



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

McCabe called the meeting to order at 7:00 a.m.

Attendance:

Commission Members	Staff Present	Others
John McCabe, Chair	Gary J. Riedner, Interim Exec. Director/City Supervisor	Pat Vaughan, Assessor
John Weber	Don Palmer, Finance Director	Garrett Thompson
Dave McGraw	Bill Belknap, Community Development Director	
Steve Drown	Stephanie Kalasz, City Clerk	
Steve McGeehan		
Brandy Sullivan		
Art Bettge		

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 August 27, 2014
- B. August 2014 Payables

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

McGraw moved and Bettge seconded approval of the consent agenda. Motion carried unanimously.

2. **Public Comment for items *not on agenda*:** 3 minute limit – No public comments were offered.

3. **Announcements** – Gary J. Riedner

Riedner invited everyone to the Vandal Town Block Party which will take place on Friday evening.

4. **Public Hearing – Proposed FY2015 Budget – Gary J. Riedner/Don Palmer**

It was discovered that the published notice for the public hearing for the URA budget which was held on August 13 was deficient because it failed to include the attached table, which is required by law. The notice has been re-published for public hearing to be held on Wednesday, September 24.

ACTION: After considering public testimony, adopt FY2015 Budget and the corresponding Budget Resolution 2014-05 or take such other action deemed appropriate.

Riedner explained that the table was not published with the public hearing notice so staff republished the notice with the table for a public hearing on September 24th. He said nothing has changed since the item was considered on August 13th. He went through the budget presentation. Palmer explained the sources and uses budget statement.

The public hearing opened at 7:18 a.m. There was no testimony so the public hearing closed at 7:18 a.m. Weber moved and McGeehan seconded approval of the FY2015 Budget and Resolution 2014-05. Motion carried unanimously.

5. Release and Settlement Agreement with Latah County – Gary J. Riedner

The attached Release and Settlement Agreement has been approved by Latah County, after several drafts submitted by Ryan Armbruster, the Agency's attorney. The terms of the Agreement have been discussed with the URA Commissioners and the Agreement has been prepared with their direction. The repayment terms have been considered and included in the FY2015 Agency budget.

ACTION: Approve Release and Settlement Agreement and corresponding Resolution 2014-06 as presented or take such other action deemed appropriate.

McGraw recused himself from this item. Riedner presented the item as written above. He provided background information on the issue which was an increment error which resulted in the URA being overpaid. The proposed agreement addresses the issue and a schedule for repayment of the funds. He explained the agreement. Sullivan asked if it was possible to pay off the increment at an accelerated rate. Riedner said yes if the money comes available the agency could choose to pay more. Weber moved to accept the Release and Settlement Agreement and corresponding Resolution 2014-06. Bettge seconded the motion. Roll Call Vote: Ayes: 6. Nays: None. Abstentions: None. Recused: McGraw. Motion carried.

6. Owner Participation Agreement with Moscow Investments LLC – Gary J. Riedner

Moscow Investments LLC is developing, the Jimmy Johns restaurant at the northwest corner of 6th & Jackson streets. The building site is located in the Central Business District and within the Legacy Crossing Urban Renewal District. As noted in the attached Memo, the sidewalk has been removed from the public right-of-way and the two street trees are damaged and have to be removed for safety reasons. Although the developer is required to replace the sidewalks in their previous configuration, there is an interest in improving the sidewalks and public amenities in a similar fashion as the sidewalk configuration being installed adjacent to the EMSI building, to the north. There are no requirements for public improvements as a condition of the building construction, so, other than replacing the sidewalks in their previous condition, the developer's participation is voluntary. Staff has been working with the City, the developer and the Idaho Transportation Department to prepare a project which is designed to meet the intent of the Legacy Crossing District and improve walkability, accessibility and safety. Staff has prepared a draft Owner Participation Agreement and Resolution for the Commission's consideration.

ACTION: Approve Owner Participation Agreement with Moscow Investments LLC and adopt Resolution 2014-07 as presented or take such other action deemed appropriate.

Riedner presented the issue as written above. He said no public improvements were required as part of the Jimmy Johns project. He discussed the other improvements that have been made to the street frontage on S. Jackson. He said the goal would be to have similar improvements in front of Jimmy Johns. He explained what is proposed to be done and how the project is proposed to be funded. The City Council will vote on the funding on

October 6th but they seem to be in favor of the project. He explained that the Idaho Transportation Department has to approve the project for it to move forward and also explained the process if the project is not approved.

McGeehan confirmed that the City and the Developer will each cover half of the project. It was mentioned that with the owner participation agreement the developer would be reimbursed. Drown said this is a thorough process. He moved to approve the Owner Participation Agreement with Moscow Investments LLC and adopt Resolution 2014-07 and Bettge seconded the motion. There was some discussion. Motion carried unanimously.

7. General Agency Updates– Gary J. Riedner

- Standing Committees
- Redevelopment Association of Idaho

Riedner said staff would like to have the Finance Committee look over owner participation agreements in the future. He said the Marketing Committee will likely meet at the end of October. The Legislative Committee will get started in late October or early November.

Riedner distributed a brochure for the Redevelopment Association of Idaho. He said they will try to anticipate what legislation might be brought forward that will affect Urban Renewal Agencies. He discussed the two types of urban renewal and possible legislation. He explained the importance of letting people know what the Urban Renewal Agency does and educating the legislators.

8. Legacy Crossing Update – Gary J. Riedner

- Update on Absorption/Market Study
- EPA Assessment/Cleanup Grant

Riedner provided an update on the absorption market study. Sullivan and Belknap discussed the market study and what is hoped to be gained from it.

Riedner updated the Board on the EPA Assessment/Cleanup Grant and how staff is proceeding with that project. The plan is still to proceed with remediation next spring. It will be ready for development after the cleanup.

9. Alturas Update – Gary J. Riedner

- Marketing Campaign and Strategy Update

Riedner said there is no update on the marketing campaign.

10. Executive Session – Pursuant to Idaho Code Section 67-2345

Weber moved and Bettge seconded to move into an executive session pursuant to Idaho Code Section 67-2345 and the meeting will not reconvene in open session. Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.

The executive session started at 8:15 a.m. Attendance: John McCabe, Art Bettge, Dave McGraw, Steve Drown, Steve McGeehan, Brandy Sullivan, John Weber, Gary Riedner, Bill Belknap, Don Palmer, Stephanie Kalasz

11. Adjourn

The executive ended and meeting adjourned at 8:47 a.m.