



Minutes: March 10, 2010, 7:00 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 7:04 a.m. Wednesday, the 10<sup>th</sup> of March, 2010 in the City of Moscow Council Chambers.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	Eric Ivers
Jack Nelson	Don Palmer, Treasurer	
Steve McGeehan	Stephanie Kalasz, City Clerk	
Steve Drown		
Tom Lamar		

Absent: Brandy Sullivan

Cary explained that due to information received by staff yesterday, the agenda has been amended to include an executive session but there needs to be a vote of the Board for the amended agenda. Lamar moved and Drown seconded to add an executive session to the agenda. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

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 January 27, 2009 Meeting
  - January Payable
  - January Financials
  - February Payables
  - February Financials

Lamar said he will abstain from approving minutes because he was gone. Nelson moved and McGeehan seconded approval of the consent agenda. Motion carried unanimously with Lamar abstaining from the vote on the minutes.

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) – Lamar brought candy back from New Zealand that he distributed.

4. FY 2009 Audited Financial Statements Presentation (Don Palmer, Treasurer &  
Nick Nicholson, Presnell Gage, PLLC)

Palmer explained what is included in the audit and introduced Nick Nicholson to present the report. Nicholson said the most important part of the audit is their opinion which is unqualified which means that the financial statements were clean. He went through the statement of net assets; statement of activities; balance sheet; statement of revenues and expenditures; budget to actual revenues and expenses; governmental activities expenses; and trends in net assets. Lamar moved and Drown seconded approval of the audit report. Nicholson said the staff does a good job tracking financial information. The commissioners agreed unanimously to accept the report.

5. CY 2009 Annual Report (Travis Cary)

Cary explained how the annual report is formatted and the requirements. He said the most interesting information concerns financial trends and what is happening in the districts. He asked the Board to get back to him with any edits or comments. McGeehan moved and Lamar seconded approval of the 2009 Annual Report. Motion carried unanimously.

6. Executive Director Report

a. URA Legislation Update

Cary said there are ongoing changes to the URA related legislation and Ryan Armbruster has been working with the Capital City Development Corporation to draft legislation. The codes haven't been rewritten for years. There are also six other related bills that have been submitted. Updates are being sent as soon as changes are made but it is moving very fast. He explained the information that was included in the packets. He explained the types of changes being considered which include having the commissioners be elected officials rather than appointed. There is also consideration being given to only having three commissioners. There are also considerations being given to financial requirements. He explained that the bills may be to the point where feedback can be given. Lamar said the Agency needs to give input to ensure that urban renewal agencies can still do urban renewal. He said if there is anything the Agency can do then it should be done. Cary said it was determined that individual comments would be better than having many agencies support the same letter because each situation is different. There are a lot of comments coming in about the representation issue. Lamar agreed that comments should be individually based and would assist in understanding each other's position. It would be good to move forward. It would be expensive and people would likely be deterred if commissioners were elected. Nelson said counties are on the other side of the fence regarding urban renewal legislation. He said the tax payers will be the losers in this situation. Urban renewal agencies can be very detrimental to other taxing districts. He said it can work and has worked in Twin Falls. He isn't sure that he should be on the URA Board.

Lamar said it is important for different ideas to be discussed and he thinks it is important to have a county commissioner. He said the idea is to have all the taxpayers benefit in the long term. Nelson said it can be a successful and useful tool. Alturas Park is a good success. He discussed his concern. He said outside elections are being considered so there will be a difference of opinion and people outside the city limits can be on the URA Board. McCabe said he likes having representation from the county. It is important to understand what people think. Palmer said it is important to have that input and it has made a difference. Cary said he believes it is beneficial as well. Staff has been working with people at the County to learn more information. The relationship has increased communication and understanding between the

agencies. He said Alturas should be closed in a few years. It is important to make sure that the bad news doesn't happen in this community. The Moscow URA Board is strong financially. For the size of the community and amount of revenue, it has been successful. This is likely one of the most successful programs in the state when job creation and the companies generating revenue from outside the state are considered. Lamar said it would be good to compose a response to the legislation that includes how beneficial this program has been. Cary said he can draft a letter and send it to the Board for review.

b. Council Report Schedule

Cary said the City has established a report of commissions to City Council and the URA is scheduled for June 21<sup>st</sup> and December 6<sup>th</sup>. Staff thought it was a good idea to include the URA in that group as well. Lamar said there should be some way to show this report differently since the URA is not a City commission.

The regular meeting ended and a short break was taken at 8:04.

7. Executive Session: Pursuant to Idaho Code Section 67-2345, sub-section (1)(c) - to conduct deliberations concerning acquiring an interest in real property not owned by a public agency

McGeehan moved and Lamar seconded to move into executive session to conduct deliberations concerning acquiring an interest in real property not owned by a public agency. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried. The executive session started at 8:09 a.m.

Attendance: John McCabe, Jack Nelson, Steve McGeehan, Tom Lamar  
Staff: Travis Cary, Don Palmer, Stephanie Kalasz

The executive session concluded at 9:02 a.m.

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