

**MINUTES  
URBAN RENEWAL AGENCY  
February 21, 2008**

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:00 a.m. Thursday, 21<sup>st</sup> February in the Moscow City Council Chambers.

***Attendance:***

<u>Commission Members</u>	<u>City Staff Present</u>	<u>Others Present</u>
John McCabe, Chair	Gary J. Riedner, City Supervisor	Pat Raffee
Robin Woods	Anne Clapperton, Asst. Comm.Dev. Dir.	Nels Reece
Brandy Sullivan	Don Palmer, Finance Director	BJ Swanson
Tom Lamar	Kathleen Burns, Arts Director	Joel Plaskon
Jack Nelson	Bill Belknap	
	Jen Pffifner, Asst. City Supervisor	
	Stephanie Kalasz, City Clerk	

Absent: John Weber, Steve Drown

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**1. Approval of Minutes - February 5, 2008**

The minutes were approved as presented.

**2. Added Item: Financials - Don Palmer**

A balance sheet and disbursement report were distributed. Palmer went through the report and said the financial outlook is good. Riedner asked Palmer to do a report next time on what the URA will need to get through the year and to look at the possibility of making additional payments on the Alturas II property purchase note. Palmer said an audit report will be given to the Board in the near future.

**3. Review of Elements of Draft Legacy Crossing Urban Renewal Plan - Pat Raffee/Gary J. Riedner**

The draft plan was distributed to the Board. Riedner said the Council approved Resolution 2008-05 expanding the project area which is similar to the resolution approved by the URA at the last meeting. He displayed a proposed zoning map for the project area. He said this is an assumption that was utilized in the draft plan. He displayed a map of the redevelopment index and explained how to read it. He said conservative estimates were made on whether each of the properties would be developed to determine what the tax increment might be. Nelson said 24 years is a long time to sit with nothing going on. Raffee said some people may be waiting for the URA Plan to be completed and then they will propose a development. Swanson asked why UI land was included in the URA. Riedner said there is no financial impact but including the area gives some flexibility for projects that would benefit the public. There is the potential of a joint projects between the UI and the URA and the inclusion allows for that participation.

Raffee said we started with a legal framework that the plan must contain. The specific goals, etc. have been evolving and as the decisions were made, new items were added. In general, the plan gives broad direction with plenty of flexibility. There are aspects of the PUD overlay that have been included in the plan. There was discussion about industrial uses that might remain in the area although regular industrial uses and not desired by the URA or Council. Raffee went through the draft plan. She said the goals are on page 3 and 4; pages 7 through 10 have more specificity. She said mixed use is mentioned a lot. She said there are ideas about approving connectivity and transportation. Pages 10 through 20 are tools to accomplish the goals. She said the URA Board will be making a lot of decisions over the next several years. She said pages 21 through 25 have

references to types of construction and City Code. There is a move away from agri-business and industrial uses because they are considered to be no longer appropriate here. This is a very typical transition scenario. She discussed a list of projects that are possible for URA involvement. Riedner said we don't know what the effect of the PUD overlay will be. There will likely be a component of public art and parks but it is not a requirement and they have not been included in the infrastructure costs. He went through areas of the document that address public use areas. It is not required for the URA to participate but they have the ability if the right project is proposed. Lamar said he wants to make sure that those things are not overlooked. Woods asked about the bike path. Riedner said the City typically will help develop but if there is development going in along the path, we would ask the developer to contribute as well. If it does not make business sense, people will not come in to develop it. When Alturas I was developed, there was a park installed. Lamar said he wants to make sure there is funding available for parks.

Raffee said pages 25 to 32 include elements available to the agency for funding. All of the tools are listed. On page 28 the 10% limitation is discussed. She said Moscow URA projects are still below the cap. She said it looks like there will be money for the hard costs and to potentially close out the district early. The estimates are still being calculated. Riedner said we are trying to be very conservative with the estimates because estimates for Alturas were much rosier initially than what it turned out to be. The URA should start accumulating significant amounts of money from the district in year five.

Riedner said the plan has been reviewed by URA Attorney Ryan Armbruster. Riedner went through the calendar and explained the schedule. He said Armbruster suggested that the Board have a work session with the Council prior to the public hearing. Lamar said he will not be here on the 13<sup>th</sup> and Nelson said he would be gone as well. Woods asked if a conference call would be possible. Riedner asked if it would work to have it on the 6<sup>th</sup>. He will try to make the 6<sup>th</sup> work, revise the calendar and send it to the Board. Lamar said he would like parks included in the financial plan. Riedner said because we don't know what people will bring in, it is difficult to make assumptions. He said projects will be addressed as they are submitted to the Board. Lamar said it is easy for things to get dropped off if we don't have it in the plan. He would like to anticipate something. Lamar suggested having a list such as art, parks, pathways, etc. Woods said she would like a minimum as well. Lamar suggested having a map indicating which properties will generate taxes and which will not.

Raffee said the Board needs to have a no 'conflict of interest' statement so each member confirms that they do not own property or a business in the project area and have no financial interest.

#### **4. Presentation of UI Architecture Class Model for Legacy Crossing Urban Renewal Area - Nels Reece/Bill Belknap**

Nels Reece brought a model and posters to display from his class at the University of Idaho. He distributed a handout which he discussed. He described the process his class used to develop their vision for the project area. He explained the features of a green community which were part of the consideration for this project. He said although the goal was more, this project has approximately 25 dwelling units per acre. He pointed out the parking structures in the plan and said without them, this plan could not work. He said there are areas suggested for right-of-way to be used for pedestrians and for allowing emergency vehicles to get in. He said this was an amazing project, he gave everyone an A and they all worked very hard. He said it would be great if the owners would think outside of their particular property and take a bigger look at the whole area. It could be really wonderful. Swanson said this is an overall plan and it is wonderful because a person can

live there and be able to walk to services. Reece said the URA could perform a leadership function to make these suggestions. Burns discussed the possibility of limiting cars per apartment and have a car rental capability available. Woods asked if an underground parking garage would be okay in a floodplain area. Reece said one level could be done and pumping is possible but it does add to the cost. At some point, the developers will know how many units need to be installed per acre to fund the project. He said he would like to let President White know that the University can be involved in this project as well. Nelson asked if there is student housing included. Reece said he would like to but he expects that much of the housing will be expensive. It would be nice to have some subsidized and student housing and there might be federal programs that could help with it.

Sullivan asked about this development taking people away from [on March 27, 2008, Sullivan indicated that she was referring to the businesses on 6<sup>th</sup> Street, not downtown]. Reece said he thinks that people will tend to migrate downtown. There was a discussion about the possibility of moving the Farmers' Market to a place that could be used year-round. Belknap said there would be 1500 customers living right next door to downtown which should be a benefit. Lamar said the students have pointed out some important pedestrian walkways. Reece said there are areas that could have more dense development. He said this is a \$100,000 model and thanked the students for their work.

#### **5. Zoning Process and Discussion - Bill Belknap**

Belknap said the URA has the ability to assist a developer with incentives to build something like what is suggested in the model. If the developer does not want the incentives, he or she can do whatever is permitted in the zoning regulations. He said there has been discussion about creating an overlay district which would be what is currently in the model area. There would be articulated design standards and considerations for the site. He explained how the process would be handled. The Planning and Zoning Commission would evaluate the potential development for compliance.

Lamar said it would be great for Reece to meet with all of the landowners for a class to get them all to work together in planning for this area.

#### **6. Other Business**

The meeting adjourned at 9:07 a.m.