



Commissioner McCabe called the Moscow Urban Renewal Agency meeting to order at 7:05 a.m. Wednesday, the 23rd of September, 2009 in the City of Moscow Council Chambers.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Travis Cary, MURA Executive Director	Steve Hollinghorst, UI
John Weber	Vim Braak, Intern	Phil Watson, UI
Brandy Sullivan	Alisa Stone, Grants Coordinator	Andy Jacobsen, KAQQ
Steve Drown	Don Palmer, Treasurer	
Steve McGeehan		
Tom Lamar		

Absent: Jack Nelson

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 September 9, 2009 meeting
 - August Financials

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

2. Public Comment for items *not on agenda*: 3 minute limit

No public comments offered.

3. Announcements (including conflict of interest disclosures if any)

Cary announced that Alturas Analytics will be having an open house for the new lab building on October 1st, 4-6 p.m.

4. City Services Agreement (Travis Cary)

Cary explained that the City Services Agreement was on the Agenda again because some minor edits were made during the City of Moscow review and approval process. Cary explained the minor edits and noted that no substantive changes were made

Weber moved and McGeehan seconded approval of the City Services Agreement. Motion carried unanimously.

5. Brownfield Grant Update (Alisa Stone)

Stone 's presentation provided details on the upcoming 2010 EPA Brownfield Coalition Grant. Stone explained that the URA would be a co-applicant along with the City of Moscow and Latah County (the Coalition). The first application submitted last year was not approved, but substantial feedback was received on how to improve the application for this year. The application will include more specific information about specific sites. A Majority of the sites are in the Legacy Crossing District. The grant is due on October 16th. An inventory is currently being completed by TerraGraphics. Stone is working with Michele Vichon from UI. There will be a public meeting regarding the grant on September 23rd at 5:30 p.m. and September 25th at 12:00 noon in City Hall Council Chambers. Stone said that the URA would need to provide a letter stating that they support the Coalition application and are eligible to apply.

6. Alturas Technology Park: Financial Impact Presentation (Willem Braak)

Braak provided a slide presentation detailing results of research conducted on the direct and indirect impacts of Alturas Technology Park. Braak discussed some of the philosophies and reasons for forming urban renewal agencies and then presented a graph that showed property values have increased about 12% on average per year since Alturas was created and are projected to increase about 9% per year until the plan expires in 2016. Five of the companies in Alturas are research and technology companies and have sales outside of the regional market. These companies are Alturas Analytics, Comtech AHA, EMSI, Anatek Labs, and Bio-Tracking. Braak presented a chart that showed these companies had \$23.6 Million in revenue and created an additional \$9.9 Million in indirect economic impacts. These companies also have 131 employees (123 FTEs) with an average pay of \$50,650. Braak then discussed internal rates of return and discount rates and presented a chart that displayed cashflow and breakeven data. Following the formal presentation Braak entertained a wide range of questions about implication of the results and general discussion about the success of the Alturas District. After the discussion, Cary noted that Braak would be making a similar presentation again at the upcoming Idaho chapter of the APA conference coming up on October 7-10 in Boise.

7. Adjournment

Meeting was adjourned at 8:18