



Minutes: April 22, 2009 - 7 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:05 a.m. Wednesday, the 22nd of April, 2009 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, Executive Director	Mayor Chaney
John Weber	Gary J. Riedner, City Supervisor	Shelley Bennett
Brandy Sullivan	Don Palmer, Treasurer	Jason Arthur, Sustainable Timbers
Robin Woods	Stephanie Kalasz	Keith Liggett, Sustainable Timbers
Tom Lamar		Terry Cornelison, WSU SBDC
Jack Nelson		John Anderson, Anderson Group
Absent: Steve Drown		

1. Consent Agenda - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - Minutes of April 8, 2009 meeting
 - March Financial Reports

It was moved, seconded and mutually agreed upon to approve the consent agenda.

2. Public Comment for items *not on agenda*: 3 minute limit

No public comment was offered.

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

4. New Business:
 - Set Date for Budget Hearing (Travis Cary) – It was moved by Weber and seconded by Sullivan to set the public hearing for August 12, 2009 during the regular meeting of the MURA. Motion carried unanimously.
 - Smart Growth Grant Application (Travis Cary) – Cary explained the EPA Smart Growth grant and said it is a good fit for Legacy Crossing and creating a vision for the district. The EPA would send in a team of specialists to assist with planning. It would be a joint application with the City of Moscow. The program is consistent with the mission statement. It would also give the Agency a chance to work jointly with the University of Idaho as well because they will be involved in the grant. He said he would like to get a motion to submit the grant. Accepting the grant later would be a separate decision.

Woods moved and Weber seconded approval to submit the Smart Growth Grant Application. Motion carried unanimously.

6. Dumas Seed Property Presentation: Green Building, Economic Impact, and Sustainability

(Sustainable Timbers: Jason Arthur, VP Special Projects & Sales
Keith Liggett, Writer/Consultant)

Shelley Bennett introduced Keith Liggett and Jason Arthur who want to discuss a possibility for the Columbia Grain Building and she displayed a picture of the property. The Columbia Grain Building is also known as the Dumas Seed property. She gave some history on the issue. She said the building is very solid. She explained that the company takes buildings apart to reuse timber. She discussed some similar buildings that she saw in Portland and how they have been used.

Arthur said Portland is probably the greenest city in the United States. He said he didn't use to be a big advocate of what green meant but he has learned a lot about it over the last several years. He said with care and creative thinking, a building like this could become a landmark. He said they sell primarily to luxury home owners and everything seen in a building like this is being used across the country. Government on all levels has been on board to encourage this type of development. He displayed a plot of the land. They purchased the property a little over a year ago and are in the process of decommissioning the buildings. They noticed that there is some potential for redevelopment here. He mentioned what has been done in Portland and discussed possibilities for this property with a boardwalk going through. There are many possibilities and all of the responses they've had have been very good. Taking out one building would clear things out for parking. Redevelopment would require rail abandonment, Hogg Creek improvements, street utility extensions, and street and sidewalk improvements, in addition to retrofitting of the actual structure. This type of architecture can be something to show off and is a wave of the future. The economic impact of this movement is high and many jobs are related just to green building. He discussed some of the positive project aspects. He said they are business men and wood guys, they are not developers. Many cities have developed codes that require a percentage of a building to be green. Portland wants to go with 100% of that in their downtown area. He discussed other issues with the potential project.

Liggett said his background is eclectic but he is a writer. He said he is been involved with the "green" movement for some time. He explained that it doesn't take much of a shift to think about not throwing something away and making use of it. He gave some examples of green developments and their impact on communities. He explained the job benefits to the area and the amenities that can be included in the building. Arthur discussed how his business works. He said they have to decide whether to use the materials to benefit their business or if they should sell the property for development.

Bennett said she would be happy to take anyone for a tour through the building. She said it was obviously made to last. The goal is to have the URA know about it. The process of deconstruction has been slowed due to showing the building. It could be a great anchor for that part of town. Arthur explained that there is a possibility of only a portion of the building being used. He said architects and engineers have looked at the building.

Lamar said he would love to keep the building and wants to see it. He is afraid that if the company needs to make a decision on this the economic pressure on Arthur's business to make a profit could force the issue. Cary said creative thinking is necessary. They discussed doing selective demolition to allow Arthur's company to take some value out of the property and still have a building to redevelop. He said he is looking at some

external funding that might be available. There is a lot of potential to look at other funding mechanisms. Additionally, the company could be involved as a land owner.

Palmer said the URA can help with grants and potential for assisting with public infrastructure. The URA is primarily interested in when the development can be completed and occupied so the property in order to create additional property tax revenue which enables the URA to finance public improvements.

Liggett said the company is not into the quick dollar. They are into the ethic of smart growth and sustainability. The building is monolithic. There was more discussion about what materials could be reused in the project.

Bennett asked if there is a rule of thumb number to pay for development in permitting fees, etc. Palmer discussed URA financing. There was general discussion about the possibility for the project.

Mayor Chaney asked about the stability of the smoke stack and if there is a possibility of keeping it. Arthur said yes. He said there is a sustainable resource here and they are interested in setting up a portion of their business here. McCabe said this property has some important history to Moscow. Arthur said there could be a historical society booth in the building. He said where the wood comes from is sometimes as important as the wood itself.

7. Executive Director Report:

- Strategic Planning Update (Travis Cary)

Cary discussed progress on the strategic plan. He displayed the revised mission statement: To promote and support projects that achieve sustainable economic growth, vitality, and which enhance the community. He went through the strategic planning results. Lamar suggested having names for certain areas within Legacy Crossing and a name should be considered for the Dumas Seed area. Cary said that process has started. Mayor Chaney asked for some clarification. Lamar said smaller regions may work better. Liggett said as the project develops names seem to come on their own. Development on the property will affect other properties in the area as well. He suggested that everyone interested in redevelopment read the book, "The Pattern Language." He said, "Patterns of Home" is a good book as well. Arthur said refining an entire area doesn't work but small areas do work.

8. Executive Session: Pursuant to Idaho Code §67-2345, sub-section (1)(c) - *to conduct deliberations concerning acquiring an interest in real property not owned by a public agency* – None needed.

Other Business:

McCabe said he has a letter of resignation from Robin Woods effective April 30th. He thanked her for her service and she was recognized by the group. Woods said it has been a good group to work with which is amazing given the diverse opinions of the members. She said she will continue to watch Legacy Crossing.

The meeting concluded at 8:33 a.m.