



Minutes: February 23, 2011, 7:00 a.m.

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

McCabe called the meeting to order at 7:05 a.m. and welcomed Dave McGraw as the Latah County representative.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe	Jeff Jones, Executive Director	Tim Brown, Councilmember
Tom Lamar	Stephanie Kalasz, City Clerk	Holly Chandler
Steve Drown		
Steve McGeehan		
Sue Scott		
Dave McGraw		
Brandy Sullivan (7:12)		

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 February 9, 2011 Meeting
 - January Financials

Scott moved and McGeehan seconded approval of the consent agenda. McGraw abstained from the vote. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit. No public comment was given.
3. Announcements (including conflict of interest disclosures if any). No announcements were given.

4. Economic Picture (National, States and Metro Areas) Construction Employment (State Rankings)
Jones welcomed McGraw and said it is good to have other agencies involved with the URA so that people understand what the mission is. He discussed the economic picture and explained how it is figured. He displayed a map to show what states are in recession, at risk, in recovery or expanding. He discussed how various areas in Idaho are doing and specifically Latah County. He went through the Moscow housing starts and said they are low and the number of foreclosures is going up but Latah County is still the healthiest area in the state. He said home prices fell during the last three months of 2010. There is a substantial risk of home prices falling another 15% to 25% or more. Consumer confidence was up so people are feeling better about their employment status. He discussed economic development tools available to the URA. He displayed the ESRI Business Analyst Online website and explained the benefits and data available. He also displayed the website for Executive Pulse and explained how it is helpful and what information he has entered to date.

McGeehan asked what the difference is between Idaho and Washington because Idaho is at risk and Washington is in recovery. Jones said the heavy concentration of the tech market is likely helping Washington.

5. Legacy Crossing Status

Jones said he has met with some potential Latah Crossing users. There are going to be some significant challenges. He discussed land prices. The URA site will likely get a mixed use project but development costs for some of the other properties may be high.

6. Alturas Status

A preliminary assessment was done of both districts and Alturas lost 10% of its value but there was a gain in Legacy Crossing. Lamar asked about setting land prices. Jones said it depends on a need to sell but someone with enough money can wait it out. McGraw asked if Alturas values will continue to go down. Jones said he thinks the values will remain stable. Jones reminded everyone that the URA has an Exclusive Negotiation Agreement with Biketronics for lots in Alturas and the owner is still trying to decide about whether he wants to extend that Agreement.

7. Update of Statewide URA Organization/Legislation

Jones said there were eight bills being worked on and the bill requiring a complete repeal was denied but others are still being considered. He said information is being pushed to our local representatives and the committee members. Things are looking better in the Senate than in the House. He discussed some of the proposed legislation. He said every region in the state is submitting similar materials to the committee. There was discussion about a new bill being proposed today.

8. New Economic Development Tools

- Executive Pulse
- ESRI Business Analyst

This information was included with item 4. There was discussion about what information will be included in the ESRI Business Analyst. Drown asked if this should be announced on the website to let people know. Jones said he likes to add information after having a one on one visit with the business owner because then he can find out what the businesses challenges are as well as other specific information about the business.

9. Adjournment

The meeting concluded at 7:56 a.m.