreed that the Board should wait to hire a consultant. Weber agreed and said some other things should be finished up first. He discussed some of the projects. Lamar said he wants to understand the value of having a larger campus in one spot rather than having businesses go in elsewhere. Cary discussed what expanding Alturas would entail, including significant plan revision efforts if the project area is expanded outside of the revenue allocation area .

6. Committee Reports:

- Finance Committee - No meeting
- Marketing Committee - No meeting
- Legislative & Government Relations Committee - No meeting

7. Executive Director Report:

- Annual Report Update - Cary said staff is compiling information for the annual report for the City Council which is due on March 31st. He said Pfiffner will continue to help with the URA but she will only be attending meetings when needed.
- Audit Update - There will be a presentation of the Audit at the next meeting.
- Hart vs. Rexburg Update - Riedner said Hart vs. Rexburg has been submitted to the Supreme Court. He said a bill has been received. There will be some additional expenses but the total should be about \$37,000, which will be divided amongst the nine participants. He said there was an issue in Nampa that was similar and the court found in favor of the URA.
- URA Website Update - Cary said Pfiffner is working on the URA website and she thinks it will be active within a week.
- Executive Director Activity Report - Cary said he attended meetings at the University of Idaho to talk to people who work in the entrepreneurship program. He also attended a tech-connect meeting to discuss supporting local high-tech

companies in the business plan development stage. He has a meeting planned with the Latah County Assessor to discuss potential Legacy Crossing increment income to be able to plan for the budget.

- Open Discussion with Executive Director – There was discussion about the possibility of getting some economic stimulus money.

Weber moved and Sullivan seconded to adjourn the meeting to executive session. The meeting will not reconvene. The motion passed unanimously.

Executive Session started at 7:54 a.m. and in attendance were McCabe, Weber, Lamar, Sullivan, Nelson, Riedner, Cary, Palmer and Kalasz.

8. Executive Session: Pursuant to Idaho Code Section 67-2345, sub-section (1)(c) - to *conduct deliberations concerning acquiring an interest in real property not owned by a public agency*

Adjourned at 8:18 a.m.