



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

McCabe called the meeting to order at 7:04 a.m.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Tim Brown, Councilmember
Steve McGeehan	Don Palmer, Finance Director	Garrett Thompson
Tom Lamar	Gary J. Riedner, City Supervisor	Patrick Vaughan, Latah County Assessor
Brandy Sullivan	Stephanie Kalasz, City Clerk	Robin Fahle Ohlgren, LEDC
Dave McGraw		

Absent: Steve Drown, Sue Scott

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 October 24, 2012 Meeting
 - B. October Payables
 - C. October Financials

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

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

2. Public Comment for items *not on agenda*: 3 minute limit – None offered.
3. Announcements
 - o Intermodal Transit Center /College Street, Grand Opening, December 14, 2012 @ 2:30Pm
 - o Farmers Market Strategic Plan Update, January 10, 2013 & February 07, 2013, City Council Chambers
 - o CEDA’s 2012 Annual Meeting, Thursday, February 21, 2013 at the Red Lion Hotel in Lewiston

Jones discussed the upcoming events listed above and encouraged everyone to attend. He said the Palouse Knowledge Corridor is having its business showcase today which will focus on computer and software related technologies.

4. MURA December Meetings Schedule – Jeff Jones
 Jones said one meeting per month has worked out well for the holiday season. He suggested cancelling the December 26th and got consensus to do so from the Board.

5. Update on Latah County Erroneous Increment Calculation – Jeff Jones

Jones said staff received a spreadsheet from the County so it will be reviewed parcel by parcel to determine whether there are any inconsistencies. There will be a report on that in January. Vaughan said the issue was not with assessment but with current base values which lead to incorrect increment. There was some discussion. Vaughan said assessments are a different discussion. The issue that led to error was incorrect calculations on the base.

McGeehan asked how the retroactive payment will be dealt with since more taxes may have been collected than should have been. Jones said there are a lot of challenges with how to do it. Vaughan said he emailed the prosecutor to discuss the issue and whether a remedy is required. This is a very unique situation.

Sullivan asked when this began. Vaughan said it was 2009, 2010 and 2011. There was discussion about the base when the district started and some general discussion about how assessments relate. Vaughan said it was the new calculation that was done when the district started that was erroneous. There was more discussion about how the error occurred. Lamar said it will be helpful to get the report in January which needs to be very clear and understandable. Brown asked about the URA paying back tax money. Vaughan said everyone he has talked to over the last few months is just interested in moving forward. He said he has no authority over that though. There was more discussion about the error.

6. Legacy Crossing Update – Jeff Jones

- ALTA Survey Status (6th and Jackson) – Jeff Jones
- EPA Cleanup Grant – Jeff Jones
- Estimated impact of proposed personal property tax legislation

Jones said the draft of the survey document should be ready by mid-December. He discussed what will be included on the document. There is some contamination on the 6th Street property so staff is applying for an EPA Cleanup Grant. He said losing an estimated 35% of the URA's revenue stream has led staff to request a hardship so the match will be waived. The estimated impact of personal property legislation would result in the loss of an additional \$12,870 to the Legacy Crossing District. Hopefully the legislature will not pass the legislation without allowing for a way to backfill those taxes. Some URAs will not be able to meet their debt obligations if that happens. There was some discussion about the legislation. McGraw said there are some versions of the change that include a way to backfill. The Association of Idaho Counties sent a letter of concern about the legislation.

7. Alturas Update – Jeff Jones

- Estimated impact of proposed personal property tax legislation
- CC&Rs Property Assessments

Jones said the loss for Alturas would be roughly \$85,000 if the personal property tax legislation is approved with no backfill provision. He said the URA was approached to pay in the property owners' association but there is a provision in the CC&Rs that exempts the URA from being required to do so.

Adjournment - The meeting adjourned at 7:43.