



Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:02 a.m. Wednesday, the 26th 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	Walter Steed, Moscow City Council
John Weber	Vim Braak, Intern	
Brandy Sullivan (7:03)	Stephanie Kalasz, City Clerk	
Steve Drown		
Steve McGeehan		
Tom Lamar		
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 26, 2009 meeting
 - August Payables

Weber moved and Nelson seconded approval of the consent agenda. Motion carried 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 said at the next meeting, Alisa Stone and others will give an update on the Brownfield Coalition Grant. He explained how the application is being refined. Braak will give a presentation at the next meeting about his findings. Additionally, the URA Board needs to appoint a secretary. It should be done at the next meeting and anyone interested should let him know. Lamar asked what the role of the secretary is. Cary said it is primarily to attest signatures on official URA documents and the person might lead a meeting if the Chair and Vice Chair were absent.

4. City Services Agreement (Travis Cary)

Action Required: Motion to approve execution of updated City Services Agreement.

Cary explained that a change was needed to the City Services Agreement and the existing document was never executed by the City or URA. The document was approved by the URA but there was no follow-up to

obtain signatures. He said the proposed Agreement was provided to the Board in legislative version so the changes are obvious. There is no change to the finances but the payment for the executive director salary will be monthly instead of two payments per year. He discussed the other small changes that were made.

Lamar asked if there was a problem having the vice chair sign the document since there isn't a secretary and the vice chair is a Council member. There was discussion about having the secretary signing the document. Lamar moved to approve the document. Weber seconded the motion. Motion carried unanimously via acclamation.

5. Project Updates (Travis Cary)

- Biketronics – Cary said there are some delays with the project according to the dates set in the current agreement. He has a meeting set with Biketronics for next week. It is an issue of coming up with a design that will meet future needs without being too much. Following that, staff will continue drafting the development agreement. One option is to buy only one lot which is a major decision on the owner's part. It is just a matter of construction costs. Cary said he is assisting with the idea of a large building and leasing some of the space to other companies. He will continue to try to market the space. It is just at a point of discussing the idea. There will probably be future interest. He will continue to follow-up. There is some expansion going on in town but financing is an issue. He will know more at the next meeting.

- Anderson Group – Cary said the Anderson group is moving forward but there are challenges right now. There have been some delays in starting the clean-up but hopefully it will start next Monday. The current hold-up is a review of groundwater by the City which was not part of the clean-up plan. Some by-products of DDT have been noted and are being tested. Determination of whether the water can go through the Wastewater Treatment Plant or not. DEQ has an interest in this and there is some confusion within DEQ. If it can't go through the plant, the water will be pumped into tanker trucks and disposed of. The Anderson's have contractors set up and ready to go. Cary said he will move forward with the reimbursement agreement for the Board's consideration. The timing is good because a lot of the work needs to be done before winter. McCabe asked about water and sewer hook-up and Cary explained how it is being handled.

6. Other Business (Travis Cary)

- Walker/Alturas Tort Claim – Cary explained the nature of the claim. He said ICRMP has separated out the URA from the list of defendants and are requesting a summary judgment for the URA because it was not a party of the contract between Power Constructors and the City. He said he is in the process of writing something up on behalf of the URA. He explained the URA's defense. Hopefully, the URA will be removed from the suit within the next month. There will be some additional legal fees to the URA but they likely won't amount to much. Defense fees are covered through ICRMP.

It was moved by Weber and seconded by Sullivan to go into executive session to conduct deliberations concerning acquiring an interest in real property not owned by a public agency. The meeting will not reconvene. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Meeting concluded and executive session began at 7:34 a.m.

In attendance at executive session: Drown, Nelson, Weber, McCabe, McGeehan, Lamar, Sullivan, Cary, Braak, Kalasz

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.*

8. Adjournment – Executive session concluded at 8:06 a.m.