



Minutes: August 26, 2009 - 7 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:02 a.m. Wednesday, the 26<sup>th</sup> of August, 2009 in the City of Moscow Council Chambers.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	
John Weber	Don Palmer, Finance Director	
Brandy Sullivan	Vim Braak, Intern	
Steve Drown	Stephanie Kalasz, City Clerk	
Steve McGeehan		
Tom Lamar		

Absent: Jack Nelson

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 August 12, 2009 meeting
- July Financials

Weber moved and Sullivan seconded approval of the consent agenda, Lamar & McGeehan abstained, motion passed unanimously.

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)

Cary mentioned that the U.S. Small Business Administration will be arranging for some small business classes that will take place in City Hall.

4. City Services Agreement (Travis Cary)

Action Required: Motion to approve payment of second bi-annual installment of \$15,000.

Cary said one payment is left on the City Services Agreement. Weber moved and Drown seconded to approve the payment. Motion carried unanimously.

5. Project Updates (Travis Cary)

- Biketronics DDA & Alturas Multi-Tenant Facility – Cary said there is a possibility of Biketronics constructing a building larger than what they need. He discussed Biketronics having a multi-tenant building. He said they want to ensure that Biketronics is built out to capacity first. Lamar asked what Biketronics does. Cary explained that they invent, design and prototype products for Harley Davidson motorcycles. The most popular item is an amplifier right now. He mentioned some of the other products they have available. They are low cost innovative products company with a lifetime warranty.

Weber asked about Biketronics' connection with the University. Cary said the majority of products currently being sold have been developed through University of Idaho Electrical Engineering department. He said there is a formal relationship. The Biketronics owner has the ideas which are developed through the University of Idaho. U of I is paid a stipend in some cases. He explained the two tech transfer ideas at the University. He said there is interest in diversification beyond motorcycles but right now they are focused on the current business. Lamar wants to ensure that Biketronics' activities are not prohibited at Alturas. Cary said the general use has been approved by the Community Development Department. He said it also meets the Covenants, Conditions and Restrictions for the area. There are other businesses in town that would benefit from being in the same area because they use similar technology. He said Biketronics doesn't handle any retail.

Sullivan asked about filling the space if a large building is constructed. Cary said the URA wouldn't be involved but he would be involved as part of the economic development portion of his job. He said the URA could support grant applications. The URA could use their website to market space as well.

Cary discussed the timeline for the project.

- Anderson Group (6<sup>th</sup> & Jackson Silos) Project

Cary said the project is moving ahead and he is drafting the reimbursement agreement. He said the Anderson Group needs to work out a bit more on the environmental clean-up. He said the first thing will probably be the utility hook-up. There will likely be one lane closure to get the job done and a temporary meter from the fire hydrant for water. Due to potential contaminants in the ground water, it will be retested to ensure that the water can be pumped into the sewer service. There are issues with the oxygen demand and potential contaminants from pesticides. The work is proceeding but hopefully the utility permits and testing will be done in the next few weeks. He is still waiting on some final numbers for the work then they can be included in the draft agreement.

## 6. Other Business (Travis Cary)

- Alturas Marketing

Cary said he is continuing to market Alturas. He continues to do on-line listings and he wants to get some done in print as well. He said legal ads for the RFP will be going out again. He did a posting to Site Selector Magazine. Additionally, he will be going to the Brownfields 2009 conference to attend a marketing seminar.

- Walker/Alturas Tort Claim

Cary said he included a letter in the packet regarding the Walker claim. The attorneys from ICRMP have contacted Power Constructors and it appears that they will accept providing defense for the URA. Lamar asked if it will result in Power Constructors fixing something on the site or money changing hands. Cary said

he thinks that the repairs have been done and this is a claim for damages. There was discussion about the cause of the problem. Cary explained why the URA was named in the claim.

- Meeting Schedule Discussion

Cary said there is a regularly scheduled meeting the Wednesday before Thanksgiving and the Wednesday before Christmas and asked if they should be cancelled or rescheduled. Weber suggested cancelling the second meeting in November and December and to only schedule a meeting if necessary. There was discussion about possible options. The URA will meet November 13 in lieu of the regularly scheduled meetings in November. The second meeting in December will be cancelled. Another meeting will be scheduled if necessary.

It was moved by Lamar and seconded by Weber to move into an executive session to conduct deliberations concerning acquiring an interest in real property not owned by a public agency per Idaho Code §67-2345, sub-section (1)(c). The meeting will not reconvene. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Meeting concluded at 7:46 a.m.

7. 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.*

Executive Session began at 7:47 a.m. In attendance were McCabe, Drown, Weber, McGeehan, Lamar, Sullivan, Cary, Palmer, Braak and Kalasz.

8. Adjournment – The executive session concluded at 8:02 a.m.