



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

McCabe called the meeting to order at 7:07 a.m. and welcomed Dave McGraw who will likely be the Latah County Commissioner appointed to the URA Board.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Tim Brown, Councilmember
Brandy Sullivan	Don Palmer, Finance Director	Dave McGraw, Latah County Commissioner
Steve Drown	Henrienne Westberg, Finance	Karl Johnson, Chair, Fair & Affordable Housing Commission
Steve McGeehan	Stephanie Kalasz, City Clerk	
Sue Scott		
Tom Lamar		

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 from December 15, 2010 Meeting
 - December Financials
 - December Payables

Scott moved and Lamar seconded approval of the consent agenda. Motion carried unanimously.

2. Public Comment for items *not on agenda*: 3 minute limit – No comments were offered.
3. Announcements (including conflict of interest disclosures if any) – No announcements were made.
4. Economic Picture (National, States and Metro Areas) Construction Employment (State Rankings)

Jones explained that he would like to update the Board on the economic picture about once a month or as often as the government releases the data. He discussed what is important to look at such as changes in employment, housing starts, industrial production and house prices. He explained that the four indexes are averaged to find whether there is expansion, recession, risk or recovery. He displayed a map to show where each state stands based on the expansion, recession, risk and recovery scale. He discussed the situation in Idaho. Idaho is one of the highest states for foreclosure filing but Latah County is low. Prices are starting to trend downward. There was discussion about the housing prices in terms of the types of houses being sold and the amount prices have gone down since the market peaked. Jones compared construction employment in Idaho, Boise, Coeur d’Alene, Lewiston and Latah County. He explained that primary jobs are those that sell goods or services outside the local economy which imports money to the local market. He listed primary industries which include farming; mining; manufacturing; wholesale trade, transportation; and universities. In 2010, 326 government jobs were lost in Latah County. The

unemployment rate in the state of Idaho is slightly higher than the national average but Latah County is lower. He discussed lease rates and a new action plan for the URA and economic development in Moscow. He listed some goals for business development and expansion in this area. He said right now CEDA has \$4,000,000 in RLF money to lend and we can assist in that area. There are people who are trying to put projects together in the District and the information we will develop will be necessary for them.

Scott asked if anything medically related has been considered as a draw for this area. Jones said possibly but the region has lost a little over 30 jobs in that area. Palmer asked where numbers came from since existing information was not available. Jones explained that he gave estimates and listed goals that he would like to reach. Scott confirmed that most new business will have to be home-grown. Jones said that most businesses will come from a spin-off of a local business. He explained how loans for starting a business are handled. There is a lot of activity that occurs with people working out of their houses so there are enterprises we may not know about.

Brown said CEDA is pushing a few things right now in northern Idaho and although the projects are not in Moscow, they are important to the economy of north Idaho. Jones said the economic impact of a whitewater park is good because people come from all over for the competitions. It will help hotels and restaurants. The industrial park in Potlatch will be good if someone is willing to locate there. An analysis should be done to make sure they do not miss the market. Sullivan asked if new businesses are interested in quality of life in the community. Jones said the numbers matter first then people consider the quality of life and it is important that the spouse goes on the site visit. He discussed a company that he is currently working with and the places they are considering to locate. Drown said the impact of the university is huge and can be marketed to more than just freshman students. Jones said the impact is very big and he would like to get a list of alumni contacts.

Westberg asked if CEDA money is available for people who want to expand a business that is currently home based. Jones said yes it can be used to help people expand. Brown said the Resource Conservation and Development Council has money available for that as well.

5. Legacy Crossing

- UI/Railroad Property Exchange
- 6th and Jackson Property
 - Existing Structures
 - Site Security
 - Signage
 - Legacy Crossing Status

Jones said the UI/Railroad Property Exchange will likely not be completed until April or May. He is soliciting bids on what it will take to remove the structures on the 6th and Jackson property. The security measures are in the process of being completed. He explained what is necessary to do regarding the underground storage tank. He said he has been holding off on purchasing the signage due to cost.

Jones said he has been visiting companies in the Alturas District. Discussions with EMSI revealed that they have three years left on their lease and with equity holders being out of the area, there is concern about keeping them here. There have been some discussions about them having their own building.

6. Update of Statewide URA Organization/Legislation

Jones reviewed the issues that were brought forward last year and some letters have been crafted to our senators to ask them to support urban renewal agencies. He would like to see the rhetoric about urban renewal agencies toned down and to look at things from a business perspective. There was discussion about studies that can be done on the impact of an agency. There was some general discussion. McGeehan said more needs to be done to educate people on a local level about the urban renewal agency and the success stories as well as problems. Jones said some of the ways in which the agencies operate are complicated and difficult for people to understand so education is a strong point.

7. Space and Lease Rate Survey (City Wide)

Jones said space and lease rate information is necessary to do a market absorption analysis. He will get some help from Shelley Bennett and her group in order to collect this data. It is important to know what is available in the market. Lamar said it is great to get this type of information because he didn't even realize that it was not already out there. There was discussion on how the Brownfields Assessment Grant may be helpful for property in Legacy Crossing and other possible development in Alturas, Legacy Crossing and the industrial park.

8. Adjournment

The meeting concluded at 8:12 a.m.