



Minutes: January 27, 2010, 7:00 a.m.

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

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:05 a.m. Wednesday, the 27th of January, 2010 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	
Jack Nelson	Vim Braak, Intern	
Steve McGeehan	Don Palmer, Treasurer	
Steve Drown	Stephanie Kalasz, City Clerk	

Absent: Tom Lamar, Brandy Sullivan

1. Consent Agenda - 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.
 - Minutes from December 9, 2009 Meeting
 - November Financials
 - December Payables
 - December Financials

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

2. Public Comment for items *not on agenda*: 3 minute limit – No public comment was offered.
3. Announcements (including conflict of interest disclosures if any) – No announcements were given.
4. Officer Elections

Actions Required: Nomination, election and appointment of Commission Officers to include Chair, Vice-Chair, Secretary, and Treasurer.

Cary explained that this is required in the by-laws that at the first meeting in January, officers must be elected. Nelson moved to nominate the existing Board and Tom Lamar as Vice Chair. Drown seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Revised By-Laws

Action Required: Motion regarding adoption of revised by-laws.

Cary explained that the By-Laws are included in the packet with suggested changes. He went through the document and discussed the changes that are proposed. The Board recommended approval of the By-law changes. Drown moved to adopt the By-laws as revised and McGeehan seconded the motion. Motion carried unanimously.

6. Committee Appointments

Action Required: Appoint and/or reassign Committee positions.

Cary explained the duty of each URA committee and how often they meet. He said the committees will meet only to work on specific projects. He has not heard about the appointment of anyone to the vacant position on the URA Board. McCabe said that in the past the County Commissioner and City Council members have been on the Legislative Committee because they are in the position of knowing more than others. Nelson discussed having a conflict of interest because county government may be on the opposite side of city government on URA legislation. Cary said it makes sense to know what the county position is on the issue. The purpose of the legislation is to attempt to resolve some of the issues that currently exist with urban renewal agencies. There is a good mix of citizens and officials on Moscow's URA. McGeehan said he would serve on the Finance Committee and the other Board members will remain on the committees where they are currently. Drown moved to add McGeehan to the Finance Committee and Nelson seconded the motion. Motion carried unanimously.

7. Thompson Note Payment Authorization

Action Required: Motion to authorize regularly scheduled annual payment on Thompson Note.

Cary said this item is the regularly scheduled payment for the Thompson note which is due February 1st. Nelson moved and Drown seconded approval of the payment on the Thompson note. Motion carried unanimously.

8. Executive Director Report

a. Alturas Lot Sales Update – Cary said he met with Biketronics last week and the owner is still concerned and cautious about the national economic situation and isn't willing to move forward but doesn't want to let it go either. Cary said the business grew again last year and the owner is still working on a design. There was an idea of a multi-tenant facility. The Department of Commerce and CEDA don't want to move forward with the project if there is a private project as well. But given the current circumstances, it might be worth moving forward with Biketronics being the anchor tenant. He discussed grant possibilities. He will meet with the Department of Commerce this afternoon. Biketronics is interested in partnering with other companies. Nelson asked where Biketronics is now and was told that it is a light industrial building in the Robinson Development. Cary said he did a little marketing with a company that helps relocate companies out of California but he hasn't received much information. He has gotten responses from a similar company in San Diego as well. The economy is very slow and commercial credit is difficult.

Cary said he did an interview with EMSI last week because he wants to do an article on them and their spinoff company. They are bringing in money from outside of the state which is good. Drown asked if EMSI is doing business globally and was told yes. Cary said the international work is focusing on employment issues in rapidly growing companies. Drown said growth occurs where you are innovative. That type of business will do well in Moscow. Cary said a business like EMSI can locate wherever they want. The main impediment is air travel.

b. Legacy Crossing Projects Updates – Cary said there are several potential projects in Legacy Crossing. One of the most likely is quite large and involves the University. However the project is not moving forward as fast as we might like. There is difficulty with commercial tenant commitments and financing. The price on the Dumas Seed site has been going down. The current owner, Sustainable Timbers, has dissolved their business and is just selling the property. There is a pending sale on the property at the corner of 6th and Jackson. That sight is of interest to the URA for the Hello Walk. He is unsure who the purchaser is but he was told that it has something to do with food services. The Anderson Group has not been contacted yet but will let him know if they are. Drown confirmed that all the URA can do is provide incentives for the property to be developed a certain way. Cary said that is correct. The URA doesn't have control over land use. The City's overlay project is moving forward and may restrict zoning in some areas. There may not be any specific land use regulations. It will depend on what is approved by the City Council. Many of the design elements are desirable for developers. Cary said the Planning and Zoning Commission will be reviewing the rezone project in the southern part of Legacy Crossing that would become Motor Business. The Community Development Department is pursuing rezoning along the Troy Highway to be made more compatible with properties in the area. Cary said Braak has finished is work on Alturas and will be addressing properties in Legacy Crossing to determine which parcels are providing the most increment which will assist with increment projections.

c. URA Legislation Update – Cary said changes to the URA rules are being considered. He said Riedner is at the Association of Idaho Cities meeting at the Legislature this week and will gather more information. Information is getting out on the draft and comments are now coming in for or against the changes. He isn't sure when it will be considered by the Legislature.

d. URA Association Update – Cary said he spoke to others about having a meeting between all of the URAs in the state. It is a bit of a chore to get everyone in one group but it might make things more efficient. The Idaho Economic Development Association may have a sub-committee to address URA issues. He will keep the Board posted on the issue.

9. Adjournment – There being no further business, the meeting adjourned at 8:00 a.m.