

MINUTES
URBAN RENEWAL AGENCY
April 24, 2007

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Tuesday, 24th April 2007 in the Moscow City Council Chambers.

Attendance:

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Robin Woods
John Weber	Don Palmer, Finance Director	Aaron Ament
Mike Thomason	Bill Belknap, Asst. City Supervisor	Margaret Howlett
	Tanya Shull, Accounting Specialist	Bob Greene
	Anne Clapperton, Planner I	
	Bryn Booker, Administrative Intern	
	Laurie Lewis, Deputy City Clerk	

1. Approval of Minutes –February 20, 2007

Weber moved to approve the minutes of February 20, 2007. Thomason seconded. Motion carried unanimously.

2. Election of Vice Chair – John McCabe

Mack turned in a letter of resignation. McCabe moved to accept the resignation and Thomason seconded. Motion carried unanimously.

3. Accounts Payable – Don Palmer/Tanya Shull

Palmer explained the accounts payable to date. One payable is to use the land sale proceeds of \$70,395.54 to pay down the principal balance of note from Thompson. Weber moved, Thomason seconded, to approve the pay down of the principal. Motion carried unanimously.

4. Annual Audit / Budget Resolution – Don Palmer

Palmer described the audit report and explained each section. Riedner thought it was significant to point out the increase in tax revenue which shows the URA is making a difference. Weber moved and Thomason seconded to accept report. Motion carried unanimously.

Palmer explained that the URA did not officially approve the 2007 budget with a resolution. Gary said there should be a sentence inserted into this proposed resolution stating it applies as of October 1, 2006. Thomason moved and Weber seconded to approve the resolution with the addition of the sentence. Motion carried unanimously.

5. Annual Report – Gary J. Riedner

Riedner explained that the URA is required to send an annual report to City Council. The report is due March 31st of each year. The audit was not ready at that time so the annual report was delayed. The signature page will be reprinted with Mack and Gress removed. Weber moved and Thomason seconded to accept the report. Motion carried unanimously.

6. Update of ECO-Analysts DDA – Gary J. Riedner

Riedner said the DDA calls out dates for certain things to be done. This was amended with the change some of the dates. Final construction drawings were due in March, yet still have not been received. A set of drawings were faxed/mailed yesterday. Riedner is suggesting that the final construction drawings due

date should be amended to May 31, 2007. Shelley Bennett explained that ECO-Analysts is in the process of finishing the construction drawings and hope the construction start date could be extended to Spring 2008. She does have a letter of commitment from ECO-Analysts.

Weber doesn't want to hold them up or put them under the gun. Thomason asked if the URA should move construction drawings submittal to June 1, 2007 and construction to June 1, 2008. Riedner suggested a submission of construction drawings to June 1, 2007 and delay construction commencement date to a later meeting so that he can have a conversation with the developer and Community Development. He explained that the extension of a year is extraordinary. Thomason moved to change the date of construction document submittal due date to June 1, 2007. Weber seconded. Motion carried unanimously. Staff will meet with Mr. Lester and bring a suggested date for construction commencement.

7. Draft Resolution for Expansion of URA Commission Members – Gary J. Riedner

Riedner explained the history of the URA membership. State Code directs no less than three and no more than nine commissioners. The draft resolution requests to expand the board by two members (a total of seven) and designate certain seats. Two seats would be designated for Council members with 2 year terms. One seat would be designated to a County Commissioner with a 2 year term. The remainder four seats would be at-large City residents for 5 year terms. This draft resolution went before the Administrative Committee yesterday as a report.

Palmer explained a letter was received from Pilcher stating that a year and half ago the City of Moscow was not in compliance with the audit. Palmer read from the Pilcher letter.

Thomason stated a larger board would provide the ability for committee work. He feels it would be more inclusive and provide a wider range of voices. Thomason moved to accept the resolution for expansion of the URA Commission members from five to seven with the stated designations. Weber seconded. Motion carried unanimously.

8. Update Pearwood LLC DDA – Gary J. Riedner

Riedner explained the submission of final construction drawings were due March 15th and were received April 20th. He proposes the date be changed to reflect drawings to the URA on April 24th. He also would propose commencement of construction be changed to July 1st, 2007 as they are still testing water on site. Thomason moved to approve the construction drawing date be April 24, 2007 and commencement of construction to July 1, 2007. Weber seconded. Motion carried unanimously.

9. Request for Utility Easement by Thompson – Shelley Bennett

Bennett explained that Indian Hills Sixth Addition is being reviewed for platting and zoning. A sewer easement is proposed across the lot west of the lot purchased by EcoAnalysts in Alturas II in order to access the public sewer line located in Alturas Drive. Thomason moved to approve the easement with a requirement that it be for one lot only and that if the sewerline fails, it be hooked up directly to City sewer to be located in the public right-of-way south of the proposed lot. Weber seconded. Motion carried unanimously.

10. Potential Downtown URA Project – Gary J. Riedner

Riedner put a potential URA project area map on the screen. Riedner described the boundaries of the area. The opportunity here is to influence redevelopment of the area adjacent to 6th Street south and east to Highway 95 and other areas and to use the increment for projects in the area. He explained that this project, along with Alturas, includes for just under 10% of the assessed value of the City.

Margaret Howlett, Executive Director of the Latah Economic Development Council, asked what happens if the valuation rises above 10% after development has begun. Riedner said the valuation is based on the base year of the project.

Bob Greene, 521 S Main St, a downtown business owner, thinks this proposed project has many problems. He feels urban renewal means urban removal. Greene believes the project area is too large and if the goal of the URA is to foster economic development, there are other ways to do so. Other issues Greene has with the project are it is too diverse, needs a hearing and findings of facts, a statement of how the revenues will be used and to be sure it will not be a tax burden.

Riedner replied stating the formation of a district doesn't change owner's rights to develop as allowed by regulations. He explained that any plan the URA proposes must be approved by the URA Board, the City's Planning and Zoning Commission and the City Council. This proposal provides maximum flexibility by including the downtown and also provides a funding opportunity for future programs. Riedner said the first requirement is to do an eligibility study.

Thomason suggested finishing this discussion and the rest of the agenda next week.

11. Update on Refinance of URA Bonds – Don Palmer

Postponed until next meeting.

12. Schedule Public Hearing for Budget – Don Palmer

Palmer said the City budget public hearing is scheduled for August 6th and suggested scheduling the URA budget hearing on August 7th. Weber moved and Thomason seconded. Motion carried unanimously..

13. Schedule Next Meeting – Gary J. Riedner

Members agreed to meet next week, Thursday, May 3, 2007 at 7:00 a.m.

14. Adjourn

McCabe adjourned the meeting at 8:35am.