



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

Lamar called the meeting to order at 7:02 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
Dave McGraw	Jeff Jones, Executive Director	Tim Brown, City Councilmember
Tom Lamar	Don Palmer, Finance Director	
Steve McGeehan	Gary Riedner, City Supervisor	
Sue Scott	Jen Pfiffner, Assistant to the City Supervisor	
Brandy Sullivan		
Steve Drown		

Absent: John McCabe

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 August 09, 2011 Meeting
  - B. ~~August~~ July Financials

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

Scott moved and McGraw 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 – Loan Payment from Legacy Crossing to Alturas – Don Palmer  
Palmer explained that staff is recommending payment from Legacy Crossing to Alturas to pay back funds originally borrowed to assist in organization and set up of the Legacy Crossing District. Increment from both districts has been higher than expected allowing for the repayment to Alturas. The increased increment is due to the reassessment of Legacy Crossing.

Scott moved to approve the loan payment from Legacy Crossing to Alturas, Steve McGeehan seconded the motion. Motion carried unanimously.

Sullivan noted the timing of the reassessment providing a larger than expected amount of revenue to the URA and that the Board should be mindful of the increased revenues. Jones explained that increased revenues are a benefit of the reassessment, what the URA chooses to do with the money is important,

holding the revenues in reserve is not the purpose of the agency, using the funds to facilitate projects in the District and provides a structure that allows for a variety of methods for development to occur.

Palmer commended the Board for their use of funds. He also provided a historical perspective highlighting the struggles Alturas suffered in the beginning years of the district and how that compares to the ability of the agency to move Legacy Crossing forward while paying off loans in a timely manner and managing funds well.

#### 4. Public Hearing – MURA Proposed Budget for FY2012 – Don Palmer & Jeff Jones

Palmer and Jones presented the proposed budget, asking for a motion to open and close the budget hearing as well as a motion to approve and adopt the budget via a resolution after the budget hearing is closed.

Palmer presented the proposed budget and he and Jones addressed questions. Philosophies regarding the approach of development and marketing of the 6<sup>th</sup> and Jackson property were discussed. Further highlights included paying off the Thompson note on the Alturas site allowing the URA to exit the District early as desired by the Board.

Lamar opened the public hearing at 8:07 a.m. There being no comment offered, the public hearing was closed at 8:08 a.m.

Drown moved and McGeehan seconded approval of Resolution 2011-01 adopting the FY2012 budget. Motion carried unanimously.

Jones thanked Palmer and Joelle Dinubilo for their help and support in preparing the budget and the ongoing service they provide. Palmer also thanked Dinubilo.

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

##### o Sack Warehouse Building Demolition Status – Jeff Jones

Jones distributed a handout reviewing the history of the project noting that a negotiated price of \$32,500, or approximately \$10.85 per square foot for the demolition of the Sack Warehouse located on the property at 6<sup>th</sup> and Jackson Streets was reached after complying with the applicable statutes. If approved by the Board, the site would be fenced by next week and work completed in the next 45 days. Salvage will be given to the contractor. Erosion control is required. Funds should be available to accomplish the demolition of the smaller building and concrete pads, pending the cost of the asbestos abatement. Utility poles and the sidewalks will need to be relocated and constructed in the future. The project manual will be included in the contract.

ACTION: Discuss and direct staff as deemed appropriate.

McGraw moved and Scott seconded the motion to authorize the executive director to execute a lump sum (base bid) with Germer Construction, Inc. in the amount of \$32,500 for the demolition of the "Sack" Warehouse located at 317 West 6<sup>th</sup> Street, Moscow, Idaho, 83843. Motion carried unanimously.

Additional updates were given regarding activity in the district.

6. Alturas Technology Park Status – Jeff Jones

o Mowing and Weed Abatement

Jones explained that the agency has received complaints regarding the weeds and overgrowth on vacant Alturas sites. He said he contacted the City's Parks and Recreation Department to discuss regular maintenance on the site.

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