



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

McCabe called the meeting to order at 7:02 a.m.

Attendance:

Commission Members	Staff Present	Others Present
John McCabe	Jeff Jones, Executive Director	Tim Brown, Councilmember
Tom Lamar	Jen Pffiffner, Assistant to the City Supervisor	Walter Steed, Councilmember
Steve McGeehan	Don Palmer, Finance Director	
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 April 13, 2011 Meeting
 - B. March Financials
 - C. April Payables

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

Scott 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 comment was offered.
3. Announcements (including conflict of interest disclosures if any)
 - a. The Redevelopment Association of Idaho (RAI) will be meeting on May 26, 2011 in Boise.
 - b. Stories in the media regarding URAs are also going to be included in packets for the board information.
4. Legislative Report – Jeff Jones
 - a. After an active legislative session, Jones will bring an additional report back from the upcoming RAI meeting.
5. Alturas Technology Park Status – Jeff Jones
 - a. A real estate flyer has been developed for the Alturas Technology Park. The board offered suggestions for some small edits to the flyer which Jones will follow up on.

6. Legacy Crossing Status – Jeff Jones

A. Real Estate Developer Perspectives

- a. A report of the estimated costs for demolishing the buildings located on the site was outlined including a break down for the Otto's building, sack warehouse, and concrete pad. Jones noted savings could be realized by doing all demolition at once and will avoid future costs to potential repair of sidewalk and other improvement that are scheduled for development. The board then discussed options relating to demolition and directed staff to engage a structural engineer to provide a report regarding the stability of the Sack warehouse, review the Historical Preservation's Commission letter regarding the building, and invite the Commission to attend the meeting at which the Structural Engineer could report their findings. Jones noted not demolishing the buildings could be a deterrent for potential developers who typically prefer a site that has no strings attached.

McGeehan moved that the staff engage a structural engineer to assess the structural integrity of the Sack warehouse, Scott seconded the motion. Motion carried unanimously.

7. Economic Dashboard Report – Jeff Jones

- a. Jones shared a presentation highlighting current trends in unemployment, housing, construction, home prices, and housing starts.
- b. The financial position of the URA was discussed with the anticipated budget hearing is tentatively scheduled for August 17th at 7 a.m. It was noted the Legacy Crossing was ahead of the schedule outlined in the Legacy plan. It was noted that current projections provide sufficient funds to potentially pay off the Alturas loaned funds to Legacy Crossing amongst costs for other projects including demolition of buildings on the Jackson and 6th site.

8. Marketing – Finding End Users – Jeff Jones

- a. The real estate flyer has been developed and Jones is looking for ways to enhance the attractiveness of available lots with Alturas and Legacy Crossing.

9. Adjournment – The meeting was adjourned at 8:05 a.m.