



Minutes: August 14, 2013, 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	Ryan Armbruster, MURA Attorney
Dave McGraw	Don Palmer, Finance Director	
Tom Lamar	Gary Riedner, City Supervisor	
Steve Drown	Stephanie Kalasz, City Clerk	

Absent: Brandy Sullivan, Sue Scott, 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 July 24, 2013 Meeting
 - B. July Payables

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

McGraw 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 Moscow Farmers Market, Saturday, August 17, 2013, 8:00 a.m. - 1:00 p.m.
 - o Redevelopment Association of Idaho (Monthly Meeting /Tour), Thursday, August 15, 2013, 9:00 a.m. – 3:00 p.m., 105 N 1st St #100, Coeur d'Alene, ID 83814
 - o Inland NW Partners, September 17, 2013, 9:00 a.m. - 2:00 p.m., Clearwater River Casino & Lodge Lewiston, ID

Jones discussed the items listed above and provided some information.

4. Public Hearing – Proposed FY2014 Budget – Jeff Jones/Don Palmer

ACTION: After considering public testimony, adopt FY2014 Budget and the corresponding Budget Resolution 2013-02 or take such other action deemed appropriate.

Jones provided some background information on the budget preparation and thanked staff for their work on the document. There was some discussion. McCabe opened the public hearing at 7:09 a.m. There being no

public testimony offered on the budget, the public hearing closed at 7:09 a.m. Lamar moved to adopt the FY2014 budget and corresponding Resolution 2013-02. Drown 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

Jones discussed the valuations of the Legacy Crossing District and explained the decrease due to personal property tax being taken away. He discussed removing the contamination from the 6th and Jackson Property as well as the timeframe and tasks involved. He gave an update on the project being done by Wintz & Company and explained what may be proposed in an owner participation agreement (OPA). There was discussion about the project being done by the University of Idaho on recently obtained property in Legacy Crossing. Jones said there was an initial meeting between the University, City and Gritman Hospital and he explained what has been discussed. He said he has been tasked with working up an RFI/RFP and invite the development community to suggest some design possibilities towards meeting the needs of the University and Gritman that would be compatible with the Legacy Crossing Redevelopment District Plan. Riedner said the development has to meet the market and the RFP would bring developers into the project. Expanding the tax exempt area would not be good for the City. Jones discussed some mixed uses that he has looked at around the country. Lamar expressed concern about the lack of imagination that seems to come from developers. There was some discussion. Riedner said the good thing is that the URA was invited into the process. Drown said the University is much more conscious about the environment and what things look like now then it was ten years ago. There was some discussion about the Jackson Street property.

6. Alturas Update – Jeff Jones

- ADA Compliant Pedestrian Drops
- Alturas Drive – Mountain View Sewer Extension
- Easement Agreement between Thompson Development., LLC Eckhardt Properties, LLC and the Moscow Urban Renewal Agency
- Brokerage Services RFP

Jones said there is construction going on at Alturas. The Mountain View Sewer Extension has started and ADA Compliant Pedestrian Drops will be started soon. He said the Easement Agreement between Thompson Development and the Moscow Urban Renewal Agency has been finalized which will make it easier to market the lots. It is anticipated that the Brokerage Services RFP will be finalized today.

Motion to adjourn to Executive Session per Idaho Code 67-2345(1)(f). The meeting will not reconvene.

7:31 a.m.

McGraw moved to adjourn to Executive Session per Idaho Code 67-2345(1)(f) for potential litigation. Lamar seconded the motion. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

McGraw recused himself from the discussion so there was no longer a quorum for the meeting.

Lamar moved and Drown seconded to close the executive session. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

The meeting adjourned at 7:32 a.m.