

MINUTES
URBAN RENEWAL AGENCY
January 14, 2009

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:10 a.m. Wednesday, the 14th of January in the Moscow City Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Pat Raffee, Interim Agency Executive Director	
Robin Woods	Gary J. Riedner, City Supervisor	
Tom Lamar	Ramon Nunez, Finance Department	
Jack Nelson	Jen Pfiffner, Assistant to the City Supervisor	
	Bill Belknap, Community Development Director	

1. Consent Agenda

- Minutes of December 17, 2008 meeting
- December Interim Staff Report
- December Payables

1. Note - Woods questioned the property tax situation associated with the EcoAnalyst parcel re-purchase, and Commissioners agreed that the Agency, in the future, would like to ensure that no matter the timing of the purchase, the Agency would not like to pay taxes on a parcel - the seller should pay taxes for that taxing year. In the future, the Commissioners prefer to have the Agency will either close on December 31 or ensure that in the future the seller is held responsible for the year's taxes.

Nelson moved and Lamar seconded approval of the consent agenda. Motion carried unanimously via acclamation.

2. Public Comment for items *not on agenda*: 3 minute limit - No comment was offered.

3. Announcements (including conflict of interest disclosures if any) - None made.

4. Unfinished Business:

- Full Agency FY 2009 Cash Flow Projections (Pat Raffee)

Pat Raffee presented the Cash Flow Projections sheet distributed in packets. Discussion was held regarding the worksheet and potential scenarios. Staff will update the Cashflow Projection document quarterly. On a related matter, Commissioners requested and staff agreed to begin a document specifying the loans made from Alturas URD to Legacy Crossing URD.

- Website: choose URLs & decide hosting (Jen Pfiffner)

Two website names were presented for the Agency's consideration, moscowura.org and moscowura.com. To host at First Step the cost would be \$300 per year per name, to host with the City the cost would be \$10-\$20 per year per name. Woods moved to approve the name MoscowURA.com and the City of Moscow as the host of the site. Lamar seconded the motion. Motion carried unanimously.

5. New Business:

- Legacy Crossing Proposed Overlay Zone & Street Layout (Bill Belknap)

Belknap gave a presentation and overview of a draft proposed overlay zone and street layout for Legacy Crossing. It was noted that the document circulated is still in draft form, distribution to large audiences should be reserved until the final document is ready for public hearings, which is anticipated to be at the end of January..

The document is designed to provide a brief overview for developers to ensure the vision of Legacy Crossing is articulated clearly and succinctly. The goal is to provide appropriate zoning (rezoning from Industrial to General Business is expected to take place during the Overlay Zone public hearing process) and a clear vision to allow private development to take on projects that meet the concept of the Legacy Crossing Urban Renewal District Plan and the Legacy Crossing Downtown Redevelopment District Development Guidelines.

The Commissioners discussed the potential and other facets of the draft plan. Belknap pointed out that the Crites site and another site at the South end are the most appropriate sizes for a convention center's location.

Drown, as the Agency's representative on the Committee, work with Belknap and the Committee to finalize the plan on behalf of the URA. The plan will then be distributed to property owners and interested developers.

The Agency and Staff commended Belknap and the Community Development Department for their great and timely work.

- Officer Elections

Nelson moved to approve slate of candidates, presented at the December 17th meeting. John McCabe as Chair; John Weber, Vice-Chair; and Robin Woods, Secretary. Lamar seconded the motion. Roll Call Vote: Ayes: Woods, Lamar, Nelson, McCabe. Nays: None. Abstentions: None. Motion carried.

6. Committee Reports:

- Finance Committee: None
- Marketing Committee: None

- Legislative & Government Relations Committee: None

7. Staff Reports:

- Recruitment Process update (Gary Riedner)

The selection committee met and interviewed 5 candidates, those interviews continued with personal sessions with Riedner the following day and final interviews with additional City staff are still in process. Riedner expects to make a decision by the end of the week..

- District Updates (Pat Raffee)

In Mid-December the Agency was contacted by the Union Pacific (UP) Railroad Company that a particular parcel was for sale. The parcel map the Agency has been referring too shows 3 acres for the piece of land, the majority of that parcel has been already sold to Watco, another short line railroad. Only $\frac{3}{4}$ of an acre is now available, Ferrel Gas is leasing that property and anticipates being in that site permanently.

Ferrel Gas wants to purchase from UP. \$16-\$18/sq foot was quoted by Union Pacific for the property as recommended by a local real estate agent. UP is not interested in terminating Ferrel Gas's lease or in assisting in discussions with Whatco to consolidate all 3 acres for purchase. Raffee shared Legacy Crossing's vision and goals and let UP know if they are interested in terminating the lease with Ferrell Gas, lowering the price of the parcel or if they would like assist in discussions with Whatco to please call URA representatives.

- General Agency update (Pat Raffee)

Pat thanked Don and Ramon for their great work on the audit in the past months and noted that the Agency's tasks were 100% complete. However, the audit team is still finalizing some documents. Once the entire audit package is complete, the items will be sent to the Commissioners via email. Once that is complete the items will be sent to the Agency members via email. The audited financial statement should be more readable and understandable for the lay person than in the past.

Riedner gave an update regarding the Economic Development Plan which is in the final draft stage, a two hour public workshop will be held January 21 at 3:00 p.m. with the Steering Committee and City Council and the document is available on the website.

Woods brought up a short discussion regarding existing and potential responsibilities and roles in reference to the Alturas Technology Park CC&Rs. No decision was made for any changes other than updating the CCR document for accuracy.

8. Adjournment

- a. Meeting adjourned at 8:30 a.m.