



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	Bill Belknap, Executive Director	Mayor Bill Lambert
Steve Drown	Gary J. Riedner, City Supervisor	Tom Lamar, BOCC
Brandy Sullivan	Don Palmer, Finance Director	Gina Taruscio, Chamber
Art Bettge	Anne Peterson, Deputy Clerk	Justin Rasmussen
Dave McGraw	Stephanie Kalasz, City Clerk	Victoria Seever
John Weber		
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 August 12th, 2015
 - B. July 2015 Financials

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

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

2. **Public Comment for items *not on agenda*:** Three minute limit – No comments were offered.
3. **Announcements** – No announcements were offered.
4. **Discussion Regarding Alturas Technology Park Zoning and Private Covenants – Bill Belknap**
 Recently there has been renewed interest in what land uses are permitted within the Alturas Technology Park which was developed by the MURA. Land uses within the Park are regulated by both the Research, Technology and Office (RTO) Zoning District and the private restrictive covenants that were placed upon the property by the Agency at the time of development of each phase of the subdivision. There are perceptions that the RTO district is potentially too restrictive which has inhibited investment and development within the Park. Staff will provide an overview of the RTO District, detail the private restrictive covenants that are in place for both Phase I and Phase II of the development, and share research that was conducted to examine common allowed uses in research and technology districts in other communities.

ACTION: Receive report and provide Staff direction; or take such other action deemed appropriate.

Belknap said there is a perception that zoning and covenants in Alturas are too restrictive. He provided the Board with background information. He discussed the circumstances at plan development and the primary goals and objectives. He explained the anticipated land uses in the area and the Research, Technology and Office Zoning District. He listed the RTO District principal and accessory uses as well as conditional and special uses. He went through limitations on uses. He explained the challenges of the District and discussed the covenants in Phase I and Phase II properties including restrictions. He had staff look into how other entities handle research and technology uses and zoning. He reviewed the information they found. He read the recommendations of the Planning Department and displayed a chart of proposed uses in the RTO Zone. He said the purpose of today's meeting was primarily to inform the Board and there are a number of potential actions which he discussed. He said staff would like to continue the conversation in a future meeting after doing more research. The business owners will need to be contacted as well to have this discussion. There was discussion about whether there have been inquiries from interested businesses that would not be allowed in the business. Belknap invited Justin Rasmussen from Palouse Commercial Real Estate to speak.

Rasmussen said he has been working with Shelley Bennett for a year. His approach for marketing is to streamline the process and identify companies that could go into that area and do a presentation for them. He discussed the issues that have come up when they have talked to businesses about the possibility of developing in Alturas. Many feel the covenants are too restrictive and don't want to make an investment there. He said he think the proposed changes would be helpful. There was discussion about the marketability of the property in the event that the business needs to sell the property in the future. Rasmussen said more businesses are looking for a smaller footprint instead of a big box building. There was some discussion about the proposed language, limitations and uses. Bettge said he thinks staff is taking the right approach. Drown said he would like staff to look into how people address filling technology parks. There are models that staff could look at to reenergize the park. Bettge said educating the current tenants is important as well. McGeehan said the concerns need to be addressed in a positive light and that these changes can be beneficial to the companies in Alturas.

Weber said Alturas I was successful and Alturas II was more restrictive and lot sales have stagnated. He discussed the benefit of making the uses less restrictive. There was discussion about what is needed to amend the covenants. Belknap said it would be nice to have the same covenants for the entire park. There was discussion about the proposed language. Riedner said the business model has changed since 1996. He said the original plan was to house tech companies that started out of the university. He explained that the issue is not about traffic. This park was built with public funds and retail medical offices do not need assistance with development. The intent is not to sell lots but to encourage certain types of businesses and development. Belknap said staff will continue research and obtain input from Alturas occupants and property owners. When that is completed, staff will bring back information to the Board.

5. 6th and Jackson Environmental Remediation Project and Grant Report – Bill Belknap

Staff will provide an update on the 6th and Jackson property environmental remediation and the additional EPA cleanup grant fund application process.

ACTION: Receive report and provide Staff direction; or take such other action deemed appropriate.

Belknap said the Work Plan is still out for public comment. He met with owner of potential disposal site to discuss disposal costs and obligations. He explained some options for disposal. Staff is working on a Memorandum of Understanding with the property owner of the land where the contaminated dirt will be taken. Fill has been stockpiled for the project. Staff is currently finalizing project specifications for Phase I of remediation with the hope to ask for bids next week. Staff has requested a quote for remediation amendment material to procure in advance to expedite remediation efforts. Staff is also preparing Phase II specifications to follow excavation activities and the EPA has notified staff that an additional \$85,000 in grant funding is available this calendar year so staff will make that application and the work plan will need to be amended. Staff is hoping to have it complete before winter weather sets in.

6. Redevelopment Association of Idaho (RAI) Report – Gary Riedner

Riedner said there is an interim committee in the legislature looking at urban renewal. It was formed primarily due to concerns about urban renewal agencies. He explained some of the concerns which included the fact that the board is not elected as well as the scope of some of the projects. He discussed what the Committee is doing. There are three additional meetings before the end of the year. There is a belief that Utah does it right so some of their example may be followed. He went through part of a presentation that was given to the Committee and discussed several successful projects. He explained the benefits of a URA. The URA law was drafted because development had stagnated in the state. He said the annual meeting of the RAI will be on the 15th of September. He is encouraging the RAI to take a position of advocacy. He said if the Board can go talk to the legislators personally it will have more impact. He said the meeting will be in February if anyone can go.

7. General District Updates – Bill Belknap

- Legacy Crossing District
- Alturas District

Belknap said a new car dealer is going into the Ambassador Auto building. He discussed some improvements that he wants to discuss with the Idaho Transportation Department. He said the Council will consider an ordinance to dissolve the Alturas Tax Allocation District.

McGeehan said this is John McCabe's last meeting and it is sad when someone great leaves. He thanked McCabe for his service to the Board. Mayor Lambert said McCabe has been on the URA for 15 years and he has helped make it a success. He said Moscow's loss is Lewiston's gain. He thanked him for his service. Riedner said he has worked with McCabe for many years. He said McCabe has always brought a steady hand and steadfastness as Chair of the Board. Around the state the URA has a great reputation and McCabe has had a hand in that. Mayor Lambert presented McCabe with an award for his service.

8. Adjourn - Executive Session per Idaho Code 74-206(1)(C) and (F) – The meeting will not reconvene.

At 8:33 a.m. Weber moved and McGeehan seconded to adjourn into executive session per Idaho Code 74-206(1)(C) and (F). Motion carried unanimously.

The executive session started at 8:34 a.m. Present: Steve Drown, Art Bettge, Dave McGraw, John McCabe, Steve McGeehan, Brandy Sullivan, John Weber, Bill Belknap, Don Palmer, Anne Peterson and Stephanie Kalasz. The Executive Session concluded at 8:42 a.m.