



Minutes: November 13, 2009, 7:00

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

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:03 a.m. Friday, the 13th of November, 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	Vim Braak, Intern	
Brandy Sullivan	Don Palmer, Treasurer	
Jack Nelson	Henrienne Westberg, Finance	
Steve McGeehan	Stephanie Kalasz, City Clerk	
Tom Lamar		
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 from October 28, 2009 Meeting
 - October Payables

Weber moved and McGeehan seconded approval of the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit – None given.
3. Announcements (including conflict of interest disclosures if any) – None given.
4. Executive Director Report (Travis Cary)
 - a. *Anderson Owner Participation Agreement* – Cary said the agreement has been signed despite the fact that the Anderson Group would have liked for the agreement to include interest as well. He discussed the issue regarding interest and gave an update on the project progress. He said he has been given permission to assist the Anderson Group with a business plan. McGeehan asked about the delays and Cary explained.
 - b. *EPA Smart Growth Grant* – Cary said the URA did not receive the Smart Growth Assistance Grant but some of the work was used for the brownfields grant. There are a lot of people who support this type of grant. He believes there will be a payoff eventually if the Agency keeps applying.

- c. *Urban Renewal Agency Legislation* – Cary explained that there is a group that is trying to be proactive regarding URA legislation that comes up. There are some interesting things that they are trying to do. He has been invited to sit on a group that will review the draft legislation when it comes out. Right now there are two chapters in the code that cover different things. There are different limitations regarding how much land can be used. Sullivan asked about sales tax. Cary said it is a common way to do tax increment financing but it is not done in Moscow. It is a different concept for Idaho. Nelson said sales tax is an option for jails but that option may not be renewed after the end of the year. Sullivan asked if a district would be limited to 20 years. Cary discussed the difference between economic development projects versus a deteriorating area. There was discussion about possible issues with a shorter timeline. Sullivan asked if Alturas would become a 20 year project if it was expanded. Cary said a new plan would need to be created but if it is expanded then it would go to 20 years.
- d. *Alturas Marketing Update* – Cary discussed the items included in the packet and explained where marketing is being done. He displayed a page from the Gem State Prospector website and explained how the mapping and site description work. He said reports can be done from the site as well. He said often this data is looked at prior to looking at property. There was discussion about the information provided. Lamar asked about getting Moscow’s name on the Google map because the first map does not display the name. Cary said much of the data is coming from other sources but he will look into it. As part of the economic development side of his job, he will make sure that all of the properties for lease or for sale in Moscow are listed on the Gem State Prospector. Lamar said there is a problem when he enters the 83843 zip code. Cary said it is a new system and they want people to send in comments so that is probably the best way to address the issue.
- e. *Legacy Crossing Rezones* – Cary said he gets notices of public hearing for anything happening in the districts. He said the one included in the packets is for a rezone. He explained the proposal. He said this is a lot of land area. Community Development is also looking at rezoning other industrial zoned land in the Legacy Crossing area as well. Many businesses being proposed are a better fit with motor business zoning.
- f. *Recovery Zone Facility Bonds* – Cary explained that he has new information regarding recovery zone facility bonds. He said this is an allocation program through the stimulus bill which allows reduced rates on bonds. The funding went to counties. Latah County did not receive any of this money. There have been complaints about how the money was distributed. Counties that do not receive money can be given the allocation from another county if it has not been used for other projects. He has requested more information. It is a tax exempt bonding program. The URA would be a co-sponsor and a private developer could receive that funding and have a reduced cost. It could apply to the Biketronics project. There was discussion about how the bonds work. Cary said it might be an incentive for people to start projects.
- g. *Legacy Crossing Revenue Research* – Cary said this issue has to do with the school district levies. Since the plan was adopted, there were changes to levies and what is included. The State Tax Commission has informed staff that URA increment will be reduced to reflect the school district levy. The increment was reduced in the budget to accommodate that but there is a lot of confusion about how this is applied. This will be reviewed by the URA’s legal counsel. The

current budget is on track but the plan was not based on that amount. It is an important issue to work out. It isn't a matter of reducing income to any of the taxing districts.

- h. *Idaho Economic Development Association Conference* – Cary said he attended the Idaho Economic Development Association Conference and he is a member. He is also now on the Board of the Association which provides him even more information. There are only three members in northern Idaho. It is important that northern Idaho not be left out of legislation that affects the entire state. He said there has been a significant difference in the number of visits from agencies to Moscow. There have been visits from Idaho Tech Connect and Idaho Technology Council. He said the Idaho Technology Council met in Moscow recently. It is important to make sure that we build what we have because opportunities for big companies to come here would be quite rare and even Boise often gets looked over. Idaho doesn't have some of the newer incentives to attract businesses. Urban renewal has been the best incentive around the state. The site selectors said real estate is the last thing companies consider. They start with employment including work force, etc. Then they look at more regional issues and next incentives, governmental support and they don't look at real estate until after all of those items.
- i. *Meeting Schedule Reminder* – The URA will meet on December 9th but other meetings are cancelled. Sullivan said this will be her last meeting until she returns to the country in about six months. Cary said Sullivan could participate via telephone if it became necessary.

5. Adjournment

The meeting adjourned at 8:13 a.m.