



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

McCabe called the meeting to order at 7:05 a.m.

**Attendance:**

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

Absent: Brandy Sullivan

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 July 13, 2011 Meeting
- B. June Financials

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 comment was offered.

3. Announcements

Jones explained that the URA and the City of Moscow went through a process to select an auditor. There were six people on the selection committee. Palmer explained how the firms were evaluated. The decision was unanimous to select Presnell Gage. Jones said it was a good process and he learned a lot.

Jones said the American Planning Association magazine plans on doing a story about Legacy Crossing. He explained what types of information he will be sending to them. This is a nationally distributed magazine.

4. Legacy Crossing Urban Renewal District Status – Jeff Jones
- o Sack Warehouse Building Demolition RFQ /P – Update
  - o Hazardous Materials Survey – 6<sup>th</sup> and Jackson Properties - Update

ACTION: Discuss and direct staff as deemed appropriate.

Jones said the bids for demolition of the Sack Warehouse are due on Friday. He said the small building was also included in the hazardous material survey and has been evaluated. The smaller building has asbestos in several places and the warehouse has vermiculite in the roof. He asked for a spot test in a few more areas because if the amount of asbestos is low enough, it will save a lot of money in removal. He said the blocks are covered with lead-based paint. The way the contract is written, the general contractor owns all of the salvage. He discussed what might be involved with removal of the lead-based paint and said the Agency needs to set a good example. Scott asked if costs could be paid through the Brownfields grant. Jones said maybe but it may be difficult because of the timeline and the fact that the buildings are being demolished. Lamar asked about the timeline. Jones said the contract will say 30 days for most of the demolition and an additional 15 days to finish. Jones said the major part of the building will take one day to come down but the hazardous materials must be removed first.

Lamar asked if the grain elevator that was taken down had an environmental evaluation done. Riedner said staff does not know because the City didn't have any involvement in it. Jones said he asked about that but it seems like it got under the wire. McGeehan asked about the URA keeping some of the blocks for their project. Jones said it depends on the cost because the contract is reduced by the value of the salvage. After the value of the salvage is known, the URA can ask to keep some of it based on paying for the determined value of the items. Riedner discussed the liability of hazardous materials and how the lead paint should be handled. He said cataloging the building may be the best to hope for in this project. Lamar said having the blocks used in the community through whoever holds them is also a valid use. Jones said he has not checked with the landfill yet to see if they will take them. Riedner said the salvage can be held in the landfill locally which makes it better. Jones said any decision needs to wait until the report is back. He wants the contractor out working within 10 days of the contract signing if possible.

#### 5. Alturas Technology Park Status – Jeff Jones

Jones said there is no change in the status of Alturas Technology Park at this time. He is waiting for the road construction to be completed to market the land.

#### 6. Economic Trends (National, State, Local)

Jones discussed the unemployment rate and said Latah County is a little better than the state and country but it did go up in June. However, it happens every May and June here due to students graduating and looking for a job. He explained how the numbers are seasonally adjusted. Idaho is now recovering but it could be back at-risk if things stay the way they are for a few months. The two states expanding are North Dakota and Alaska. Seven states are still at-risk. In housing trends, Idaho is worse than the national average for foreclosures. Latah County is actually very healthy compared to foreclosures in the rest of the state. The number of housing foreclosures in Latah County are higher than the number of new building permits issued. There was discussion about the economy and how things are going in Latah County. Jones said the impact of the positions that were cut at the universities is starting to be seen. McCabe said the bank is seeing very few applications from qualified small business owners. McGraw said seven of the businesses given money by CEDA have gone bankrupt this year. Drown said the UI has invested heavily in the recruitment of students this year so bringing in a large class will affect the university's ability to hire back some of the positions. That will also have an effect on the local economy. Jones said Washington State University increased their freshman enrollment by over 1000. UI was not as successful at increasing freshman enrollment. Jones said he hopes that the UI continues to grow those numbers. McCabe said part of the problem with business expansion is the declining value of property so there isn't sufficient collateral for the loan they would like to have. Additionally, banks rarely make exceptions to the rules anymore. Palmer asked if banks have local authority. McCabe said not much anymore especially in smaller banks.

#### 7. Adjournment - The meeting concluded at 7:47 a.m.