



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

McCabe called the meeting to order at 7:03 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Pat Vaughan, County Assessor
Dave McGraw	Gary Riedner, City Supervisor	Tim Brown, Councilmember
Steve McGeehan	Sue Nelson, Finance	Garrett Thompson
Brandy Sullivan	Stephanie Kalasz, City Clerk	
Sue Scott		

Absent: Steve Drown, Tom Lamar

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 22, 2013 Meeting
  - B. May Payables and 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 MURA Budget Workshop, July 10, 2013

Jones reminded the Board that a budget workshop will be held on July 10<sup>th</sup> so that is an important meeting to attend.

Riedner reported on the meeting at the Association of Idaho Cities regarding urban renewal agencies. He said Shoshone County put a URA on the ballot and the initiative was voted down. It seems that the trend is that when a URA is formed people look to see if they can challenge it legally. There seems to be a grassroots group that is against urban renewal agencies. He discussed various URA projects around the state and said Moscow's is very conservative. He said there was a presentation from the Idaho Tax Commission regarding the change to personal property tax. There are some complicated calculations. There will be no way of tracking that information in the future because items that are under the exemption limit will not need to be reported so there will be no way to calculate the loss. There was discussion about the tax issue and what the legal argument is against urban renewal agencies.

#### 4. Economic Indicators (national, regional, local) – Jeff Jones

Jones went through the current status of economic indicators. He discussed job growth in Latah County over the past few years which is improving. He discussed housing starts and said the trend is moving up and housing prices have increased around the country and in Moscow. He explained what industrial production is and said several states are now expanding. Idaho is still in recovery. Latah County wages are healthy. He displayed a graph to show government transfers in Latah County. Riedner about the trend that more was owed on houses than the current value and asked if that has improved. Jones said it will be about five years before that will be fixed but it is improving. There was discussion about wages in the area.

#### 5. WebLOCI, Fiscal Impact Analysis Tool

Jones said WebLOCI is a fiscal impact tool that staff recently purchased. He explained how the tool can be used for forecasting to determine the net cost of a project to the City. The license was purchased in a way that would allow staff to do calculations for the County or the School District as well. He discussed the different types of economic analysis tools currently have available. Riedner said these tools are good to show people why Moscow is a great place to be.

#### 6. Alturas Update – Jeff Jones

- Real Estate Services Request for Proposal (RFP)
- Sewer Extension /Update
- Potential EV Charging Station

Jones said he got a little behind on the Real Estate Services Request because the EPA grant required a work plan to be submitted by June 14<sup>th</sup>. It was a 55 pages document and a lot of work. It has been submitted and it will be reviewed and they will notify staff about any changes that need to be made. He said his new target date for the RFP is three weeks. The attorney has recommended that the Agency advertise for the services. He said the sewer extension project is moving forward and the bid was awarded to Western Construction and Excavation of Lewiston whose bid was slightly under the engineer's estimate. The URA has prepaid the City for the project.

Jones said he has been having discussions with Paul Kimmell regarding a potential EV charging station for electric vehicles. He displayed a map to show where charging stations are available. Kimmell indicated that there will be a quick charge station in Rosalia so Moscow would be a good spot to have another. Jones displayed a drawing of what the station might look like. He said he thinks this might be a good fit for a lot at Alturas and indicated that they would want to ensure that the station could be used for a bus as well as cars in the event that our buses eventually go electric. There was discussion about whether Legacy Crossing would be a better location. Jones said he has also been approached about having some type of station for the trail and the charging station could serve in that capacity as well. Sullivan said it would be nice to have it in Legacy Crossing so people would have access to businesses and the University of Idaho.

#### 7. Legacy Crossing Update – Jeff Jones

- EPA Brownfield Cleanup Grant (6<sup>th</sup> and Jackson)
- Property Acquisition (4.1 Acres) by the University of Idaho
- Staff Report, Wintz & Company, Owner Participation Agreement (will be distributed at the meeting)

Jones said the EPA Brownfield Cleanup Grant information has been submitted. They will use a design-build contract so an RFP will not be necessary for each phase of the project. There is a significant amount of interest for projects in the area. The University of Idaho received permission to acquire property in the Legacy Crossing District. They are interested in forming a planning committee to partner in developing that property. There was discussion about whether the area would be tax exempt. Jones said staff is still working on the owner's participation agreement with Wintz and Company. He said he made an application to the Director's Fund at the Department of Commerce and it looks like money will be secured that way. He is putting together a term sheet. He displayed photos of the construction on the building and explained that there may be a water problem in the alley behind the building.

Adjournment – The meeting adjourned at 8:12 a.m.