

MINUTES
URBAN RENEWAL AGENCY
July 12, 2007

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 12th July 2007 in the Moscow City Council Chambers.

Attendance:

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Mayor Chaney
John Weber	Bill Belknap, Comm. Dev. Director	BJ Swanson
Mike Thomason	Don Palmer, Finance Director	Jeff Martin
Jack Nelson	Anne Clapperton, Planner I	Shelley Bennett
Aaron Ament	Alisa Stone, Grants Coordinator	Margaret Howlett
Robin Woods	Tanya Shull, Finance	Rick Beebe
	Bryn Booker, Administrative Intern	Ted Thompson
Absent: Steve Drown	Stephanie Kalasz, City Clerk	Bret Keast
		Lloyd Mues
		Joe Huelett

McCabe welcomed Robin Woods as a new Board member. Woods said she is President of Alturas Analytics and has worked with the URA in purchasing a lot in Alturas II. She is looking forward to working with the URA. McCabe introduced City Councilmember Aaron Ament, also a new Board member, who said he is looking forward to this process.

1. Approval of Minutes from June 28, 2007

The minutes were approved as presented.

2. EcoAnalysts, LLC Disposition and Development Agrmt. - Gary J. Riedner

Riedner said he received correspondence from EcoAnalysts indicating that they took their building out to bid and the cost came out substantially more than what was anticipated. He said he is waiting to hear from Mr. Lester about a proposed timeline revision.

3. Budget Discussion - Don Palmer/Tanya Shull

Palmer presented the budget and explained the changes that were made since the Board's last review. Riedner explained the professional fee line item. There was discussion about possible funding for marketing and advertising of Alturas II. Riedner said he gets calls once or twice a month from real estate firms that cater to the high tech industry. Nelson asked about the development requirements for purchasing a lot and Riedner explained.

4. Kendig Keast Collaborative - Gary J. Riedner

Riedner introduced the issue. He said the Council will consider entering into the contract with Kendig Keast at the meeting on Monday. Belknap said he invited Mr. Keast to give an overview of the process and give the property owners an opportunity to ask questions. Mr. Keast distributed an example of the product that will be completed. He said there will be meetings with the property owners and then the citizens at large. He said use types, scales of buildings, etc. will be considered in the plan. There will be two alternative site plans for the property and from that, a consolidated plan will be completed. Riedner asked about the concept of meeting in September. Keast said all groups will walk the site. He will need to get as much information as possible prior to that meeting. After the site walk, he will meet

individually with each of the property owners. They would also like to have an individual meeting with the URA. Riedner asked how Keast would like to have communication and he indicated that he would like to have it directly.

Ament asked how the community would become involved and whether it would be Kendig Keast or the City that handled it. Keast discussed the options. Riedner said the URA Board has discussed having some public engagement meetings so it might be done through that venue as well.

Rick Beebe said it would be to everybody's benefit to have a public meeting in the evening. He said most people have very little understanding about what the URA does. This is an opportunity to showcase the URA but the community needs to be educated and input from citizens needs to be obtained.

Mayor Chaney said not all of the public will be able to participate directly but if the press can get involved and press releases issued to make people aware, it would be helpful. Riedner said staff is in the process of developing a PowerPoint presentation that would provide information to people about the URA. It may be ready for Board review by the next meeting.

Jeff Martin said they have developed a master plan for the property on the Crites site which they will provide to Kendig Keast. He asked when the meetings with property owners would be and was told September 10 and 13.

Woods asked what would be available in September and was told it would be something like the black and white drawing distributed. She asked why there would be two plans. Keast said it allows for more creativity and the possibility of merging the plans if it is desired.

Riedner said the report from Harlan Mann should be considered and approved by the second meeting of the Council in August. He hopes to have the report for Board review in two weeks.

Woods asked about the difference between the two plans. Keast said there may be differences of opinion in what people want so there could be something more urban or rural, dealing with parking and public spaces, etc.

Belknap explained how this could be included into the Comprehensive Plan. It will provide a more detailed vision for this area of the community. Beebe asked how much involvement the URA will have in the project, how much would be spent and how far the Board is willing to go. McCabe said these are the early stages. The eligibility study needs to be completed first and the project area would need to be determined. The URA is limited by how much of the tax area it can use. Riedner explained what URA money can be used for and how it is determined. He explained what happens in starting a project and the general rule for what is spent for a project. He said once the eligibility study is done, configuration of the area can be determined.

Lloyd Mues asked what determines eligibility and Riedner explained tax increment and slum and blight. He said there must be public benefit. Mayor Chaney asked about the disadvantaged border community aspect. Riedner explained that aspect and said both were done initially for the URA plan. He said most URAs in Idaho have only used the Local Economic Development Act for the tax increment financing.

Palmer asked Keast if there is a before and after on what might be developed so costs can be assigned as to what the cost of sidewalks, etc. would be. Keast said their portion is more conceptual. Riedner said Kendig Keast is not going to create a plan that will go out to an architect to draw up. This is a conceptual plan and once it is approved, it will be up to the property owners and the URA to work together. He said there is still a business functioning in that area as well and they have not indicated that they want to move. It has to be inviting for a business to move. He said there may be potential for use of industrial revenue bonds as well.

Ament asked if the URA assisted Crites in moving, could it be outside the project area. Riedner said yes but the URA might not be able to make improvements outside the area.

Nelson asked how obligated a property owner is to follow the plan. Riedner said it is essentially a partnership between the City and URA. He said the purpose of zoning is to influence and restrict development. He said if the URA is going to provide some type of financial assistance, the owners of property will have to develop according to that plan. He said if what the community wants can't turn a dollar, then the developers will say that something different needs to be done.

Thomason said there is private property, public at large and the URA. Different ideas of what should happen in the area will be obtained and the URA will help the owners and the public both get something they want. Thomason asked if Keast had some experience with this type of thing and was told yes.

Ament said the URA can't decide what they will contribute until they know what the property owners want to do. He said Keast will take several groups and come up with two concepts.

McCabe thanked the property owners for attending the meeting. Mayor Chaney said however the project area is divided from the community, it will set an example for the rest of the community and hopefully other businesses will be inspired by the ideas.

5. Communication from Lake City/Capital City Development Corporations - Gary J. Riedner

Riedner referred to a letter included in the packet from the Lake City and Capital City Development Corporations. He explained the goal of reaching the Legislature and educating them about urban renewal agencies. Ament asked if the law changes, could it affect the agreements with the property owners. Riedner said if there is an agreement in place, then it can't be changed. He explained why people sometimes find urban renewal agencies objectionable. Mayor Chaney said if we are the poster child for the URAs that do it right, it may show people the good side.

Woods asked when the contract would be considered as executed and if that would be setting the boundaries. Riedner said once the boundary lines are set, they can't be changed. He said when the boundaries are set, so is the increment. The Legislature could change the scope of what a URA can pay for and what the Board could do would depend on when the development is done unless a contract is signed with the property owner prior to changes in the law.

Thomason said the idea is really not to hoard the money but to benefit the community with improvements. Riedner said most entities are supportive assuming that the properties will be back on the tax rolls as soon as possible.

Ament said when the public presentation is made, they should know it is only eight years until Alturas comes back on the tax rolls. Nelson said if the development wouldn't have happened without the renewal, then the Commissioners don't mind but if it would have happened anyway, then they are losing money. Riedner said one issue is to have a development that attracts people rather than one that does not. If the development is something everyone wants, then people want to come in and property taxes are likely to increase. Mayor Chaney said the district will also serve to improve areas that might otherwise not be improved.

Stone said once the area is set, then DEQ can help with environmental and look at private and public properties and provide financial assistance for clean-up. Beebe said there are many things that he wouldn't be able to build that the URA can offer.

6. Schedule Next Meeting - Gary J. Riedner

The next meeting was tentatively scheduled for July 26, 2007 but will depend on whether Harlan Mann has finished the feasibility study.

7. Adjourn

The meeting adjourned at 8:15 a.m.