



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

McCabe called the Moscow Urban Renewal Agency meeting to order at 7:04 a.m. Wednesday, the 17th of November, 2010 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, Acting Executive Director	
Brandy Sullivan	Don Palmer, Finance Director	
Jack Nelson	Stephanie Kalasz, City Clerk	
Steve McGeehan	Jen Pfiffner, Asst. to the City Supervisor	
Sue Scott		
Tom Lamar		
Steve Drown [Left at 8:09 a.m.]		

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 27, 2010 Meeting
 - October Payables

Scott moved and McGeehan seconded to approve 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) – No announcements were given.
4. Biketronics ENA Renewal
 Riedner explained that a copy of the exclusive negotiation agreement with Biketronics was included in the packets. He said it is a 90 day agreement. He explained that he met with Mike from Biketronics yesterday and chances are that the Agreement will need to be renewed again. McCabe mentioned that the year needs to be changed on the Agreement. Riedner said the change will be made. Riedner said he is looking for a motion to approve the Agreement if it is the desire of the Board. Scott moved and Drown seconded to approve the Exclusive Negotiation Agreement for Biketronics as amended. Lamar said Mike has been working with students on a building design so he knows that the idea is moving forward. Motion carried unanimously.

Riedner said staff continues to market lots in Alturas and met with the Clearwater Economic Development Association to discuss the possibility of a building similar to the AHA building. However,

it is difficult at this time because they do not have the same funding available. He discussed how the project may move forward.

5. Legacy Crossing

- UI/Railroad Property Exchange – Riedner said this is an ongoing item and he is not sure that any proposal has moved forward at this time. It is his understanding that there is an offer on the table for the North Campus Center site.
- 6th and Jackson Property
 - Site Cleanup – The site is clean and staff is working on security issues.
 - Existing Structures
 - Historic Preservation Commission - Sack Warehouse Opinion
Riedner said a letter from the Historic Preservation Commission was included in the packets. The HPC indicated that they are not interested in the small building. He said the Building Official has concerns about the safety of the large building. The HPC indicated that some of the students doing a class project are looking for some type of adaptive reuse. It makes some sense to do further studies on the building unless the Board would like to have a bare piece of property. The next step would be to have it looked at by a structural engineer unless the Board does not want to keep the building. The estimated cost of hiring an engineer would be \$1500 to \$2000.

McGeehan asked what is involved with having the building on the historic register. Riedner said his understanding is that an application is filled out and sent to the state with supporting documentation. Someone may come out to look at the building. Once it is listed, it raises the awareness about the building and will effect what happens to the building in the future. It would make the URA more competitive for preservation grants. He discussed the reason for the URA purchasing the property. Scott said she does not think that the money should be spent to check the building if the building would be in the way of what is planned for the Hello Walk. She said the façade could be used elsewhere as part of the design. The idea of spending the money should wait until after it is decided what will be done there. She said there are some restrictions on historic buildings.

Drown said it is important to preserve as much of history as possible because it enhances the fabric of the community. It should not be quickly decided that the building is not valuable. He recommends caution about not valuing the building. Lamar said he went on the tour with the Historic Preservation Commission. He was not expecting to think that the building was a great thing to keep. He said the building has structure without the block walls. There are some different types of uses that will still work with the Hello Walk idea. It seems like this could be part of a Farmer's Market area. He would like to wait until the Board looks at the student presentations and sees some vision of the area. Drown said he would like to see how the students have integrated it. Sullivan said there is not enough information at this time and there is not any rush to have an engineer look at the building. Once the Board makes some decisions about the area then there can be a decision about the building. Scott said the façade is the most interesting part of the building. It could be moved if it adds to the character of the area. There was discussion about possible development in the area.

Riedner said he can have the Building Official look at the building again to address any immediate safety concerns.

Riedner said the small building was not mentioned by the Historic Preservation Commission. He can look into demolishing the building if the Board would like him to do so. Lamar said it makes sense to do so. He asked about a bus stop at that location. Riedner said the Anderson's had a proposal which he described but he has not been in contact with them for some time. He will check on it and report back to the Board.

➤ Site Security – Riedner said there are no legal binding easements providing access to the property. However, the Fire Department would like to leave the area open. He said Tyler Palmer indicated that he has bollards that can be installed and chains will be put in. The Fire Department will be given a set of keys. The bollards can be removed at any time if the Board chooses to do so.

➤ Signage – A revised version of the sign was distributed. Pfiffner described how she addressed the Board's concerns about the sign and asked for further input. There was discussion about possible changes. Pfiffner said she will address the concerns of the Board and discussed the sign cost.

➤ Legacy Crossing Status

Riedner displayed an aerial view of the 6th and Jackson property with some ideas drawn by the Engineering Department for making the intersection safer. He discussed the possibilities and explained that it takes a large part of the corner off of the property. Lamar asked if the Transportation Commission has looked at this and was told no. He said the students were not aware that there is a project that would impact the property that much. Lamar said he is not sure that a right turn bike lane is necessary. Riedner will let the Engineering Department know that none of the suggestions is acceptable to the Board at this time. There was a discussion about bicyclists and staging the area better. Riedner said he will take this back to the Engineering Department and possibly let the Transportation Commission discuss the issue as well. [Drown left at 8:09 a.m.] Lamar said he does not think widening the road is a good idea because it would likely speed up traffic.

6. Update of Statewide URA Organization/Legislation

Riedner explained that he attended the AIC conference on legislation and the URA group met as well. There is an idea to have an affiliate URA organization for URAs around the state. Several URA directors have been appointed to a group to put this together. They are putting together a plan. He discussed urban renewal legislation and said not all of the legislation is bad. He would like the Board to authorize a membership fee of up to \$500 for the urban renewal group because up until now, Capital City URA has been paying the legal bills. Everyone needs to start contributing. He explained how the group would be structured and how the Board would be formed. He said having Capital City and Lake City lead the charge does not serve the organization well. Scott asked where the money would go besides for legal fees. Riedner said the money would primarily be used for legal fees plus legislative updates from Ryan Armbruster. Riedner said the money is not a fee structure, it is a start-up amount.

There was discussion about URA issues. Nelson said the counties would like to have a group of URA members because talking to city government is not a big help in addressing their concerns. He said the \$500 sounds reasonable. Lamar moved to authorize \$500 for this association for Idaho urban renewal agencies. Riedner said there will be another meeting in early December to elect the Board of Directors. There will be a legislative committee that will work with URAs. This is seed money to get a non-profit established and a fee structure will be set later. Nelson seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

Riedner said the student presentations will not occur today because they are not ready but the December date should still work.

Riedner said the December meeting will take place on the 15th and he will likely do some of the work until Jeff Jones has time to get acquainted with the job.

7. Adjournment - There being no further business, the meeting adjourned at 8:32 a.m.