

MINUTES
URBAN RENEWAL AGENCY
March 6, 2008

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 6th March in the Moscow City Council Chambers.

Attendance:

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Pat Raffee
Robin Woods	Jen Pffifner, Asst. City Supervisor	Susan Wilson
Brandy Sullivan	Don Palmer, Finance Director	Paul Kimmell
Tom Lamar	Kathleen Burns, Arts Director	B.J. Swanson
John Weber	Stephanie Kalasz, City Clerk	Mitch Marx
Steve Drown		

Absent: Jack Nelson

1. Approval of Minutes – March 3, 2008

This was heard as item 2. Woods moved and Sullivan seconded approval of the minutes. Motion carried unanimously.

2. Approve Final Draft Legacy Crossing Urban Renewal Plan – Pat Raffee/Gary J. Riedner

This item was heard first. Riedner said changes to the plan were sent to the Board earlier in the week. He said there was a desire from Lamar to consider a set amount for arts projects. The plan includes flexibility for arts projects. He said he met with Lamar to compose language that would encourage developers to include public art in their projects. He read the language that was included which should let developers know that the URA Board will look favorably upon a project containing an art aspect. Raffee discussed where the language should be included and listed three options. Weber said he would like it to be as close to the front of the document as possible. Lamar said it might be good to have it specified in an additional spot. He agreed that it should be in Section 302. He suggested that it could be included in G, bikepaths, public art and the like. Drown said we want to think about the language as much as possible to include how the public art is integrated in terms of placemaking. Weber suggested adding the word integrated and everyone agreed. Riedner said the Board could consider taking public comment if they wish although this is not a public hearing.

B.J. Swanson said this is an extremely good plan. When Alturas was started, it was an unknown but she doesn't think that will happen here. It is a very well-written plan.

Paul Kimmell said it is a wonderful day when we can recognize an opportunity to rebuild a part of the community.

Kathleen Burns said she likes the idea of a developer looking at how to integrate art in the design. She discussed the problem of not having a design review board so the development is thematic or has similar design features or expectations as far as the quality of the building. If that does not occur, it can be a problem. This is a great opportunity to have a development that looks similar. Riedner said he has discussed this with Burns. There are no design review regulations in the Zoning Code except those that relate to height, setbacks, etc. We have liberally put phrases in the plan that allow the Board to consider whether the project fits in well with the plan. The Board

should review each project and make findings. Those things that the Agency feels are in compliance with the plan are integrated in the project. The Board is limited since it does not own the land. The Board can review the types of things that Burns has expressed a concern about. Weber said if an entity is willing to invest a large number of dollars, then they will realize even without the Board's help, in order to make their business vision work, they may have to do things that they don't normally do. The development allowed in the area will be more sensitive to those issues. The Board can lead them in the direction we would like them to go. The first building will probably set the tone for the development.

Lamar asked if architectural design is included anywhere in the plan. Raffee said pages 24 and 25 include paragraphs on design review. It discusses design guidelines. The top of page 25 includes architecture on 405.2. Drown said there is very good language. Riedner said as much flexibility as possible has been included. The City acts as a regulator, i.e. zoning and building codes and the URA acts as a facilitator. This plan has enough flexibility, that if the Board wants amenities, the Agency will turn down participation in a project because it doesn't believe it meets the objectives of the plan. Woods said Alturas is different because the land is owned by the Agency.

Weber moved to accept the Legacy Urban Renewal Development Plan as presented and amended this morning and Drown seconded the motion. Riedner asked the motion to include authorizing staff to draft letters of transmittal requesting the Mayor and City Clerk to transmit the plan to the Planning and Zoning Commission for review in accordance with the statute. Weber agreed to the addition. There was discussion about how a property is assessed if the building burns.

Vote on the motion: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

McCabe said he is very happy with the report and plan. It is very exciting to move forward. Riedner thanked Raffee, Mike Cady and City departments that assisted in the Plan.

3. URA Audit Presentation - Don Palmer

This was heard as item 4. Palmer thanked City Finance staff and Presnell Gage staff for their work on the Audit and getting it done so fast. He introduced Mitch Marx from the Presnell Gage who went through and explained the audit document. He discussed internal controls and what needs to be disclosed. Property taxes are still increasing and funding continues to go up. The Agency appears to be sound.

Weber moved to accept the URA Financial Statement for the year ending September 30, 2007. Lamar seconded the motion and said he would prefer two-sided copies.

Vote on motion: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

4. Thompson Easement Alturas II - Gary J. Riedner

This was heard as item 3. Riedner said this is in regard to a private underground utility easement that the Board approved last year. He referred to the map in the packets. He said the Thompson Family Limited Partnership has platted a business area and the sewer is unavailable to developers. The property in Alturas II has a sewer extending up Alturas Drive. There was a question by the developer as to why this was not connected to Mountain View. The discussion when this went through is that there would be sewer through the public right-of-way serving all of these lots. The street is not developed yet and there is no sewer line to the south. The Thompson Family Partnership has requested that a private line be allowed in the right-of-way. He explained the

proposed private underground utility easement document. He said there is also a temporary construction easement. He said lot 3 is owned by the URA and the URA is able to approve this easement.

Susan Wilson said any other developer than the URA would have been required to put the utilities into the property line and now it puts a burden on the Thompsons. The City should have required the URA to extend the utilities. She said the Thompsons would prefer that the URA just put the utilities in rather than approve this easement. She said the Thompsons would be willing to assist with financing if the URA needs it. Even with the easement, the Thompsons will have to install utilities. The URA may be required to install utilities to the property line anyway. She said the URA should do it right the second time around.

Riedner said he had a discussion with Dean Weyen who will check with Larry Hodge, engineer for Alturas II. He said the property to the south would not be served by this utility if it is installed because it cannot be a gravity flow system. So it has no relevance to this decision because sewer lines are not installed just because it is the policy if they don't serve properties. It is an accommodation to the Thompsons to do this easement.

McCabe verified that this is the same easement discussed by Shelley Bennett last fall. Riedner said yes, it was previously voted on, but he is looking for a vote on the language and to affirm proceeding with it. Lamar moved to approve the language and proceed in conformance with the previous action of the agency. Weber seconded the motion.

Vote on the motion: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Other Business

Riedner explained what will be done in the next few weeks in regard to the plan. He explained the meeting schedule and said all commissioners do not need to be at all of the meetings but he would like to have at least a few at all of the meetings.

The meeting adjourned at 7:58 a.m.