



Minutes: July 13 2011, 7:00 a.m.

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

McCabe called the meeting to order at 7:07 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe	Jeff Jones, Executive Director	Tim Brown, City Councilmember
Tom Lamar	Gary Riedner, City Supervisor	Patrick Vaughan, County Assessor
Steve McGeehan	Don Palmer, Finance Director	Nels Reese, Historic Pres. Comm. Chair
Sue Scott	Les MacDonald, Public Works Director	
Dave McGraw	Mike Ray, City Planner	
Steve Drown	Stephanie Kalasz, City Clerk	

Absent: Brandy Sullivan

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 June 15, 2011 Meeting
  - B. June Payables

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

Scott moved and McGeehan moved 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
  - o Redevelopment Association of Idaho Update – Jones said the Association has 17 URA members across the state and five affiliates. The Association looked at the budget at their recent meeting and it may be necessary to increase the financial commitment in order to address legislation during the coming year. The dues structure is based on a sliding scale depending on size of the organization. He recommends that the Board consider increasing participating to \$500 in order to continue what has been started. The organization was invaluable to address the 13 bills that came up in the last legislative session.
  - o Greater Moscow Area Brownfield Coalition – Jones said in August of last year, a brownfields grant was received and the contractors have been selected for environmental assessment and for public involvement. Two contractors were selected for each area. He discussed how this will affect the Legacy Crossing area.

- Jones said he received a telephone call from the firm that is doing construction on Highway 8 and they would like to put equipment on URA property since things have not worked out with having it on the old Tidyman's property. He said he is not in favor of it due to possible damage to infrastructure that is in place. Normally, the staging area is already in place when the work begins. McGraw said the Commissioners received a similar request to put the equipment on the Fairgrounds but they were told that the issue was resolved and it was not needed. Jones said there will likely be issues with the tenants of Alturas if this is allowed because there are restrictions on the area. Scott said it would be more appropriate to have the equipment someplace else. Lamar agreed that a different location would be better. The Board agreed that the equipment should not be placed at Alturas due to the Covenants, Conditions and Restrictions and infrastructure.

#### 4. Legacy Crossing Urban Renewal District Status – Jeff Jones

- Sack Warehouse Building Demolition RFQ /P (Timelines) – Jones said the building tour for potential bidders will be on July 21<sup>st</sup> but there is an opportunity for a special time to be set if necessary. Bids are due on July 29<sup>th</sup>. There isn't a current asbestos environmental on the building which is an issue. Often the window caulking involves asbestos. A contractor will need to do that and normally the cost is about \$400. The cost is approximately \$15 per sample. If asbestos is found, someone who is licensed and certified must be used to remove it. There was discussion about the process. Jones said he would like to get the small building done at the same time. He will try to expedite the process. He discussed other issues regarding the property and the possible cost of demolition. The Board requested that staff move forward with the project. There was discussion about the timeframe. Jones said it would be faster if the Board would authorize him to sign a contract up to \$5,000 for the asbestos testing. Scott moved to authorize Jones to sign a contract for up to \$5,000 to start with the asbestos survey and testing. McGeehan seconded the motion. Motion carried unanimously.
- Sack Warehouse Discussion with Moscow Historic Preservation Committee – Jones said Nels Reese, Historic Preservation Commission Chair, is here to discuss the Sack Warehouse. Reese said this is a difficult issue. He does not have a written response from the Commission. He said they looked at the building and they understand that the building is going to come down. It is a special building that has some unique qualities. He has spent a great deal of time on the Legacy Crossing project and the projects proposed by students did not allow for saving the Sack Warehouse and another professor whose students worked on the project involved removal of the Sack Warehouse as well. The project is too big to try to save a smaller building. He discussed keeping the bigger picture. He urged the Board to think in that broad way. The concept of Legacy Crossing is exceptional. He said part of the Sack Warehouse already came down and he has some of the blocks. He said consideration should be given to how the materials from the building can be used. He encouraged the Board to document the building with pictures. A photographer could provide a good memory of the building. Scott asked if the HPC has any funding for photographs. Reese said they would be willing to discuss that but they did just spend money on the 100 Year City Hall Anniversary Show. He said the Historic Preservation Commission funding photography of the Dumas Warehouse. He said they meet tomorrow and can discuss it. Lamar said getting some measurements would be good as well. Reese said the Engineering Department could do that and just knowing the width and height would be good. Palmer asked if a drawing could be done to show what the building used to look like. Reese said the basic footprint would be on an old aerial photo. A little drawing would be useful. There was discussion about the old set-up and how it the buildings were used. There was more discussion about the area and how much it would cost to photograph the building. Riedner said if it is just a few hundred dollars it would be a good-faith act on behalf of the URA prior to demolishing an historic building to pay for

the photos. The HPC can oversee the project. Lamar said the URA may want to recover some good pieces when the building is demolished. Jones said a lot will depend on how the bids come back. There was discussion about how to budget for the demolition since the budget needs to be published by July 26<sup>th</sup>. Riedner said a development line item could be established that does not show the amount for each project. There was discussion about budgeting. The Executive Director will work with the Treasurer to determine the best way to ensure the funding is budgeted for the project. Scott moved and Drown seconded to have staff determine the proper vernacular and approach to the budget to ensure funding is available for the project. Motion carried unanimously.

- Proposed lane reconfiguration at 6<sup>th</sup> and Jackson – Jones explained that there are some suggestions for realigning the intersection at 6<sup>th</sup> and Jackson and he displayed an aerial photo with an overlay drawing to show the alternatives. He said he would favor alternative 1 to alternative 2. He discussed the property across the street on 6<sup>th</sup>. He said if the Board wanted to move forward, the City might want to purchase the right-of-way from the URA. Riedner gave background information on the alternative reconfigurations of the intersection. Discussions are ongoing. There was discussion about the designs. MacDonald explained the issues with the intersection and discussed the options in detail. Lamar said this has been discussed before and he has the same concerns. The existing conflict keeps people on their toes and there is concern about the speed of traffic increasing. Before this is decided, he would like to have a better sense of the orientation of the Hello Walk. He would rather have a roundabout there. MacDonald said the right-of-way for a roundabout would likely be much larger. Drown asked if there are more accidents at this intersection. MacDonald said those records are available. Drown said he would prefer not to have a larger intersection here. Riedner said this is the cornerstone of this property and it needs to be inviting. At this point, it is just an issue of being informed. There was a study done some time ago that involved having a roundabout in this area. Scott discussed having a drop-off point at the Hello Walk and how that might work with realignment of the intersection. There was more discussion about the design. Drown discussed bike holding areas at intersections and Lamar said that although they work well in some areas, he is not sure it would work in this area. The Board will keep in mind what will be on the property when making any decision.
- Anderson Group LLC Promissory Note – Jones said he sent the Promissory Note to the Anderson Group to be signed. He said he indicated to them that the rebate would be sent after the taxes were paid.

5. Alturas Technology Park Status – Jeff Jones

Jones said there is someone looking at four lots at Alturas and he will keep the Board informed as he learns more. There was discussion about having enough power in the area. Jones said there should be enough at Alturas but there may not be for the Industrial Park so they are looking at what can be done to address that issue.

6. Adjournment – The meeting adjourned at 8:31 a.m.