



Minutes: June 23, 2010, 7:00 a.m.

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

McCabe called the Moscow Urban Renewal Agency meeting to order at 7:05 a.m. Wednesday, the 23rd of June, 2010 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	Tim Brown
Tom Lamar	Don Palmer, Treasurer	
Steve McGeehan	Stephanie Kalasz, City Clerk	
Jack Nelson	Gary J. Riedner, City Supervisor	
Brandy Sullivan		

Absent: Steve Drown, Sue Scott

McCabe said an amendment to the agenda is necessary because notice was received late yesterday per the Urban Renewal Agency's legal counsel to include a motion to approve the financing term sheet as presented by Zion's Bank subject to statutory notice and comment period and approval process. Lamar moved and Sullivan seconded such motion. 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 May 12, 2010 Meeting
 - April Financials
 - May Payables

Nelson moved to approve the consent agenda and McGeehan seconded the motion. 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)
Riedner announced that Travis Cary will be leaving the City and Urban Renewal Agency. He said the City will fill in and handle duties until the position can be filled. He thanked Cary for his service and wished him well. Cary said there may be one special meeting before he leaves. He thanked everyone for their encouragement

and support. He said he will be closer to his family. He will be doing the property acquisition for the Urban Renewal Agency in Santa Cruz, California.

McCabe said he will recuse himself from voting on the property and financing.

4. Update on Acquisition of Real Property Located at 317 W. Sixth Street, Moscow, Idaho (Travis Cary)

Action Required: Motion to approve financing term sheet as presented by Zion's Bank subject to statutory notice and comment period and approval process.

Cary displayed an aerial photo of the subject property which is the former site of Otto's Produce. The Agency has entered into a purchase agreement for the property. He said the URA has received a term sheet from Zion's Bank which is the bank that agreed to finance the property. He discussed the timing of the process and what is left to do. He explained the interest rate structure and said the financing will be done completely with increment from Legacy Crossing. There was discussion about the loan. Riedner asked if it is possible to pay off the loan early and was told yes. Cary said the hello walk can be developed and the remnants sold and used to pay off some of the debt. This property is critical to Legacy Crossing and is one of the most high profile properties in the area. Lamar asked about the interest rates and how they change. Palmer explained how interest rates are handled and the plan for financing the property and demolition. Lamar asked about selling the unused portions of the property. Cary explained that part of the concept for the acquisition was to make improvements and resell parts of it. Riedner said this is similar to the Alturas Phase 2 property in how it will be handled. Nelson asked if there is a lien on the increment. Cary said the URA is required to make a debt service payment and the increment will be used for that payment. It will restrict the URA's ability to issue additional bonds. Nelson confirmed that there will not be anything filed with the County to say that the bank has a lien on the property. He thanked Palmer and Cary and said they did a great job negotiating this agreement. There was further discussion about the payment terms. Lamar asked about the closing. Cary said the financing needs to be complete by August 6th and there one week after that to close. Palmer said the pre-payment is a big benefit because the City has not been able to do that within the first ten years on their bonds. There was more discussion about the proposal.

Lamar moved to approve the financing term sheet as presented by Zion's Bank subject to statutory notice, public comment period and approval process. McGeehan seconded the motion. Roll Call Vote: Ayes: 4. Nays: None. Abstentions: McCabe. Motion carried. Cary said the timing of the next meeting will depend on bond documentation. There was discussion about the process and how the public comment period will be handled.

5. EPA Brownfield Assessment Grant Update (Travis Cary)

Cary said the EPA Brownfield Assessment Grant is progressing. The work plan has been completed as has the organizational structure. The information has been submitted to the EPA and is currently being reviewed. It is anticipated that the official start date will be October 1st and the City anticipates receiving funding by that time. He said Steve McGeehan will serve on the core team for the project. There will be many public meetings and education on the project and then sites will be selected to submit to the EPA for review. It is an excellent opportunity to promote redevelopment in Legacy Crossing. There was discussion about how each entity in the coalition is involved in the project and how many properties can be addressed with the grant.

6. Adjournment

McCabe thanked Cary for his service to the URA. The meeting concluded at 8:01 a.m.