

MINUTES
URBAN RENEWAL AGENCY
April 10, 2008

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 10th April 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	Janice McMillan
Brandy Sullivan	Don Palmer, Finance Director	Margaret Howlett
Tom Lamar	Ramon Nunez, Finance Department	B.J. Swanson
Jack Nelson	Laurie Lewis, Deputy City Clerk	
John Weber	Stephanie Kalasz, City Clerk	

Absent: Steve Drown

1. Approval of Minutes – March 27, 2008

Woods moved and Weber seconded approval of the minutes. Motion carried unanimously.

2. Update on Legacy Crossing Urban Renewal Plan Presentations –Gary J. Riedner

Riedner said a presentation was given to the Planning and Zoning Commission last night. Presentations have been made to all of the taxing districts and we have received general support. Concerns by the County have been indicated to the taxing districts. A presentation was given to the Moscow Arts Commission on Tuesday night. They promote a minimum of some percentage for the arts to be included in the plan. They promote a percentage between 1% and 3%. Riedner said he has drafted language for the Board’s consideration which he read, “In addition, in keeping with the Moscow community’s designation as “Heart of the Arts” and recognizing the unique economic impacts of art in the community, the Agency will allocate a minimum of 1% of its annual Legacy Crossing Urban Renewal District increment revenues to public art projects.”

Riedner said the University is supportive of the plan. There were questions about getting developers in to have building plans reviewed. The Chamber of Commerce is also very supportive. The Planning and Zoning Commission had three basic recommendations. The first was water resources. The concern is water use and what is represented in subdivisions and developments. Another concern is regarding the culvert and taking into account the open stream. Another recommendation is to focus on intermodal transportation and retention of the railroad corridor. He discussed the suggested language changes with the board members. He read proposed language drafted by staff which included in **Section 100, d) The strengthening of the economic base of the Legacy Crossing Project Area and the community, by the installation of needed public improvements and/or upgrading of facilities to accommodate or to stimulate new commercial expansion which supports environmentally sustainable projects and practices intended to promote minimum impact on the environment (including impacts on energy, transportation and water resources); and to stimulate employment and economic growth, and to enhance the variety of available residential housing options.** (Proposed language in shaded area.) Additional language recommended is:

Section 301: General Overview - Page 7

6. ... to encourage new developments, multi-modal **transportation and** parking facilities, ...
7. ...

8. The redevelopment of land by private enterprise or public agencies for uses in accordance with the Plan, especially development which is sensitive to and respectful of existing natural resources including streams and vegetation;

Section 302: Urban Renewal Plan Objectives - Page 9

- Improve multi-modal transit and multi-modal parking opportunities throughout the Project Area
- ...
- Promote sustainable development intended to minimize environmental impacts and promote wise use of natural resources, including water resources.

Section 315: Multi-Modal Transportation - Page 19 (new section)

The Agency recognizes the need to promote multi-modal transportation in the Legacy Crossing Urban Renewal District, and encourages development which supports and cooperates with the City of Moscow, the University of Idaho and other partners in providing opportunities for multi-modal transportation.

Section 404.1: Construction - Page 22

All development and construction in the Legacy Crossing Project Area shall comply ... in the event of a disposition and development agreement or owner participation agreement. Such performance and development standards may include requirements for sustainable development, such as green building codes and other sustainable development practices.

Weber said this plan started out broad for a reason. It appears that what is being suggested is too defined. If a developer cannot make money on it, the URA plan will not be successful. Riedner explained that the changes are not directive and the document would still be flexible.

Lamar said it is important to that the Board doesn't feel defensive about the plan. There should be input and ideas from others. The suggested changes by the Planning and Zoning Commission make sense. He doesn't feel they encumber the process and could help various developers.

Raffee said Moscow has a unique insight and apologized for not including sustainability. If the Board accepts these suggested changes, they can still assess project by project. The language additions call out specific examples of sustainability. Raffee feels some developers who are on the edge will see those examples and run with it. Other developers will be concerned about penciling it out and will be tasked with explaining to the Board how they looked at the cost of such sustainability tasks and how it doesn't make their project cost effective. It will then be the Board's decision. Woods said she agrees with Raffee. The language will put the ideas of sustainability in the forefront of the contractors' ideas and thoughts.

Weber said in his experience, if it is written in the document, contractors will forget that it is a suggestion. He reminded the Board that the original process was to invite lots of different people to develop in this project area. Riedner said currently the development standards are unknown. Right now we are trying to gain as many supporters of this document as possible.

Swanson explained she has heard comments and feels the community doesn't understand Urban Renewal Agencies so they spread rumors. If the Board accepts these suggested changes from the

Planning and Zoning Commission, it may create more trust with the community. She doesn't feel these changes would change the current plan.

Lamar asked what would be the most helpful way to make modifications to the plan. Riedner said he would need to confirm with the City Attorney whether changes could be done now or if it is necessary to wait until the public hearing. He explained that the Planning and Zoning Commission wanted to see the changes and then make a recommendation but he doesn't want to lose the public hearing date. He would rather draft the changes if the Board accepts them and send them out electronically.

Sullivan said she is in favor of the changes because the Comprehensive Plan has sections on water planning. She doesn't feel there is a requirement in the language, just suggestions.

Lamar moved to direct staff to make the changes suggested by the Planning and Zoning Commission and to check with the City Attorney regarding the procedure. Sullivan seconded the motion. McCabe said, in this situation, it may help further the project if these changes are included. Vote on motion: Ayes: Four. Nays: Weber. Abstentions: None. Motion carried.

3. Budget Process - Gary J. Riedner

Riedner explained that Palmer has put together an initial FY09 budget but he hasn't reviewed it. There will need to be policy direction before it can be put together. There are outstanding questions/issues such as hiring a part time director and the URA remaining with the City, among others. There are also debts that the Board owes back to Alturas. All of these issues can be addressed in the FY09 budget. He discussed the strategic planning process. He said a discussion is needed regarding the wants and needs of the URA to provide direction for the budget process. How we intend to move ahead with Legacy Crossing needs to be considered there are huge policy issues. Once the plan is adopted on May 19th, people will be asking and wanting to talk about projects. Staff can discuss but agency commissioners need to be involved at the beginning. Ideas are needed in order to work with people before pen hits paper.

4. Set Date of August 7th for FY09 Budget Hearing - Gary J. Riedner

Riedner said Latah County needs to be notified about when budget hearing will be. Council set for their hearing for August 4th. August 7th is the date recommended for the URA budget public hearing. After taking public comment, the Board can pass it or amend it. Notice of the hearing date must be to Latah County by April 30. Weber moved to set budgeting hearing for August 7th and Woods seconded the motion. Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

5. Other Business

There has been contact by prospective buyer for one if not two lots in Alturas II. They are being informed of the process and are working with Howlett. The Palouse Knowledge Corridor Project is moving along and it would be great to have a URA member participate.

The meeting adjourned at 8:10 a.m.