



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

McCabe called the meeting to order at 7:00 a.m.

**Attendance:**

Commission Members	Staff Present	Others Present
John McCabe, Chair	Jeff Jones, Executive Director	Patrick Vaughan, County Assessor
Steve McGeehan	Don Palmer, Finance Director	Tim Brown, Councilmember
Tom Lamar	Stephanie Kalasz, City Clerk	
Brandy Sullivan	Henrienne Westberg, Finance	
Sue Scott		
Dave McGraw		
Absent: 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 22, 2012 Meeting
  - B. August Payables
  - C. August 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. There was some discussion about the financials.

2. Public Comment for items *not on agenda*: 3 minute limit – Brown said the Latah Economic Development Council is sponsoring a training session in Lewiston on how to start a specialty food business on Friday the 28<sup>th</sup> at 8:45 a.m. at the Lewiston Community Development Building.
3. Announcements
  - o Idaho APA Conference, Boise, Idaho, October 10-12, 2012 – Jones said the American Planning Conference will be held in Boise this year and he plans on attending to get the education necessary for his certification. He said he would like to cancel the meeting of October 10<sup>th</sup> and the Board agreed to the meeting cancellation.
  - o Jones said there will be a meeting at City Hall on November 7<sup>th</sup> to provide an update to the community on the brownfield grant and where we are in the process as well as information on the volunteer clean-up plan.
  - o McGeehan said the URA team took 2<sup>nd</sup> place at a triathlon.

4. Personal Property Tax Reform – Potential Impacts - Jeff Jones & Don Palmer  
Jones said a letter was included in the packet discussing personal property tax reform. The goal is to improve business services regarding equipment tracking. The proposal would simply be to eliminate the tax and there may not be a way for local governments to cover the funding lost. Palmer said the impact of this will vary by community. In Plummer, it is 57% of their income. For the URA, it would be about a \$96,000 loss. There was some discussion about the total amount of money the URA currently gets. Palmer said there will be a lot of new faces in the legislature this year so it is important to educate them. Jones said it sounds like the property tax reform will go through so it is important to let them know what the results will be. Palmer explained what was supposed to be the trigger in the state budget that would cause personal property to be exempted. That trigger has not been reached but they are considering the exemption anyway. There was discussion about the economy, the effect on the state budget and examples of the personal property in Moscow. McGraw asked if the intention of not having personal property tax is to bring businesses in. Jones said it sounds good but the practicality is that the public demands a certain level of service. McGraw said it will cost Latah County about \$247,000. Palmer said he thinks it will hurt counties worse than cities. Jones said he had a meeting with Gynii Gilliam, Economic Development Director for the state of Idaho who was unaware of this letter but she will obtain more information. Palmer said another implication is having the pension plan attacked. Idaho has one of the top funded plans in the United States. There will be a discussion about whether rates should be raised and the City will be against that as well.
5. Economic Indicators (national, regional, local) – Jeff Jones  
Jones went through what the economic indicators are. North Dakota and Alaska are the only states that have expanded but the number of states in recovery has increased. All of the metro areas in the state of Idaho are in recovery. The Spokane area is in recession which has some effect on us. The unemployment rate has improved around the country and in the state and county. Housing prices are increasing and the demand for new home construction is up. Things are definitely getting better. Foreclosures have decreased. Construction employment is getting healthier but it was still down in Lewiston and Spokane. Jones displayed a chart of the building permits in Moscow and said locally we are trending in the same direction as the country. Scott said parents who owned their houses are dying off and the children are selling the houses and buying new ones.
6. Legacy Crossing Update – Jeff Jones  
Jones said there is a new apartment project in Legacy Crossing and 22 units are in construction. There is another company in town looking at purchasing a building in the District. The Phase 2 work is completed for the 6<sup>th</sup> and Jackson Street property and the lot will work for business but not residential. There is a new grant available for clean-up. We will apply for that so the site could accommodate a mixed use. There was discussion about contaminants on the 6<sup>th</sup> and Jackson property and Jones said he believes the property can be brought back to residential standard. Jones discussed some of the other properties included in the brownfield grant.
7. Alturas Update – Jeff Jones  
Jones said there was an accident at the Alturas entryway recently. Regardless of who is at fault, the URA should do what it can to ensure safety in the area. Trees in the area have been trimmed back to improve visibility. He said it might be nice to have additional signage at the entryway.

McCabe said Economic Modeling Specialists International was sold recently to Career Builder. Jones said it is good news and there is an agreement to keep the business in the area. There may be additional employees added as well.

#### Adjournment

The meeting concluded at 7:57 a.m.