



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

McCabe called the meeting to order at 7:02 a.m.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Nick Pitsilionis, Business Owner and his Business Associate
Steve McGeehan	Gary Riedner, City Supervisor	Richard Walser, BOCC Candidate
Tom Lamar	Don Palmer, Finance Director	
Brandy Sullivan	Sue Nelson, Accounting Manager	
Sue Scott	Stephanie Kalasz, City Clerk	
Dave McGraw		
Absent: Steve Drown		

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.
 - A. Approval of Minutes from May 23, 2012 Meeting
 - B. Approval of May Payables and Financials

ACTION: Approve the consent agenda or take such action deemed appropriate.

Scott moved and 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
 - o General Membership Meeting, Redevelopment Association of Idaho (RAI), August 16, 2012, 9:00am-11:00am, (Location to TBD), Moscow, ID
 - o Resignation of JoAnn Mack, MURA Finance Committee

Jones gave an update on the Redevelopment Association of Idaho meeting to be held in Moscow and discussed possible locations.

Jones said Joann Mack resigned from the Finance Committee so there are now two positions open on. He asked for the Board to submit the names of qualified people who might be interested in serving.

Riedner reported that he attended the AIC meeting last week and he said he wanted to let everyone know that some of the big urban renewal agency supporters in the legislature are no longer there. There will be 29 new members in the house and 20 in the senate. People in opposition of urban renewal agencies are still in the legislature. It will take an effort around the state to get the information out about the good things URAs are doing. Individually, we need to step up to educating

people. He discussed some of the developments around the state and how they would be affected if personal property tax goes away. He explained some legislation that may be of concern.

4. FY2013 Draft Budget Report /Workshop No. 2/Finalize Proposed Budget – Jeff Jones

ACTION: Motion to accept the proposed FY2013 Budget for public hearing on August 22nd, 2012 or take such other action deemed appropriate.

Jones said at the last meeting, the Board directed staff to meet with the Finance Committee to discuss the proposed budget. Staff did so and Jon Kimberling found no objections with the proposed budget. Scott moved to accept the proposed FY2013 Budget for public hearing on August 22nd, 2012. Lamar seconded the motion. Motion carried unanimously.

5. Legacy Crossing Urban Renewal District Status – Jeff Jones

o Vlad's: New Business /Project – Nick Pitsilionis, Owner of Black Cypress

Jones introduced Nick Pitsilionis who has opened a facility at 6th and Jackson and he displayed a photo of the building. Pitsilionis said he and his partner, Tim Balen, are opening Vlad's Souvlakia a Greek Souvlakia Stand. He explained why they picked this location and displayed photos of the area. He said they will be serving skewered meat for lunch, dinner and late night. He indicated that they rent from the Royal Motor Inn and the 50 year lease for the property will revert back to the Kenworthy Trust in 2016. He said he is here about the sign for the Royal Motor Inn which is not in good shape. It is in a place that is right across from the Hello Walk area so it is prominent. He suggested that some type of public art or a sign for the City could be installed instead. He would like something to be done to make the sign look nice.

Scott asked if the area is within the District boundaries. Jones said it is and the Legacy Crossing Plan does allow for assistance within a private property but it is cleaner if it is in public property. He discussed the possibility of the URA obtaining right-of-way in that area and improving the sign and possibly including public art. It is an opportunity to show that this is a special district. He said some entities use arches to show that you are entering a special area. There is still some information that needs to be gathered. Scott asked who would own the property and Jones said the URA. Scott said then there would be no increment. Jones said the URA could possibly use the property for future sidewalk improvement--but the sidewalk would be owned by the City. The URA would own the sign but it could be deeded to the City should the need arise. Riedner asked if the sign is currently in the public right-of-way and Jones said without a survey it is impossible to know the answer to that question.

Lamar asked if the Royal Motor Inn wants to continue to have the sign there. Jones said they need some type of sign but their lease expires in 2016. He said the issue boils down to determining if there is a public purpose and whether or not there would be a net benefit to the URA.

Sullivan asked when a significant change would actually be done if the property is acquired. Jones said private partners may be willing to participate so a nicer feature can be made at the intersection. Pitsilionis said aesthetics are what they care about so it does not need to say Vlad's. Scott expressed concern about having a public entity do something for a private business owner. Something like an arch or nice entrance to Legacy Crossing would be nice and more acceptable. Riedner said there was an issue in Coeur d'Alene where something seemed to benefit certain property owners and it caused a problem. The public interest aspect may involve moving the sign to a different location. There is also the issue of what will happen on that lot in the future. Jones said the URA would have to own the sign

for the District to participate. It is not the intention to benefit one property owner. He discussed awnings on Main Street and how they benefit the public, not just an individual property owner.

Lamar said signs help people know what businesses are there and what they offer. He said he would like the bottom part of the sign to be removed (white area that has the lettering that can be changed). Instead, another sign could go below it that advertises Vlad's as a place to eat. The sign for Vlad's could be low since their customers will largely be pedestrian. Jones said staff will gather more information. He said that any signed owned by the Agency should exhibit the district name or logo.

Sullivan said the location is ideal and it would be good for people to be directed to downtown, the University, Legacy Crossing, etc. and have room to grow in the future. Jones said it would be a fun project for one of the design classes at the University. Sullivan said there can be something related but smaller scale at the Hello Walk area. Scott said the Sign Ordinance needs to be considered as well. She indicated that since other parts of downtown have been redone in a more historic fashion that should also be considered.

McGraw said if the URA starts owning signs, they may start being involved in other business signs and it does not seem appropriate. Sullivan said the right-of-way would give the URA the opportunity to do other projects. Lamar said the highway lights are in the picture as well. Sullivan asked if the City would participate. Jones said he doesn't know about that. Staff can continue to gather information if directed to do so. The URA needs to do things that are in the interest of the public. This intersection is an entrance to the District. Palmer said the Plan does discuss signage. He suggested that people are getting hung up on one thing but there will be signs all around the District. There was some general discussion. Scott said public art should be for something practical. The Board agreed that staff should do more research. Jones said he will bring in photos of some possibilities at the next meeting.

- o Survey Services RFP – Jeff Jones

Jones explained the Request for Proposals process for a surveyor. He explained that more than one consultant may be chosen.

- o Brownfield Phase II Updates

Jones displayed an aerial photo of the Sharp property to show where new wells will be put in. He said some of the monitoring wells tested positive for contaminants and that additional off-site wells would need to be installed. The additional monitoring wells would help to define the pollution plume.

Jones discussed the Dumas Seed property and said the risk assessment is being reviewed and going through the revision process. Jones also expects additional testing to take place. He said he is encouraged by interest in the property and hopes to see some preliminary designs in the near future.

Jones said additional vapor analysis testing will be conducted for the Moscow Body and Glass building. The additional testing will help to determine if the building would meet residential thresholds for future use. Lamar asked if old photos with locations of where structures were previously are available. Discussion ensued about how the EPA looks at sites and getting permission to have them evaluated. Jones said the City property adjacent to Dumas Seed will be evaluated soon.

6. Alturas Technology Park Status – Jeff Jones

- o MURA Alturas Technology Park Industry Tour(s), August 8, 2012

Jones said he set up two tours for the URA Board on August 8th. BioTracking at 7:30 a.m. will be the first. They will give a presentation and tour of the building. He would like to open the meeting at City

Hall at 7:00 and from this location drive over to Alturas. At 8:00 a.m. Alturas Analytics will give a tour. He said high multipliers are associated with those businesses so they are very good.

7. Legislative Update – Jeff Jones

o Redevelopment Association of Idaho

Some of this information was covered earlier. Jones said he included a brochure for the Redevelopment Association of Idaho which includes the Code of Ethics.

Adjournment – The meeting concluded at 8:06 a.m.