



City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

McCabe called the meeting to order at 7:05 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe	Jeff Jones, Executive Director	Tim Brown, City Councilmember
Tom Lamar	Stephanie Kalasz, City Clerk	
Steve McGeehan	Gary Riedner, City Supervisor	
Sue Scott	Don Palmer, Finance Director	
Brandy Sullivan		

Absent: Dave McGraw, Steve Drown

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.
  - A. Minutes from May 25, 2011 Meeting
  - B. May Payables
  - C. May Financials

ACTION: Approve the consent agenda or take such action deemed appropriate.

Scott moved and McGeehan seconded approval of the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit – No public comment was offered.
3. Announcements – Jones said the Redevelopment Association of Idaho selected new officers. He was selected as a Regional Director. He discussed some of the things they will be doing over the next few months. They hope to get information out to the legislators early.
4. Discussion Regarding Proposed Budget – Jeff Jones/Don Palmer

ACTION: Motion to direct staff to move forward with the proposed budget and advertise the budget hearing for August 24, 2011 or take such other action deemed appropriate.

Jones said staff met with the Finance Committee and they discussed the proposed budget. He said another community member needs to be appointed to the Finance Committee. He discussed priorities for the coming year. Scott thought the investment earnings might be too optimistic. Palmer said the increase is because the cash balance is higher. It is not due to increased interest rates. Lamar confirmed that the budget will balance even if no lots are sold. There was discussion about the cost involved with opening the budget and when Alturas might be closed. McCabe asked about the Thompson note being paid off in 2011 because the

proposal was to pay it off in 2012. Palmer said the proposal is to pay off the Thompson note this year and make an extra bond payment next year. After further discussion, it was decided that the Thompson note would be paid in 2012 when the regular payment is due. The additional bond payment will be made at that time as well.

Sullivan asked about the projection for the Legacy Crossing District. Palmer explained the increased assessments. There was discussion about taxes and why increased property taxes do not mean more increment. Jones displayed page 8 of the budget and discussed why the professional services line item was increased. He went through some of the budget highlights and there was more discussion. Scott asked about marketing and Jones explained what can be done to market the property. He said a lot is done electronically now. Scott moved to direct staff to move forward with the amended proposed budget and advertise the budget hearing for August 24, 2011. Lamar seconded the motion. Motion carried unanimously.

#### 5. Legacy Crossing Urban Renewal District Status and Sack Warehouse Discussion – Jeff Jones

ACTION: Discuss and direct staff as deemed appropriate.

Jones gave some background information about the Sack Warehouse. He said there is a deadline issue now due to the Order sent by the City. He discussed options on how safety issues can be addressed. He said there is a meeting with the Historic Preservation Committee in July but the Order came after that meeting was set. There was discussion about the most appropriate action. Scott said she thinks the Board should approve fencing the area and buying the permit to have the building demolished. A discussion can occur with the Historic Preservation Commission to incorporate the spirit of the building in the project. Riedner talked about his concerns regarding dealing with this problem and the responsibility of the URA as a government agency. Scott said she thinks the URA should take action now. There was discussion about when the damage to the roof occurred. Jones said much of the roof damage likely occurred during one event. Sullivan said she agrees with Scott and said maybe a letter should be sent to the Historic Preservation Commission as well to inform them of the urgency of the situation so they have the opportunity to save the building prior to scheduled destruction.

It was mentioned that the demolition should be done prior to the start of school. Jones discussed funding for the demolition project. Scott talked about use of some of the bricks in the project. Jones said as many of the bricks as are financially feasible to save can be incorporated in the project. McGeehan said he agrees with Sullivan that the URA needs to proceed with this and let the Historic Preservation Commission know. McGeehan moved to file for a demolition permit, make the site safe with fencing and writing a letter to the Historic Preservation Commission to let them know the timeline so they have the opportunity to offer other options if they choose to do so. Sullivan seconded the motion. Motion carried unanimously. There was more discussion about the property.

#### 6. Alturas Technology Park Status – Jeff Jones

Jones said there has not been much change in the Alturas Technology status. He said he sent information out to a company interested in four lots.

#### 7. Adjournment

The next meeting will be on July 13<sup>th</sup>. The meeting adjourned at 8:20 a.m.