



Minutes: November 9 2011, 7:00 a.m.

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

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

Attendance:

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Tim Brown, Councilmember
Steve Drown	Gary Riedner, City Supervisor	Walter Steed, Councilmember
Tom Lamar	Don Palmer, Finance Director	Garrett Thompson
Sue Scott	Stephanie Kalasz, City Clerk	Kathleen Burns
Brandy Sullivan		
Steve McGeehan		

Absent: 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 October 26, 2011 Meeting
 - B. October 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 – None offered.
3. Announcements – Jones apologized for missing the meeting on Monday but he was very ill.
4. Economic Impact Analysis (an overview) – Jeff Jones

Jones said that as projects are brought forward to the Board for agency financial participation that the use of economic impact analysis tools would become more important. He discussed the difference between economic impact analysis and fiscal impact analysis and why it was important to have an understanding of both. He said there are helpful software application tools that can be used in support of these efforts and he explained the difference between models. He discussed methodology, marginal costing, comparable costing and average costing. He discussed some key constraints to consider including percentage of new employees building homes; value of homes as a factor of income; percent of new employees assumed to be residents, after-tax income available for non-essentials; propensity for local residents consumption; and propensity of non-resident consumption. He discussed several different types of data that should be discussed when considering a project. There was discussion about models to use for projects and how the formulas are determined. Riedner said a project has to make sense so economic modeling is appropriate and how the URA

wants things to work is an important consideration. Sometimes the City has to consider on how things look and standards for the future and it is not always the best economic decision but it is good for the community. There may just be a different way of looking at things.

5. Creative Vitality Index Project Report – Jeff Jones

Jones said he and Kathleen Burns and a four county (Latah, Whitman, Asotin, Nez Perce plus two tribes) area have been working together to develop the Creative Vitality Index (CVI). They gave a presentation to the Washington State Arts Commission on what has been done so far. The Tribe businesses relating to the arts and tourism have not been included in the index as tribal operations are classified as “Government” under the national industry classification codes. Jones displayed a chart about contributions to the CVI after weighting inputs from 2009. In the future, the coalition partners will try and establish some baseline data outside of the CVI index process. Jones said that the arts provide a nice framework to stimulate regional cooperation. Burns said that some of the additional weaknesses of the CVI index model were that certain employment groups (professors of music, art and architecture or k-12 teachers) were not included as people working in the arts. Burns also said that the tribal influence on the economy was lacking and that the Farmers Market data was also not collected or categorized. There was discussion about the process and Burns said they will meet with EMSI to let them know what is missing from the data collection.

6. Legacy Crossing Urban Renewal District Status – Jeff Jones

- o Legacy Crossing Overlay /Joint Meeting Follow-up
- o College Drive Street Improvements

Jones confirmed that the improvements to College Drive were discussed on Monday. He said the improvements will be welcome. Drown said the trees could be spaced closer. Jones said there will be some unique stormwater applications in the area. He displayed some possible options for the area and explained why the tree spacing may be necessary. Lamar said there was generally a good reception for Legacy Crossing and the overlay zone. There was discussion about cost of development and working toward landowner cooperation. Sullivan said other meetings with landowners, etc. have been positive. The newspaper article did not really reflect the meeting. There was discussion about parking and access for what is built behind the stream. McGeehan said the thing to remember is that there are conceptual guidelines and there is an idea of what could be. Steed said although there are concepts, the Council will make the overlay plan a regulation. There was a suggestion made to meet with a developer to look at whether projects can be cost effective. Jones said the models can be used to determine whether costs can be brought down by the URA offering incentives. Lamar said improvements to College Drive will let adjacent landowners know that the URA is an active partner and wants to make the area look nicer.

7. Alturas Technology Park Status – Jeff Jones

Jones said there has been no change to the Alturas status. He still needs to conduct a survey relating to CC&R Floor Area Ratio (FAR) requirements.

Adjournment – The November 23rd meeting has been cancelled. The meeting concluded at 8:16 a.m.