



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

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

Attendance:

Commission Members

John McCabe, Chair
John Weber
Dave McGraw
Steve Drown
Steve McGeehan
Brandy Sullivan
Art Bettge

Staff Present

Gary J. Riedner, Interim Exec. Director/City Supervisor
Don Palmer, Finance Director
Laurie Lewis, Deputy City Clerk

Absent:

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 13, 2014
 - B. July 2014 Financials

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

Bettge moved and McGeehan seconded approval of the minutes with a formatting change. Motion carried unanimously.

2. **Public Comment for items *not on agenda*:** 3 minute limit – No comment was offered.
3. **Announcements** – No announcements were offered.
4. **EMSI Jackson Street Frontage Improvements, Owner Participation Agreement and Resolution – Gary J. Riedner**

The MURA Board approved the conditions of an Owner Participation Agreement and Resolution at the last meeting. The documents have been drafted and presented for the Board’s consideration.

ACTION: Approve Owner Participation Agreement with Mark Wintz for Jackson Street Frontage Improvements and Associated Resolution or take such other action deemed appropriate.

Riedner distributed a revised agreement and recapped the last meeting where the Board reviewed and approved the agreement. Attorney Armbruster suggested a few changes which this agreement incorporates. Riedner went through some of the details of the agreement including the larger ticket items of the luminaires which will be paid through the City street light program. He also detailed the contribution by 409 N Jackson LLC and how the owner participation is reimbursed. McGraw said this looks like the model project URAs should be working on and is 100% in favor of this project. McCabe agreed that it is a win-win situation.

McGeehan moved to approve the owner participation agreement with Mark Wintz for Jackson street frontage improvements Bettge seconded. Motion carried unanimously.

McGeehan moved, seconded by Bettge, to approve the associated resolution 2014-04. Motion carried unanimously. Riedner noted the agreement is with 409 N Jackson Street LLC, not Mark Wintz and the Board concurred.

Wintz thanked the URA adding that during the remodel he was amazed how much traffic was using that sidewalk.

Riedner noted the development in the area is taking off with the addition of Jimmy Johns and initial talks regarding the old Chevron property.

5. Update on Release and Settlement Agreement with Latah County – Gary J. Riedner

Riedner said he had a telephone conversation with Armbruster. There was concern regarding subordinating their bond in Legacy Crossing to the obligation to Latah County. Armbruster worked with Danielle Quade and have amended the agreement. One more teleconference is anticipated and we should have a settlement agreement at the next URA meeting in 2 weeks.

6. General Agency Updates– Gary J. Riedner

- Standing Committees
The Finance Committee looked at the budget which was passed last meeting.
The Marketing and Legislative Committee has not met.
- Status of Executive Director Search
Riedner reported the interview process is complete and the prime candidate withdrew his name from consideration. Riedner explained they have two options: wait a couple months and readvertise or change the compensation package. He added that business is getting done and feels the URA is in a good position if we have to wait to fill the position but he will meet with the Human Resources Director and relook at the compensation package. McGraw feels the URA has a lot on the horizon and feels the person needs to have experience. McGraw would like to see another district south of town. He encourages the City and the URA to pay a little more to get someone with more experience. Riedner said he will meet with McCabe and Mayor Lambert to discuss the compensation. He feels staff can handle closing and opening districts but would really like someone with new ideas to stimulate economic development. With the incubator gone, the City isn't seeing home-grown businesses coming out of the UI. He would like someone to focus on that new technology and recruitment of home-grown businesses.
- Redevelopment Association of Idaho
There is a meeting on the 18th.

- EPA Assessment/Cleanup Grant
Riedner gave a brief history of the grants. EPA is requiring one more monitoring well and more core samples. Cost is estimated at \$50,000 and has to be approved by DEQ. Cleanup most likely won't occur until next spring.

7. Legacy Crossing Update – Gary J. Riedner

- Marketing Campaign and Strategy
Riedner met with Shelley Bennett regarding marketing. He passed around some billboard options. Billboards now available are not in great locations but the cost is \$8,000 for 13 months. He also passed around an advertisement for "quad cities" which Bennett is doing independently from the URA contract but that we could dovetail into. Riedner said the URA needs to increase web presence and market the remaining lots in Alturas. Bettge asked about active recruiting outside of Moscow. Riedner said he and Jeff previously talked about attending trade shows. Sullivan said if the Board is interested in billboards, she suggests doing it outside of Moscow. Other marketing could be advertising at the Best Western or at the airport or in the Alaska Air magazine. Bennett is contacting the Alaska Air magazine. Weber suggested sending someone to the tradeshow to talk to likeminded people. Riedner said he will meet with Bennett again about these new ideas. Drown said the Board needs to know how the younger entrepreneurs spend their time researching locations and capitalize on that. Sullivan suggested inviting a University researcher to a marketing committee meeting to get ideas.

Riedner also reported that Johnson Economics has been retained for a marketing analysis. Costs are being split between the City, URA and the University.

Riedner mentioned projects on the horizon are: updating the intersection at Papa Murphy's and the old Ambassador Auto; possible commercial development at the old Chevron at Third and Jackson Streets; possible housing development north of the old Sharp property at Sweet Avenue and Highway 95.

8. Alturas Update – Gary J. Riedner

- Street Tree Wind Storm Damage
Trees were damaged in Alturas Park. The first thought was they were vandalized but further investigation showed it was storm damage. Looking to see if homeowner's insurance will cover replacement.

Riedner reported there hasn't been a lot of activity of new business out of the labs at the University of Idaho and thinks Moscow needs to get back into that area. Discussions with the University to reinvigorate an incubator are slow going. He had a discussion with the City Grants Manager regarding economic development grants through the federal government. Perhaps a lot in Alturas could host an incubator but Riedner said he has to look at the plan and see if that would fit within the guidelines. He will bring back some ideas for the Board to look at. If the Board is agreeable staff will look further. McGraw suggested looking for assistance from the Department of Commerce.

The meeting adjourned at 8:10 a.m.

OPEN FOR *business*

- THE PALOUSE -

The Moscow / Pullman area, or the Palouse, offers many exciting indoor and outdoor activities for employees of any business to take advantage of. Whether it is to take some time away to focus on something other than work, or a family outing on the rolling hills, the Palouse has it all.



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PAVED TRAILS

35 MILES

Businesses on the Palouse have much to gain from each other, whether another business compliments your own, or provides a service for you at a closer location, there are plenty of reasons to join the business family of the Palouse.

MOSCOW POPULATION

24,499

PULLMAN POPULATION

31,359

CLARCKSTON POPULATION

7,283

LEWISTON POPULATION

32,052

The Lewis-Clark Valley offers many business opportunities to be capitalized upon. The valley offers competitive collaboration, and also provides a pool of possible employees to chose from coming out of the nursing program at Lewis-Clark State College.

The Lewis-Clark Valley is a growing, dynamic community offering a variety of activities and attraction as well as abundant business opportunities. The area is often referred to as the "Banana Belt" of the Pacific Northwest due to the mild winter climate that allows for year-round golfing, while being only a short drive away from snow skiing and snowmobiling.



OUTSTANDING
VIEWS AND VISTAS

The Lewis-Clark Valley offers many business opportunities to be capitalized upon. The valley offers competitive collaboration, and also provides a pool of possible employees to chose from coming out of the nursing program at Lewis-Clark State College.

OPEN FOR *business*

- THE LEWIS-CLARK VALLEY -

WEST COASTS
FARTHEST INLAND
SEAPORT



SPOKANE

675 MILES

PULLMAN

614 MILES

MOSCOW

30 MILES

LEWISTON

44 MILES

CLARCKSTON

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