

**MINUTES  
URBAN RENEWAL AGENCY  
October 23, 2007**

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 23<sup>rd</sup> October 2007 in the Moscow City Council Chambers.

***Attendance:***

Commission Members	City Staff Present	Others Present
John McCabe, Chair	Gary J. Riedner, City Supervisor	Margaret Howlett
Aaron Ament	Don Palmer, Finance Director	
John Weber	Alisa Stone, Grants Coordinator	
Jack Nelson	Anne Clapperton, Planner I	
Robin Woods	Bryn Booker, Admin. Intern	
	Stephanie Kalasz, City Clerk	

Absent: Steve Drown

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**1. Approval of Minutes - October 11, 2007**

The minutes were approved unanimously.

**2. Approval of Accounts Payable - Don Palmer/Tanya Shull**

This was heard as item 3. Woods asked that retiring the bonds early be a discussion topic for the Board. Palmer said the bonds will probably be paid off early. He said if several lots are sold, the Board could decide to pay the bonds prior to paying the Thompson note. Weber moved and Ament seconded approval of the accounts payable. There was concern about one half of the fee to the City not being included on the accounts payable. Palmer will check on that issue and report back to the Board. Motion carried unanimously.

**3. Review and Approval of Public Information Process - Gary J. Riedner**

Staff has developed a calendar of public informational and input meetings regarding the consideration of implementing an Urban Renewal Project and Revenue Allocation Area for the Downtown agribusiness/railroad corridor.

**ACTION:** Review calendar of informational and public meetings and presentation and provide feedback.

This was heard as item 2. Riedner distributed a calendar and discussed the timeline. He said he would like to have at least a few Board Members at each meeting. He said hopefully questions about tax increment and the effect on taxpayers will be discussed at the meetings. Two plans were distributed, one that was used on Phase 2 of Alturas and the other a sample from Post Falls. Woods asked if the possibility of a new zoning district would be discussed. Riedner said it may be discussed some but it would be premature to do much of that at this time.

Nelson asked if the property owners gave input on what they want. Riedner said most of them want general business. The plans are not set. Much of the development depends on funding. Nelson asked if the current zoning would accommodate the Anderson plan. Riedner said no because it is currently zoned Industrial which would not accommodate retail and residential mixed use. Ament said the URA should be pleased first because taxpayer money is being used to build up the area. We don't want zoning in pieces. Riedner said the Board can make a zoning recommendation but

the decision is made by the City Council. Nelson requested a map depicting who the property owners are in the area.

Riedner gave the presentation that will be given to the public at the education meetings. Woods asked if the slum and blight term was necessary since we have the disadvantaged border community. Riedner explained why both were used. There was discussion about the types of projects that can be funded by an urban renewal agency and by a city and whether the City should have maintained some of the public infrastructure that is currently in the proposed project area.

Woods suggested that it is easier to see white letters on a dark background so it might work better to change some of the lettering. She said there should be pictures of the types of projects that could be done in Moscow rather than big projects that have been done in other cities. Nelson said we don't know what the URAs involvement will be at this point so it is difficult to figure out what to include. Weber asked if there is any way to avoid the term slum and blight. Riedner said we could say deteriorating and deteriorated. Nelson said the word obsolete could be used as well. Ament said he thought the information was good. Riedner said there will be a slide to show who gets the three percent property tax increase. He said there will also be information regarding the fact that this project is development driven.

There was discussion on the process for selecting someone to write the plan. The informational presentation will be emailed to the Board.

The meeting adjourned at 8:19 a.m.