



Minutes: May 27, 2009 - 7 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:07 a.m. Wednesday, the 27th of May, 2009 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	Mayor Chaney
John Weber	Gary J. Riedner, City Supervisor	Steve Gill
Brandy Sullivan	Don Palmer, Finance Director	John Anderson
Tom Lamar	Kathleen Burns, Arts Director	Shelly Bennett
Jack Nelson	Stephanie Kalasz, City Clerk	Mary Jo Monahan
Absent: Steve Drown	Alisa Stone, Grants Coordinator	Michael Pereira

1. Consent Agenda - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - Minutes of May 13, 2009 meeting
 - April Financial Reports

Weber moved and Nelson seconded approval of the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit – No public comment was offered.
3. Announcements (including conflict of interest disclosures if any) – No announcements were made.
4. New Business:

- Brownfield Program Presentation (Steve Gill, Idaho Department of Environmental Quality)

Steve Gill discussed assessment coalitions and the submittal made by City of Moscow, Urban Renewal Agency and Latah County. He explained DEQ's brownfields programs history and mission. He said there are important considerations for the brownfields project: productive reuse; no confirmed contamination required; and it is not cleanup for cleanup's sake, there needs to be a big picture plan. DEQ funds site assessments and there is approximately \$300,000 annually. He gave an example of a project currently active in Moscow and discussed a community reinvestment pilot initiative. He explained the three step approach to the project: DEQ conducts limited brownfields inventory; EPA performs phase II environmental site assessment on the 5-acre Fountain Industrial Park Site; Coalition Members agree to work more proactively with the key property owners, with realtors handling these properties and with prospective purchasers to refine their assessment needs. He explained the timeline for the project. He displayed an example map of Sandpoint depicting clean-up sites. There will be meetings regarding how to move forward with the Fountain Property.

Mayor Chaney asked about the timing on various projects. Gill explained how the projects would be handled and said the EPA usually takes a little longer. He said the Lewiston DEQ office takes a more proactive approach. Stone said the coalition is City of Moscow, URA and Latah County. It is unknown how the applications will come back. There will be more information after the inventory is completed. Gill said in the northern regions, banks are funding phases I and II.

Lamar verified that money is available for clean-up and asked how far the funding will go. Gill said if the land was going to be a public space then some landscaping could be included but it depends on what the project is. There is also supplemental funding through clean-up grants. He said budgets across the state are fairly good for next year.

A break was taken at 7:40 a.m. The meeting returned to order at 7:49 a.m.

- Jackson Street Grain Elevator Project Presentation (John Anderson)

Anderson displayed an aerial view drawing of the area and said they would like to start working with the URA. He said he was told that the sidewalk, street lights, etc. are things that the URA can contribute to. He explained that the clean-up is about to start and he explained how it would be done as well as what has already been completed. They will try to maintain what the site means to the region. They are in favor of a hello walk along the property. He said he is here to discuss the Jackson Street approach. He explained the plan for the area. He said they are looking in to stubbing sewer and water in from highway 95 about 15 or 20 feet. They need to tie in to the sewer line. It will be between \$8,000 and \$14,000 to stub in the utilities. They have letters of intent for about 50 percent of the space at this time. He said they want the highest standards possible because they would eventually like to have residences on the site. He asked the URA to work with them to look at utility stub-ins. He said they have brought visitors in who want to see this project and they feel that they are doing something great for the city.

A citizen asked about the Otto Family and their involvement. Anderson said the Otto Family is part of the Anderson Group. He said Steve Otto is looking at a year-round market space and is considering examples such as Pike Place Market. A question was raised about parking. Anderson said they are looking at the possibility of building a parking structure but they still need to work on the design for that part of the project.

Mayor Chaney asked if Latah County Grain Growers has been contacted regarding the historical aspect of the project. Anderson said that happened some time ago. There will not be a museum but there will be historical photos or drawings throughout the site. He said the group will use as many local products as possible.

Cary asked about the types of businesses envisioned in the project. Anderson said they were recipients of a smart growth award and this will be mixed use. There will be local food and music vendors. The lower two levels will be designated for community space. They are looking at 28 residential units. There will also be some professional business space. High tech is important for this development. He is very excited about what is happening. They are focused on the clean-up right now although the development is very exciting.

Sullivan asked if there is a projected timeframe for when they will be ready for the utilities. Anderson said it should be about two months. Lamar asked if there was a formal request for help. Cary said not at this time. There is flexibility on how to provide assistance to the project.

5. Executive Director Report:

- Financial Summary Sheet – Cary said there was a draft financial summary sheet distributed to the Board. Sullivan asked questions about the financial statement. Cary said there is some potential increment in Legacy Crossing and he should have some projections in June. He displayed an aerial view of Alturas and said there may be additional revenue there due to the size of the revenue allocation area. Weber reminded the Board that money cannot be taken out of Alturas and put in Legacy Crossing. Cary said he has requested clarification on that with the legal counsel. He said expense estimates have been made as well and it will be presented to the Finance Committee soon.

There was general discussion about expenses and when increment is received.

- Budget Update – Report given with the report above.
- Future Meeting Schedule Reminders – Cary said the first meeting in June has been cancelled.

6. Executive Session: Pursuant to Idaho Code §67-2345, sub-section (1)(c) - to *conduct deliberations concerning acquiring an interest in real property not owned by a public agency* – None needed.

7. Adjournment – The meeting adjourned at 8:39 a.m.