

MINUTES
URBAN RENEWAL AGENCY
January 24, 2008

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 24th January 2008 in the Moscow City Council Chambers.

Attendance:

| Commission Members | City Staff Present | Others Present |
|------------------------|---------------------------------------|----------------|
| John Weber, Vice Chair | Gary J. Riedner, City Supervisor | Walter Steed |
| Steve Drown | Anne Clapperton, Asst. Comm.Dev. Dir. | |
| Brandy Sullivan | Stephanie Kalasz, City Clerk | |
| Tom Lamar | | |

Absent: John McCabe, Jack Nelson, Robin Woods

Weber welcomed Brandy Sullivan and Tom Lamar to the Board.

1. Approval of Minutes - December 18, 2007

The minutes were approved as presented with Lamar and Sullivan abstaining from the vote.

2. Status Report on Legacy Crossing - Gary J. Riedner

Riedner gave background information on the Legacy Crossing project for the new members. He explained how different urban renewal agencies handle projects. He said for Legacy Crossing, the URA is providing a setting for developers to propose projects to be included in the urban renewal area. As a plan is developed, an economic feasibility study must be completed. The Planning and Zoning Commission will hold a public hearing and determine whether they feel that the project is in conformance with the Comprehensive Plan. It then goes to the Council for consideration. He explained the assumptions that need to be made in the economic feasibility study. He displayed a map of the current zoning in the project area and said the first step that needs to be taken is consideration of zoning in the area. He displayed a proposed zoning map and explained how it was developed to encourage the type of development desired in the area. There was some discussion about areas that are University owned that may be zoned for private development.

Lamar asked about the Motor Business Zone on the southern part of the project area because he is concerned about the transition from that to a residential area. Clapperton explained that the goal is to not to divide lots with the zoning and there is a break between that area and the residential area because of the path and creek.

Riedner displayed a map of the redevelopment index for Legacy Crossing. He explained the timeline for the project and the ability to pay for public infrastructure. He discussed the map legend and the likeliness of the areas being developed. Lamar asked how the information is obtained. Riedner explained that we know certain information from meetings held last year. Steed said he has seen a sketch regarding realigning some of the streets and wondered if consideration has been given to that possibility. Riedner referred to a document distributed to the Board titled "Legacy Crossing Infrastructure Needs Assessment Cost Estimates" and discussed some of the proposed projects and the appropriateness of the URA paying for certain projects. He said Mike Cady has been given the information for the economic feasibility study but we are about a week behind our schedule.

Weber explained that as a general rule, the URA should not be involved in a project for more than 10% of the project value.

3. Status Report on Alturas Phase II - Gary J. Riedner

Riedner gave an update. He said there have not been any more inquiries about buying lots. EcoAnalysts has not built yet so the Board may need to decide if they want to extend the agreement. He explained that the Thompsons are requesting a right-of-way vacation for a proposed adjoining subdivision which should not be a problem because other right-of-way will replace it. Steed asked about the empty lot on Alturas Phase I. Riedner gave a history of that area. Weber said if the property owner wants to develop the property, it is the other property owners in the project area that will have a say in it.

Lamar said there are problems with the path in that area. Repairs are needed and he asked who is responsible for the maintenance. Riedner said it is the City so Parks and Recreation is the department that would handle it. Lamar asked about a little path stretching from a building to the Tidyman's parking lot. Riedner said that path was required with the development but it would be Alturas' responsibility. Weber said it may have been that the developer agreed to put the path in but would not be responsible for maintaining it.

4. Added Item - Other Business - Gary J. Riedner

Riedner explained proposed legislation regarding urban renewal agencies that is currently being considered.

He distributed a scope of work for Kendig Keast to do an economic development strategic plan for the City. There are some interesting things that should come out of that plan. Sullivan asked when that will happen. Riedner said hopefully it will be in the next few weeks but we have to wait for approval of the scope of work from the USDA since the grant for the plan comes from them.

Drown has an interest in attending the Comp Plan Steering Committee if John McCabe is unable to attend as the Urban Renewal Agency representative.

5. Setting Schedule for Future Meetings - Gary J. Riedner

There was discussion about having the meetings on Monday mornings. It was the consensus of the Board to have the meetings on Monday mornings.

The meeting concluded at 8:25 a.m.