



Minutes: September 22, 2010, 7:00

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 22nd of September, 2010 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, Acting Executive Director	Wendy McClure, UI Professor
Tom Lamar, Vice Chair	Don Palmer, Finance Director/Treasurer	
Steve Drown	Jen Pfiffner, Assistant to the City Supervisor	
Steve McGeehan	Bill Belknap, Community Development Director	
Brandy Sullivan		
Sue Scott		

Absent: Jack Nelson

1. Announcements (including conflict of interest disclosures if any)
None.

2. Approval of Minutes
Tom Lamar moved to approve the minutes as presented Steve Drown seconded the motion. The motion passed unanimously.

3. Financials for July and August
Don Palmer presented the financials for July and August; copies were also included in the Commissioners' packets. Palmer highlighted the cash levels for July and August noting payment of bonds due resulted in a higher lever in July, which was back down in August. No further discussion was had. Sue Scott moved to approve the financials as presented Drown seconded the motion. The motion passed unanimously.

4. Review of Property Purchase
Gary Riedner presented an overview of the 6th and Jackson property purchase, which was finalized on September 3, 2010, including the right of first refusal issue that was cleared up as verified by the Warranty Deed that was received by the Agency from the title company indicating there were no issues with the title of the property. The situation was presented to the URA's attorneys who indicated that the closing could proceed.

Commissioners discussed other pertinent details regarding the property including:

- a. Removal of the Otto's produce building. Riedner noted that if the building is not removed by September 25, 2010 he would contact the property's realtor Shelley Bennett to get that taken care of.

- b. It was noted the Red Finn coffee proprietor, Otto Keyes, would like to purchase a door in the older cinder block building on the property. Riedner will follow up with that request and report back to the Commissioners.
- c. The Phase 1 Environmental for the 6th and Jackson Street property has been completed and is available for review.
- d. Commissioners would like to look into the possibility of planning a community clean up and celebration on the property. Events such as the October 16, make a Difference Day were noted and Jen Pfiffner will research possibilities and report back. Commissioners also noted a sign showing the MURA's ownership that alluded to the potential of the property should be created.

Riedner thanked the Commissioners for their work on the acquisition of the property and commended Travis Cary, former Executive Director as well.

5. MOU for EPA Brownfield Grant

Riedner proved a review of the grant received and the requirement for an MOU between the three coalition members that applied for that grant including the City of Moscow, Latah County, and the MURA. The City approved the MOU on Monday September 20th; the County will review the MOU at their next meeting on Monday the 27th.

Details of the agreement were discussed including that the MURA Executive Director/City Economic Specialist will be the lead on the project. No reimbursements are allowed for coalition members. The University of Idaho Sustainable Communities group will be reimbursed for direct educational activities they will be coordinating. One change was noted to correct the mention of the UI Sustainable Communities Initiative mention on page 4 of the document. A kick off meeting for the Moscow project will be held on October 27.

Lamar moved to approve the MOU with the noted correction. Drown seconded the motion. The motion passed unanimously.

Additional items discussed included:

- a. Riedner noted the Brownfield conference held the previous week was a good opportunity to learn more about the program and network with other communities.
- b. It was also noted that additional information regarding the University's purchase/sale of railroad property and resulting easement would be presented once the transaction was complete.
- c. The City will be coordinating with the Corps of Engineers to discuss the potential alignment of Hello Walk and a bridge over Paradise Creek.

7. Update for Student Projects (moved up on agenda to accommodate presenters)

Wendy McClure, professor for the architectural class that is working on proposed projects for the 6th and Jackson Property. Five teams are preparing projects for the space. The initial PowerPoint will be sent to all Commissioners. A project update is scheduled to be available in the coming week as well. Specific thoughts the Commissioners had in regards to the projects were:

- a. Speed control at the intersection through perhaps a riparian zone would be helpful
- b. Keep sustainability in mind

- c. Mixed-use with successful economic development should be considered
 - 1. It was noted that most students do not have this background or education and this will be a focus of the person hired as the City's Economic Specialist.
- d. Bill Belknap commented that green space is good, but too much cannot be supported and intersection noise should be considered.

Presentations on the next phase of the students' projects will be shared on Monday at 2:30 on campus.

6. URA Executive Meeting in Boise

Riedner noted he would be traveling to Boise to attend a meeting with other URA Executive Director's to discuss potential and upcoming legislative issues. Riedner also noted the Executive Director search is moving forward smoothly and will be having a follow up meeting with the top candidate this week and will perhaps make an employment offer based on that meeting.

8. Adjournment

The meeting adjourned at 8:05 a.m.