

MINUTES
URBAN RENEWAL AGENCY
February 20, 2007

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Tuesday, 20th February 2007 in the Moscow City Council Chambers.

Attendance:

| Commission Members | City Staff Present | Others Present |
|--------------------|-------------------------------------|----------------|
| John McCabe, Chair | Gary J. Riedner, City Supervisor | Robin Woods |
| John Weber | Don Palmer, Finance Director | |
| Mike Thomason | Bill Belknap, Asst. City Supervisor | |
| Phil Mack | Stephanie Kalasz, City Clerk | |

Absent: Jim Gress

McCabe said he received a letter from Jim Gress who resigned his position on the Board. McCabe said he really appreciated Gress' input and he will be missed. Thomason said although he understands why Gress resigned, he hopes the Mayor will consider someone with similar development experience as a replacement. Riedner discussed the possibility of expanding the Board to seven members (2 would be Council members and possibly 1 a County Commissioner). He said Coeur d'Alene has a 9 member board with 2 being Council members. He said this would be a good opportunity to consider some options. He said the Ordinance would need to be redrafted, considered by the URA Board and then considered by the City Council.

McCabe said this is a good opportunity to look at the make-up of the Board. He said we need to try to take the steps necessary to get the project on 6th Street going. Thomason asked if other Council members are interested. Weber said he thinks Lambert and Stout would be interested but he isn't sure about Pall and Ament. Thomason said there is a blend of political and business interests. He said it might be good to have a County Commissioner on the Board. He said someone with development experience would be nice. He doesn't want politics injected into the Board.

Riedner said having Council members on the URA makes sense since they have to approve the project anyway. He said the County Commissioner is a bit of a wildcard because it is a political position. Thomason said the work that gets done at the Planning and Zoning Commission and the Board of Adjustment is done with only one Council member in attendance. Riedner suggested that Weber and Thomason talk to the Mayor. Thomason said each of the Board members should consider talking to the Mayor. Weber said the URA has yet to have the ability to do any committee work and that is something Coeur d'Alene does with their 9 member board. Riedner said Coeur d'Alene also has a full time executive director which makes a difference. The Board will have Riedner begin to draft an Ordinance.

Since Gress was Secretary, a new Secretary/Treasurer will be elected. Weber nominated Thomason. Motion carried unanimously.

1. Approval of Minutes -January 18, 2007

The minutes were approved as presented.

2. Accounts Payable - Don Palmer/Tanya Shull

Palmer said there is just one bill to be paid to Ryan Armbruster. Riedner said there is a certain amount of money that goes to Armbruster for keeping track of legislative items. Weber moved and Thomason seconded approval of paying the bill. Motion carried unanimously.

Palmer said he received a letter from Mike Ormsby and he thinks the bonds could be exempt so he met with B.J. Swanson on Friday. He said she will discuss this with the Board and get back to him later this week. Riedner asked if Swanson indicated why the series A Bonds were exempt and the series B Bonds were not exempt. He said he thought it was because it was allocating the public infrastructure (the park) and it separates that from the part that benefits some for-profit companies. After further discussion, it was decided to discuss this at the next meeting when more information is available.

3. Pearwood ENA Agreement Extension - Gary J. Riedner

Riedner distributed an updated schedule narrative and explained that Pearwood is seeking the Board to approve an extension of the ENA through March 1, 2007. Thomason moved and Weber seconded approval of the extension. Motion carried unanimously.

4. Pearwood Disposition and Development Agreement Proposal - Gary J. Riedner

Riedner said based on conversations with Ryan Armbruster, there is now a notice of intent for entering into the DDA. He said since thirty days had not passed, a fifteen day notice was included. He said there are exhibits to the DDA. Belknap said the DDA is very similar to EcoAnalysts with minor modifications. There was some discussion about one of the changes. Belknap discussed the content of the document. Riedner asked if this building will look like the building they already have out there. Woods said it will be very similar.

Belknap said they are looking at a closing date of March 8, 2007 on the property. Riedner said Latah Title is named as the escrow agent. He said they want to be able to build as soon as the weather will allow. The design construction schedule and basic drawing are scheduled for approval today as well. Riedner said one of the major changes is that there isn't a separate purchase and sale agreement for the property. Woods asked if an environmental assessment has been done on Alturas Phase II and was told no.

Thomason moved to approve the DDA and attachments with construction schedule and conceptual drawings. Weber seconded the motion. McCabe said since this was farmland, they didn't have an environmental done. Motion carried unanimously.

5. Pearwood Design and Construction Schedule and Basic Concept Drawings - Gary J. Riedner

These were approved with the item above.

6. Development Discussion Regarding Potential URA Project in Agricultural Sector (6th Street and Highway 95) - Gary J. Riedner

Riedner said Tony Berns will come to town on February 27th. He will take him around town, show him some maps, etc. He will be in at about 9:00 a.m. He said anyone who wants to come along is welcome. He said we hope to get some advice from Berns. He would like to get at least one of the parties that is an owner in that area to talk to him as well. He said he talked to Shelley Bennett about the property and he talked to Rick Beebe about it as well. He said Beebe indicated that there may be someone interested in buying some of his property but he is still willing to move forward. Thomason said the U of I has a big interest in what happens in the area also. Thomason said he

would like to see a map that includes the ownership of parcels. Riedner said he just had that done. The map will be distributed to the Board.

Riedner said he discussed this area with Ryan Armbruster who indicated that a new business plan should be done and the area should be declared a slum and blight area. He said Armbruster said a plan could be done for about \$25,000. He said the plan could be paid with funds generated from Alturas with an arrangement to pay it back. He said the owners will need to be contacted to see if they would be willing to put money in toward an urban planner to develop a master plan for the area. He said a question that needs to be considered is if the URA puts money forward for a plan, then does that include URA involvement in planning the area. He said he wants to have a meeting on the 13th or 15th of March. McCabe suggested that Gerard Billington be invited to the Berns meeting on Tuesday. Thomason said it would be nice to have one of the developers there (such as Beebe). Riedner said he was looking at Beebe and Bennett. There was further discussion about what information might be obtained from Berns.

7. Legislative Update - Gary J. Riedner

Palmer asked about some of the legislation. Riedner explained that two of the bills wouldn't be coming back and the new construction one is still being considered.

There was discussion about perceptions about the URA and what URA funds should be used for. Riedner suggested focusing on the public good. He said there will be some clean-up involved.

8. Other Business - John McCabe

None.

9. Schedule Next Meeting - Gary J. Riedner

The next meeting will be scheduled when information is available.

10. Adjourn

There being no further business, the meeting concluded at 8:16 a.m.