



Minutes: September 14 2011, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd 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

Dave McGraw

Gary Riedner, City Supervisor

Pat Vaughan

Tom Lamar

Stephanie Kalasz, City Clerk

Sue Scott

Brandy Sullivan

Absent: Steve McGeehan, Steve Drown

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 August 24, 2011 Meeting
 - B. August Payables

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

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

2. Public Comment for items *not on agenda*: 3 minute limit – No comment given.

3. Announcements

Jones said the planning conference is coming up and he put the flyer in the packet in case anyone is interested in attending. He has been asked to serve on a committee dealing with ethics. Tomorrow is the annual membership meeting for the Redevelopment Association of Idaho in Boise and he would like to attend. He will drive down tonight if it is approved by the Board. Scott moved to approve Jones attending the Redevelopment Association of Idaho meeting on September 15th and for the URA to pay the expenses. Lamar seconded the motion. Motion carried unanimously.

Jones said last night he attended a meeting of a Fair Housing Task Force because they would like to have him on the CHODO Board. He has been on similar boards in the past but there may be a time when the URA wants to work with the CHODO on a project so there may be a conflict of interest. Scott asked if Jones could serve until someone else is found to fill the slot and Jones said yes. Lamar said it would be good for the CHODO to have Jones for even a short period of time. He said Jones is very knowledgeable and it will be good for them to hear his perspective. Jones said he will stay involved regardless of whether he is on the board. McGraw made the motion and Scott seconded to give Jones permission to be on the Fair Housing

Task Force for the CHODO Board. Sullivan asked about how the housing prices are kept down and Jones explained how the appreciation of the house is limited for the home buyer and said the land does not go with the house and stays the property of the trust. There was discussion about how the property is assessed and how a CHODO operates. The motion carried unanimously. McCabe said Jones will be a great asset to the organization.

4. Letter of Engagement from Presnell Gage, LLC – Jeff Jones

Scott moved to approve the letter of engagement from Presnell Gage, LLC. McGraw seconded the motion. Motion carried unanimously.

5. Current Economic Conditions – National, State and Local – Jeff Jones

Jones discussed the current economic conditions and displayed a graph of unemployment figures. He said the construction industry is down and Idaho is currently 48th on the list which is not good. In metro areas, Lewiston is tied for last. Jones said incomes in Idaho are 30% less than the national average. Much of the economy is in the service industry. There have been losses in the export industry and even 2% has been lost in the service industry which was surprising. Riedner said economically speaking, anything over 4% to 5% is not just transitional. Jones said it is estimated in Idaho that 11% of the population is under-employed. There was more discussion about the economy. Jones said most economists think the plan proposed by Obama has merit because it will get money back in the system quickly. Idaho is no longer in the top five for foreclosures and Latah County currently has 34 for the year. One in every 600 housing units in the nation is currently in foreclosure. Many government jobs have been cut. After further discussion, McCabe said most of the farming community in this area is doing well this year. Jones said that is an export industry which is good.

6. Legacy Crossing Urban Renewal District Status – Jeff Jones

o Sack Warehouse Building Demolition Status – Jeff Jones

Jones said the demolition of the Sack Warehouse Building is under way. He said the foundation was deeper than originally thought. He explained that the demolition crew took down a shed that was on the Anderson property without asking beforehand and the owners were very upset. He said he contacted the contractor who said it was removed because it was deemed unsafe. He was informed that the contractor no longer has permission to access the site through the Anderson property. He said it is important to make sure the working relationship with the neighbors is good. The site is looking good and he has already had discussions with one investment group since the building has been taken down. It is easier to see the potential for the property. He would like to have the Board meet on-site some time to discuss possibilities. Lamar asked about taking down the slab and other building. Jones said he will have to assess the URA finances. The asbestos removal needs to be done first. The sidewalks will need to be pulled in behind the trees so the Board will need to discuss when that should happen. He has talked to the owner of the property across the street and he said he may put in a restaurant. He would like to talk to that owner about having parking on the lot as an interim use. On the northeast corner of the intersection where there is a small trailer, the trailer will be coming out and a new restaurant operation is planned.

7. Alturas Technology Park Status – Jeff Jones

Jones said he is discussing expansion options with one of the Alturas businesses.

Jones received a question about the federal building. He discussed the sale of the federal building and said it is 55,000 square feet and has parking. He is trying to find out which agencies will stay and which will go. He explained how priority is given to agencies wanting to purchase the building. He said the information he was able to get was limited due to homeland security. He said he met with the Post Master and he discussed what services the post office provides. McGraw asked about building uses. Riedner said there has been discussion

about some joint government uses and he discussed some possibilities. It is a big building. McGraw said he thinks the building would be a good courthouse. Riedner said it is desired to keep Moscow's post office. McGraw said the County leases go with the building. Jones said if the building had been in the district, it would have been a great URA project. Scott moved to have the Executive Director look into amending the district to include the federal building property. Jones said the list of deferred maintenance was not disclosed to him due to homeland security. Lamar said it might be good to think strategically about where we want police services to be located in the future.

Lamar asked about the building going in next to Alturas. Jones said the USDA Natural Resource Conservation Service and the Farm Service Agency are going into that building. The building is privately owned. McCabe said it is an individual who leases this type of building to the government. It will support local farmers. Taxes will be collected on the land but it is not in the district. There was discussion about installation of a sewer line.

8. Adjournment – There being no further business, the meeting adjourned at 8:04 a.m.