



City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

McCabe called the meeting to order at 7:01 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe	Jeff Jones, Executive Director	Tim Brown, Councilmember
Tom Lamar	Gary Riedner, City Supervisor	
Steve Drown	Stephanie Kalasz, City Clerk	
Steve McGeehan		
Sue Scott		
Brandy Sullivan		
Dave McGraw		

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.
  - A. Minutes from March 23, 2011 Meeting
  - B. February Payables

ACTION: Approve the consent agenda or take such action deemed appropriate.

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 public comment was offered.
3. Announcements (including conflict of interest disclosures if any) – No announcements were given.
4. Legislative Report – Jeff Jones

Jones said initially ten bills related to URA reforms were listed. In the end, one bill passed, House Bill 95A as amended. Provisions of the bill will mainly impact people trying to get a new district started. He explained the changes resulting from the bill. He said he is pleased and the efforts by the Redevelopment Association of Idaho and the people who sent in letters because it made a difference. There is already dialog about what will happen next year. There was discussion about the input that was given this year and the Board thanked Jones and Riedner for their efforts. Jones said to be proactive, the URA should send out a quarterly report to the legislators so they are aware of what the URA is doing. Jones distributed a copy of the final bill that was approved.

5. Alturas Technology Park Status – Jeff Jones

Jones said there has been no change to Alturas since the Board last met. He said Biketronics will be moving into the Now and Then Building. He said staff is working on a new Exclusive Negotiation Agreement. He discussed the location of other businesses and said the hope is for Biketronics to move into Alturas in three to five years. He discussed some other possibilities that he has investigated.

#### 6. Legacy Crossing Status – Jeff Jones

##### A. Real Estate Developer Perspectives

Jones said the Legacy Crossing property was looked at by a nationally known designer with a University of Idaho class to consider potentials for the site. He said there is often a focus on the design aspects of the project but we need to make sure the design guidelines do not tie our hands. There needs to be some flex to meet the market demand. He discussed some projects that have been successful in other areas and why they worked well including how the area is marketed. He distributed an article about the Twin Falls Urban Renewal Agency. Drown discussed some difficulties with trying to get mixed use in this area. Jones displayed images of several successful projects. He said it would be a good idea to bring in someone with expertise to look at what the URA is doing and give input. Drown said the University has a vision about their relationship to Moscow and it would be good to get some fresh eyes on it. The mixed use concept has value but how to do that is in question. Jones discussed some options and said an expert can assist with suggestions on how to accomplish a successful project.

#### 7. Economic Dashboard Report – Jeff Jones

Jones discussed economic changes since the last report. He said single family housing starts are still down in Idaho and the job situation is up slightly. He said it appears that the population went down slightly but that was due to an overestimation when the City challenged the census numbers in 2009. He went through the business trends in the report and the status of housing. Moscow is doing better than the rest of the state in terms of housing foreclosures. He said the need establishes the project criteria. The region is in transformation, not decline. He listed the reasons for someone locating a business in a certain area and discussed the cities that he assisted with site selections. He explained how he develops a database for companies that have a leased space up for renewal.

McGraw asked how the Board can assist. Jones said it is important to know who the competitors are and look at news stories that provide information. It would be great if the Board members would be willing to make contact after staff gets some leads. Jones said discussing cluster groups would be beneficial. Scott asked about getting hooked into the fiber that will be put in between Pullman and Spokane. McGraw said the project won't start soon but they are looking at connecting to it. Scott asked if it would be good to have a hidden industrial park in Legacy Crossing. Jones said land prices in Legacy Crossing are very expensive which does not work for an industrial building. He discussed the need to find a space for Go Nano. There was discussion about finding spaces or building a facility and about the Dumas Seed property. Drown explained that the University of Idaho has received a grant to study biofuels and community development so might be good to look at businesses that could be involved with that project. Scott discussed having a facility with multiple uses during different times of the year and provide an indoor venue. Brown said it looks like the state revenue is going up. Lamar said it would be nice to find a way to assist existing businesses in Moscow connected to fiber. McGraw said the fiber companies need to work on the infrastructure.

#### 8. Marketing – Finding End Users – Jeff Jones

This was included with the item above.

#### 9. Adjournment – The meeting adjourned at 8:16 a.m.