



City of Moscow Council Chambers • 206 E 3<sup>rd</sup> 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	Mayor Lambert
John Weber	Don Palmer, Finance Director	Gina Taruscio, Chamber
Steve McGeehan	Bill Belknap, Community Development Director	Members of the Public
Brandy Sullivan	Stephanie Kalasz, City Clerk	
Art Bettge	Alisa Anderson, Grants Manager	
Steve Drown		
Dave McGraw		

- 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 January 21, 2014
- B. January 2015 Financials

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

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

- 2. Public Comment for items *not on agenda*:** 3 minute limit – None offered

- 3. Announcements – Gary J. Riedner**

Riedner said there will be a water basin adjudication workshop on February 24<sup>th</sup>. The Mayor’s State of the City Address will be at noon today and is sponsored by the Chamber of Commerce.

- 4. Update on Public Improvements at 6th & Jackson Intersection – Gary J. Riedner**

Staff will report on the status of the proposed intersection improvements and impacts on adjacent properties.

Riedner displayed a drawing of the proposed public improvements at the URA 6<sup>th</sup> and Jackson property. He discussed what is proposed to be done and said the improvements need to be approved by the Idaho Transportation Department (ITD). When staff has the drawings they will be brought to the Board for consideration. There was discussion about some signs being removed in the area and about details of the drawing.

- 5. 6th and Jackson Property - Gary J. Riedner**

Proposals were received in response to the RFP issued for the development of the MURA’s property located at the southwest corner of the intersection of 6<sup>th</sup> & Jackson streets in Moscow and have been assessed by the Review

Committee. Staff will present an overview of the proposals and distribute the individual proposals to the Agency Board.

**ACTION:** Receive presentation and proposals and set date for discussion of selection of successful proposal or take such other action deemed appropriate.

Riedner presented the issue as written above. He displayed an old aerial photo of the property that was purchased by the URA in 2010. He discussed issues with the property including clean-up and utilities. He explained the history of the Legacy Crossing District and the community vision for the area. He listed the key redevelopment elements and discussed the design guidelines for the Legacy Crossing Overlay District. He said the reason behind purchasing the property was the development of the Hello Walk since imposing the requirement upon a private property owner was not feasible. He read some excerpts from the minutes at the time of the acquisition. He displayed a layout of the originally proposed design for Hello Walk. He discussed the tax exempt status of the property and the URA's requirements to maintain that status. He explained what has been done to the property to date.

Riedner discussed the RFP process and explained what was included in the information packet and the choices of the Board regarding the proposals. He discussed how a selected project would proceed. He displayed the stated RFP objectives and requirements and provided an overview. He discussed the evaluation criteria. He said three proposals were received and all have been brought forward for consideration. He said the proposals are still confidential documents and public records requests are currently being reviewed by the Agency's Attorney. All but the financial information is considered open to public review at this time. He gave an overview of each project (Andersons, Gritman and Sangria) and displayed drawings and diagrams of the proposed developments. He said the proposals were reviewed by six assessors and he explained the matrix criteria used. He discussed the proposal review process and said the rankings were included in the proposals given to the Board. The proposals ranked Sangria first, Gritman second and Anderson Group third and most of the assessors came up with the same results. He said it is now up to the URA Board to make a decision and he discussed the next steps. There was some discussion.

There was discussion about scheduling presentations from the proposers. Staff will try to make Thursday, February 26<sup>th</sup> work. There was also discussion about taking public comment and Riedner said it is not appropriate at this time. He indicated that the Board needs to base the decision on the proposal, not on public opinion. He said after a proposer is chosen then public comment could be taken. There was some discussion and the Board said they would like to have an approximate 30 minute discussion after the presentations and they may make a final decision at that time but if they cannot come to an agreement then the decision may come at a later meeting.

A break was taken at 8:03 a.m. The meeting reconvened at 8:13 a.m.

#### **6. Request for Additional Funding for Legal Services for Redevelopment Association of Idaho (RAI) Legislative Support – Gary J. Riedner**

Due to two-prong legislative action this year on efforts to restrict/change/update current urban renewal legislation, a significant amount of time for all RAI Board members and for the RAI legal team at Elam & Burke has been necessary. Because of this, there will be substantially more legal expense than prior years. As such, a request is being made for members to approve an increased amount of funding for the 2015 legal legislative fund. The Moscow Urban Renewal Agency is being requested to consider increasing its contribution.

**ACTION:** Discuss increase and provide staff direction.

Riedner said there is a movement in Boise to redraft the urban renewal laws with some people looking at Utah as an example. He explained the reasoning behind it and what they would like to do. He said this is a project requiring a lot of attention so the RAI is requesting that each agency increase its contribution toward legal services. He asked the Board to increase its participation from \$500 to \$1000.

Weber said the work needs done and it is important to stay on top of things as well as be a leader. This is not a lot of money. McGraw said in terms of lawyers \$500 isn't much and he asked if more would be needed. Riedner said the RAI may ask for more if needed. McGraw moved and Bettge seconded to increase the URA's contribution from \$500 to \$1000. There was discussion about the professional services line item. Motion carried unanimously.

#### **7. General Agency Updates– Gary J. Riedner**

- Standing Committee Appointments
  - Legislative Committee
  - Marketing Committee
  - Finance Committee
- Redevelopment Association of Idaho

Riedner indicated that that Legislative Committee met and he distributed related information. He said there is proposed legislation that would prohibit entities from using eminent domain for paths and trails. The second legislation is would prohibit the use of tax allocation revenues for municipal buildings. RAI will be taking a stance against this legislation. They would rather have the entire URA law revised instead of making piece meal changes each year. There is a transportation bill being considered and the funding would be used to improve deteriorating bridges. There is also a local option sales tax bill. There is still a movement to have URA Board members elected but we like our model. There is still discussion about the length of time allowed for districts. He said the Board will be kept updated as the legislative session continues. There was some discussion.

He said the Marketing Committee will be meeting soon as well as the Finance Committee. Palmer said staff is finishing up the Audit with Presnell Gage and as soon as it is ready the Finance Committee will meet.

#### **8. Legacy Crossing Update – Gary J. Riedner**

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

Riedner said the final draft of the Absorption Study will be presented soon. He said staff has met regarding the EPA Assessment/Cleanup Grant and he discussed how the clean-up will be done. He displayed an aerial photo of the 6<sup>th</sup> and Jackson property that had an overlay to show utilities and need to be relocated underground.

#### **9. Alturas Update – Gary J. Riedner**

No report was given. Riedner said he did talk to a business owner in Colorado but nothing has come of it that he is aware of.

#### **10. Adjourn**

The meeting adjourned at 8:48 a.m.