



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

McCabe called the meeting to order at 7:01 a.m.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Tim Brown, Councilmember
Dave McGraw	Don Palmer, Finance Director	
Steve McGeehan	Gary Riedner, City Supervisor	
Steve Drown	Stephanie Kalasz, City Clerk	
Sue Scott		

Absent: Brandy Sullivan, 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 July 10, 2013 Meeting
 - B. June Financials

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

It was moved and seconded to approve the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit – No comment was offered.
3. Announcements
 - Moscow Farmers Market, Saturday, July 27, 2013, 8:00 a.m. - 1:00 p.m.
 - Redevelopment Association of Idaho (Monthly Meeting), Thursday, August 15, 2013, 9:00 a.m. – 3:00 p.m., Coeur d'Alene, Post Falls and/or Hayden (agenda is under development).
 - Moscow Urban Renewal Agency, Budget Adoption Hearing, Wednesday, August 14, 2013, 7:00 a.m.

Jones went through the announcements listed above and provided some details about the Redevelopment Association of Idaho meeting. He said he will be attending the meeting as well as Ryan Armbruster. Armbruster will be attending the Moscow Urban Renewal Agency meeting on August 14th so it will be a good time to ask questions. Jones said the public hearing on the budget will be on August 14th. The legal notice will go out this afternoon with publication to be on July 27th and August 3rd.

4. Second Budget Workshop (Fiscal Year 2014 Approved Budget) – Jeff Jones/Don Palmer

Jones discussed the corrections that have been made to the budget since the last meeting. He explained that the Brownfield Revolving Loan (RLF) fund managed by the Council of Governments has been eliminated

within the State of Idaho by the EPA so there is no longer a low interest loan option. There was some discussion about budget changes that were due to the clean-up grant (based on when it is anticipated that the work would occur) and what affect not having a low interest loan will have. Scott moved to approve the revised budget and McGraw seconded the motion. Motion carried unanimously.

5. Legacy Crossing Update – Jeff Jones

- EPA Cleanup Grant Work Plan – 6th and Jackson
- 409 S. Jackson Street, Wintz & Company
- Mixed-Use Project Example: Brattleboro Food Co-op, Brattleboro, VT (short video)

Jones gave an update on the clean-up plan for the 6th and Jackson property and the timing of the clean-up grant from the EPA. He discussed the changes that the EPA has asked staff to include in the plan. There was discussion about the specifics of the clean-up.

Jones gave an update on the project at 409 Jackson Street and said Wintz and Company has been given permission to remove the old trees. A more appropriate variety of tree will be planted. He said he took Gynii Gilliam and Hank Ebert from the Department of Commerce along with County Commissioner Tom Stroschein for a tour of the building. The project is progressing well. He said they plan to be active in the building in November. The company will ask the Agency to assist with broadband and sidewalk improvements. The first bid for fiber optic improvements was slightly over \$20,000.

Jones discussed considerations for development of the 6th and Jackson property. He displayed a drawing and floor plan of a multi-use development in Vermont. He played a video about the Brattleboro Food Co-op and Affordable Housing Project. The video discussed the project's energy efficiency and the fact that 400 jobs were created. Jones said the town has about 12,000 people. Drown asked about the funding. Jones said there are 6,000 members in their Co-op and indicated that there are a large number of people who have signed up for the Co-op in Moscow. He said there were 24 residential units in the project. The store is just under 15,000 square feet. He said he has been tracking the project for some time because he wanted to see how it would work.

6. Alturas Update – Jeff Jones

- ADA Compliant Pedestrian Drops
- Alturas Drive – Mountain View Sewer Extension
- Brokerage Services RFP

Jones said Public Works has engaged a contractor to install the ADA compliant pedestrian drops in Alturas. There are approximately ten drops that need to be installed and they are about \$2,155 each. The Mountain View Sewer Extension Project is expected to start next week. He said the easement agreement between the Agency, Thompsons and Soil Conservation Office should be completed soon. He said he has been working on the Brokerage Services RFP and expects it to be made available in August. After the deadline, the proposers will need to be reviewed by a panel. He explained how he is crafting the RFP to help avoid conflicts of interest. McCabe asked if there has been any interest in the lots. Jones said no, only in the 6th and Jackson property. He explained that if the lots are not sold prior to closing the District, the URA will still own the lots and will continue to market the property. There was some discussion.

Adjournment – The next meeting will be on August 14, 2013. There being no further discussion, the meeting concluded at 7:40 a.m.