

MINUTES
URBAN RENEWAL AGENCY
May 24, 2007

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

Attendance:

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Aaron Ament
John Weber	Bill Belknap, Comm. Dev. Director	BJ Swanson
Mike Thomason	Anne Clapperton, Planner I	
	Bryn Booker, Administrative Intern	
	Stephanie Kalasz, City Clerk	

Chair McCabe called the meeting to order and asked for a moment of silence to think about the victims of the weekend shootings.

1. Approval of Minutes from April 24, May 3 and May 17, 2007

Thomason moved and Weber seconded approval of the minutes. Motion carried unanimously.

2. Resolution for Funding Eligibility Study - Gary J. Riedner

Riedner said the Resolution is to allow up to \$30,000 generated by Alturas I and II to be used toward the eligibility study and development of a plan for the proposed project. He said if the Board prefers, the Resolution can include only the \$3,400 for the eligibility study and another resolution can be done later for other project expenses. Riedner said he would like to have it contingent upon URA Attorney Ryan Armbruster's approval because Armbruster has not reviewed it yet.

Thomason asked about the interest rate. Riedner said it would be the same as the last few months with the State Investment Pool. If the project doesn't come to fruition, the money will be lost so it is taking a chance. He explained more about the financing.

Weber said the money will eventually be paid by the taxpayer any way you look at it. The final payment would be coming out of tax generated money regardless. He said we need to look at this as if it is something that the URA is going to do. The Board has a good idea of the areas it wants to look at and it is a risk that needs to be taken. He said the property owners indicate that they want to proceed. He said we are still waiting to hear back from the railroad but all of the other owners are willing to pay \$1500 each to offset the cost of Kendig Keast.

Thomason said he is a little tentative about this and at this time, he would be more comfortable with the \$4,000 amount and he moved to do so. Weber said he would go either way but if Thomason is more comfortable with the lower amount, he will go along. He seconded the motion. McCabe asked if it would be the same type of document to increase the amount. Riedner said yes, he would just change it to indicate that the amount is being increased to pursue the project. Thomason said since the Board will probably contain seven members, the additional members can be in on the next vote. McCabe explained the motion verified that it includes review of the document by Ryan Armbruster. Motion carried unanimously.

Ament asked if Thomason would feel more comfortable if the Council would guarantee the loan. Thomason said he would be more comfortable with it.

3. Retention of Harlan Mann to Conduct Eligibility Study – Gary J. Riedner

Riedner said explained what has been done in regard to Harlan Mann. He said Mann has been given a map of the general area proposed with the understanding that it may change in the process.

Weber moved to give Riedner the authority to hire Harlan Mann to do the feasibility study for the amount of \$3,400 which is within the \$4,000 appropriated contingent on approval by Ryan Armbruster. Thomason seconded the motion. Ament asked if it would just include the right-of-ways in the Central Business District. Riedner said Mann will get everything discussed so far. He said he would like to give up to \$4,000 authority in case looking at the right-of-way only portion and other options makes the contract cost higher. Weber and Thomason agreed. McCabe reviewed the motion. Motion carried unanimously.

4. Added Item – Other Business

Ament said last night at the Planning and Zoning Commission meeting, a residential development was discussed that will be behind Alturas I with a future development that would block off all development to the south. He wanted to know if that fits with the URA plan and with the Knowledge Corridor. He asked if we are being short-sighted with the RTO Zone. He said at one time, a third phase was discussed so he wondered if the URA wanted to weigh in on it. Riedner said he believes that Ament is talking about Indian Hills 6th. Ament said it would be future development after Indian Hills 6th. Belknap said some of the land is proposed to be R2 and there is a piece proposed to be MB. Riedner said in the April meeting, the URA approved the granting of a sewer easement for this lot. He said there aren't any concrete plans for Alturas III but there were for I and II. However, that doesn't mean it can't happen. He said the URA doesn't own any of that property and it isn't under option but that doesn't mean we can't talk to the property owner. He said there are five lots left in Alturas II and there is no plan to start something else when there are only a certain number of lots left.

Weber said he believes that nothing was planned there and the project stopped where it did because Blaine Street was going to get very steep. Thomason said he hasn't given it a lot of thought but originally he thought it might be good to have RTO Zones around other places in the City instead of all in one place. He said he saw a plan for the area many years ago and has always thought that it would be R2. Swanson said she understands that the property owner wants to make money on his property but homes don't make much in the way of taxes for the City. She said clustering RTO Zone only works in cities over 100,000. She said it needs to be a place where high tech businesses would want to go. Thomason said when the Sweet Avenue property is developed, there might be an opportunity for some RTO Zoning there. Riedner discussed some possibilities. He said there should be discussion about what a next phase would be. A map of the preliminary plat for Indian Hills 6th was displayed. Thomason said there is probably the potential to go either south or east. He said when there was the potential for Wal-Mart to go in property across the street, there was discussion of having another part of Alturas going across the street but the URA didn't seriously talk about influencing the development at that time.

Weber said the future PUD would fit well with what has already been done. The biggest issue would be whether we could get a deal on the land compared to what the URA has gotten in the past. He said he thinks those days are done and if the URA doesn't get a good deal, this can't be done.

Thomason said a good first step would be to talk to the property owners and see how it was received. Ament said it would be short-sighted not to allow for more development of our technology business area. He discussed some of the business challenges faced by the Council. He said he would like to have the possibilities considered. He said he doesn't want the RTO Zone cut off. He said getting Blaine Street to move all of the way through to Palouse River Drive would be a good thing. He wanted to investigate the possibility of development to the south rather than to the east.

Swanson asked about the zoning for the land to the east and was told that it is Farm-Ranch with an Extensive Commercial Comp Plan designation. She said it seems that would be the ideal place for the development. Riedner explained the history of the project and explained the designations on the map. He said the discussion is about what the URA wants. There was discussion about what was discussed previously regarding the projects. Thomason said he was on the LEDC when Alturas was first discussed and they did a lot of research on locations for the project. He said if it hadn't been for the Thompson family, it probably wouldn't have happened. He said he would be hesitant to do anything against what the Thompson family has planned since they were so generous. He said he would rather have a discussion with the Thompsons to see what their reaction would be to some of these ideas. Swanson said EMSI would fit with Alturas and the PUD would be a good buffer. She said the area to the east would probably be a better area than the area to the south. Riedner said there can certainly be discussions with the Thompsons about their plans for that property. It is about 77 acres in size.

Ament said he isn't trying to shut off the Thompsons' development but he was looking for some guidance or wishes that the URA could give to the City Council. He thinks it is owed to everyone to discuss what we want out there. Belknap said an additional plat would be required for the PUD area. He said right now, it is just proposed to be zoned R2. McCabe said he was at the first neighborhood meeting in regards to this project and it would be good for the URA to look at what they want for the future. He said it would probably be better to wait for all seven members before making a formal motion. Weber said he wouldn't have a problem with McCabe getting together with Ted Thompson to discuss their plans for the property and, if appropriate, what the price might be for sale of the land. Thomason said we would need to know how much property to set aside.

Swanson said there was a plan for the 77 acres and she explained what she saw and some different options. She said the result could be high paying jobs.

5. Schedule Next Meeting – Gary J. Riedner

Riedner said the next meeting will be scheduled at a later date but it will probably be three weeks. He said he would like to talk about a public process for discussing project areas. At the next meeting, there will be discussion about a public hearing.

6. Adjourn

The meeting concluded at 8:05 a.m.