



Minutes: February 8, 2012, 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.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Tim Brown, Councilmember
Steve Drown	Stephanie Kalasz, City Clerk	Gina Taruscio, Executive Director Moscow Chamber of Commerce
Tom Lamar		Garrett Thompson
Brandy Sullivan		
Sue Scott		
Absent: Dave McGraw, Steve McGeehan		

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 January 18, 2011 Meeting
 - B. January Payables

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

Scott moved and Drown 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
 - o State of the City, February 15, 2012
 - o Audit Report /URA Annual Report (February 22, 2012, Important Meeting!)
 - o CEDA, Joint Annual Membership & Partner Meeting, February 16, 2012
 - o Idaho Economic Development Summit - Wednesday, February 29, 2012, 7:30 am – 4:30 pm (Boise)
 1. <http://www.idahoecomomicsummit.com/index.php>

Jones reminded the Board that the State of the City address by the Mayor will take place on February 15, 2012. He said that the annual report will be open for public comment after it is presented to the Board. The report will come before the Board for final approval in March. Jones let the Board know that the Joint Annual Membership and Partner Meeting of CEDA will be on February 16th. He also discussed what will take place at the Idaho Economic Development Summit on February 29th.

4. Legacy Crossing Urban Renewal District Status – Jeff Jones

- Asbestos Abatement, "Coffee House" building
- Demolition of "Coffee House" building & adjacent concrete pad
- Environmental Phase II /EPA Brownfield Multi-purpose Grant
- ALTA Survey
- Reurbanization Concepts (presentation)

Jones said a contract was signed for the abatement of the coffee house building and work will start soon. Demolition has been awarded as well and it will also start this week. The ALTA Survey will be the next step and then designing Hello Walk. The community should be involved in that process. There was discussion about how the design will be done. Jones displayed an aerial photo of the 6th and Jackson property. There was discussion about the location of the path. Scott said the pathway does not need to be the same as the view shed. She said the planned layout of the streets needs to be considered as well. Jones explained some options. Lamar said having a diagonal creates a statement and provides a long term vision. He would like to have the diagonal go to a round piece that provides more of a statement. It would also make it easier to have two lots to sell. Jones said he is considering what could be developed in the leftover area. He said even if the diagonal is kept, he would recommend a path looping back. He discussed other options. After further discussion, Drown suggested using something like paint for the path so it looks like something is being done but then path can be moved and it can be determined how people use the path. There was more discussion about possible layouts for the property.

Jones said at the last meeting, the URA voted to apply for a grant but staff found out later that the URA is not eligible for the grant. The City will apply for a grant to clean-up the property near Dumas Seed that the City purchased for a park. The clean-up will help the URA because that area is in Legacy Crossing. He would like to get a letter of support from the URA to include with the grant.

5. Alturas Technology Park Status – Jeff Jones

- RFIs

Jones discussed what areas of employment grew and which areas that went down. He gave an overview of the economy in our area. He explained what it means for the Urban Renewal Agency to do well. He discussed the benefit of the URA purchasing the 6th and Jackson property. He said the finances of the URA have been managed well. He said the practices of cooperation produce. There are six vacant lots that need to be sold in Alturas. The challenges for Legacy Crossing are very much the same. He discussed items that need to be considered in developing an urban renewal area. He said details matter so that needs to be considered with any design. He discussed some options that could be done including agreements with property owners to assist with enhancements. Bonds and owner participations agreements are both tools to accomplish improvements. Jones discussed getting companies in for a site visit. He displayed the information that he sends to companies. There was discussion about the URA having paid off the Thompson note and it was mentioned that Legacy Crossing has paid off the loan from Alturas.

6. Site Selection

- Annual Site Selection Survey – [Area Development Magazine](#)

Jones discussed Area Development Magazine and explained what the area development drivers are. Incentives have moved up on the list to number one or number two. The URA is designed to be an incentive for projects. He went through the list of items considered in site selection. There are many areas where Moscow scores high. There was general discussion.

Adjournment – The meeting adjourned at 8:06 a.m.