

**MINUTES**  
**URBAN RENEWAL AGENCY**  
**August 30, 2007**

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 30<sup>th</sup> August 2007 in the Moscow City Council Chambers.

**Attendance:**

| Commission Members  | City Staff Present                | Others Present   |
|---------------------|-----------------------------------|------------------|
| John McCabe, Chair  | Gary J. Riedner, City Supervisor  | BJ Swanson       |
| John Weber          | Don Palmer, Finance Director      | Margaret Howlett |
| Steve Drown         | Anne Clapperton, Planner I        | Shelley Bennett  |
| Jack Nelson         | Kathleen Burns, Arts Director     | Mayor Chaney     |
| Mike Thomason       | Bill Belknap, Comm. Dev. Director | Harlan Mann      |
| Robin Woods         | Bryn Booker, Admin. Intern        | Tara Roberts     |
|                     | Alisa Stone, Grants Coordinator   |                  |
| Absent: Aaron Ament | Stephanie Kalasz, City Clerk      |                  |

**1. Approval of Minutes - August 23, 2007**

Nelson moved and Weber seconded approval of the minutes. Palmer suggested a change. The minutes were approved with the change.

**2. Eligibility Study Presentation - Harlan Mann/Gary J. Riedner**

On April 24, 2007, the Moscow Urban Renewal Agency retained Harlan Mann to conduct an Eligibility Study pursuant to Idaho Code 50-2008. Mr. Mann will be present at the August 30, 2007 Urban Renewal Agency meeting to present the report and explain his findings. If, subsequent to the presentation and discussion, the URA accepts said findings and report, the attached Resolution can be passed by the Agency Board accepting the report finding that the Greater Downtown Moscow Area is eligible as an urban renewal area and justifying the area as appropriate for an urban renewal project and authorizing the Chair to transmit the report and Resolution to the Moscow City Council for its consideration for designation of an urban renewal area and seeking further direction from the City Council. If the City Council accepts the report and determines that the Greater Moscow Downtown Area is a deteriorated and/or deteriorating area as defined by Idaho Code §§ 50-2018(H) and (I) and 50-2903(7)(B), then the City Council may, by resolution, direct the URA to commence and complete preparation of an urban renewal plan, including proposing the boundaries thereof.

**ACTION:** Accept report; adopt Resolution and authorize transmittal to City Council or take such other action deemed appropriate.

Mann explained the purpose of the Eligibility Study and what the findings need to be in order to have an urban renewal project. He discussed the report findings and mentioned the areas that meet the criteria which are shown on the map. He gave the reasons for having an urban renewal project rather than having the City do the improvements. He discussed having a better interface with the University of Idaho. He discussed parking at various buildings and said there are areas with parking problems which are indicated on the map. He discussed gravel streets in the community and said much of the research was done by walking around. He discussed public works

infrastructure. He explained diversity of ownership. In theory, if there were a few blocks owned by some big developers some big redevelopment can be accomplished. It is much more difficult with many owners. He said some fire hydrants in the area are difficult to use and storm drainage is another area where urban renewal could help.

Mayor Chaney asked if there is any special provision for absentee owners where the building is owned by someone away from town and the business owner is here. Mann said that situation is common and he gave an example of a proposed project in Idaho Falls. Mayor Chaney asked if any of the numbers were confound since the railroad abandonment was not completed and Mann said no.

Woods said some of these things are public works projects and others are façade. She asked what types of projects are more common for URA projects. Mann said Lake City has done a lot with façade but others urban renewal agencies have not.

Riedner said the action for the Board today is to accept the report and if appropriate pass a Resolution to have the City Council review the report. If the City Council adopts its Resolution, then hearings will be planned to set up the size of the proposed project area.

Riedner discussed the timeline for the project. Nelson said that much of the area looks like it needs repair for public works projects and those are things that should be done by the City. Mann said the URA has the ability to assist private development in a more direct manner. Riedner said the URA can do things that the City can do as well and probably will do some time but this provides the opportunity to influence development in the area.

Drown said he endorses this area. He said there is a sense that this area is a part of downtown. There are deficiencies but there is a great deal of potential as well.

Woods confirmed that the URA is not obligated to fix any of these things specifically, it is just to designate a project area.

Weber moved to accept the report, adopt the Resolution and authorize the transmittal of the Resolution to the City Council. Drown seconded the motion. The motion carried unanimously.

### **3. Next Steps - Gary J. Riedner**

#### **Public Information Process**

- ✓ **URA Background and General Information**
- ✓ **History of Alturas Technology Park URA Projects**
- ✓ **Proposal for Greater Downtown Moscow Urban Renewal District**
- ✓ **Proposal for Setting Boundaries of Greater Downtown URA District**

Riedner noted things that need to be done now that the Resolution has been accepted. He said Mann will attend the City Council meeting on the 17<sup>th</sup> to answer any questions. He said staff is working on a PowerPoint to provide information regarding what the URA is doing in the community. He said the 10% rule still needs to be calculated. He explained the process with Kendig Keast. He said letters will be sent out to remind everyone of the meetings.

It is anticipated that the next meeting will be on September 20<sup>th</sup>. He invited the URA to attend the Council meeting on the 17<sup>th</sup>.

Nelson said there is an agenda item of Urban Renewal at the Association of Idaho Counties meeting that will be in Moscow on the week of the 17<sup>th</sup>. Riedner said impact fees will be discussed as well.

Mayor Chaney said the new Director of the Department of Commerce will be visiting as well, probably around the 18<sup>th</sup> or 19<sup>th</sup>.

Other Business:

Mike Thomason said he will be resigning. McCabe said Thomason will be missed.

The meeting adjourned at 8:05 a.m.