



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	Staff Present	Others
John McCabe, Chair	Gary J. Riedner, Interim Exec. Director/City Supervisor	Carly Lilly, Sangria
John Weber	Don Palmer, Finance Director	George Skandalos, Sangria
Steve McGeehan	Bill Belknap, Community Development Director	Gina Tarusio, ED Chamber
Brandy Sullivan (7:03)	Stephanie Kalasz, City Clerk	Shelley Bennett
Art Bettge		Members of the public
Dave McGraw		
Steve Drown		

- 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.

- Minutes from March 25, 2015
- March 2015 Payables

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

Bettge moved and McGeehan seconded approval. Motion carried unanimously.

- Public Comment for items *not on agenda*:** 3 minute limit – None offered.
- Announcements – Gary J. Riedner** – Riedner said the Legislature is winding down.
- Public Improvements relating to the MURA’s 6th & Jackson Property – Gary J. Riedner**
Staff will report on the status of:
 - Improvements to the intersection of 6th and Jackson Streets and impacts on MURA’s property
 - Environmental assessment and cleanup efforts
 - Modifications to utilities

Riedner said there has been no change regarding improvements since the last meeting but staff is trying to schedule a meeting with the Idaho Transportation Department (ITD). He gave an update on the environmental cleanup and modifications to utilities. Belknap discussed the environmental testing and how it will affect the property in the future. There was some discussion.

5. Status of Proposed Development of MURA's 6th and Jackson Property/Draft Exclusive Negotiation Agreement with Sangria Downtown LLC - Gary J. Riedner

Proposals were received in response to the RFP issued for the development of the MURA's property located at the southwest corner of the intersection of 6th & Jackson streets in Moscow and Sangria Development was selected as the successful proposer at the MURA meeting of February 26, 2015. A draft Exclusive Negotiation Agreement (ENA) has been developed and submitted for review by the MURA's legal Counsel.

ACTION: Review process for sale of property and review and approve draft ENA, or take such other action deemed appropriate.

Riedner discussed the item as written above and provided background information. He said staff met with Sangria Downtown and the ENA is the same as proposed at the last meeting aside from the last page which now has a timeline. He went through the conditions of the contract and issues with the property that need to be considered. He said the Anderson's have been given a request to release their easement because the use of the property is no longer agricultural. There was a discussion about what fair use appraisal is since the URA is required to charge at least that much for the property.

Weber moved and Bettge seconded approval of the Exclusive Negotiation Agreement. Motion carried unanimously.

6. Status of Executive Director/Professional Support Services – Gary J. Riedner

Riedner provided background information about Executive Director/Professional Support Services. He said the search for an Executive Director proved fruitless. Additionally, the revenue stream for the Agency will be reduced with the close of Alturas. Alternatives were discussed and the proposal from the City is to have staff cover the Executive Director position (by Bill Belknap) instead of hiring a new Executive Director. If the Agency wishes to move forward, a change would be proposed to the current agreement between the City and the URA. This will reduce the cost to the URA. Weber asked if there should be any concern about separation between the URA and the City. Riedner said the URA's attorney has assisted with the contract between the URA and the City and is comfortable with the separation. Riedner said the City is looking at something on a more county-wide scale for economic development rather than having one person cover it. There was some discussion. McGeehan thanked Riedner and the rest of the City staff for covering things in the interim.

7. General Agency Updates– Gary J. Riedner

Election of Officers

McCabe said he is selling his house and is not sure where he will be living and wanted to let people know that before voting. Weber moved to continue with the same slate of officers as last year. McGeehan seconded the motion. (McCabe as Chair, McGeehan as Vice Chair and Sullivan as Secretary) Motion carried unanimously.

Discussion of Public Art Master Plan

Belknap said the Public Art Master Plan is being drafted and they would like to increase the amount of funding allowed for public art from 1% to 2% because there isn't much in the fund to date. Drown said it is important to consider how to encourage design guidelines and improve the look of the street, etc. Belknap said it will be out for public comment this week.

Standing Committees

Legislative Committee – Riedner said the Legislative Committee did not meet. He distributed some legislative information and discussed them.

Marketing Committee – Shelley Bennett of Palouse Commercial Real Estate said it has been an interesting few years. Bringing attention to our rural area is a challenge. The price of the park at \$3.00 per square foot is lower than just about anything out there. If changes were made and medical was allowed the park could probably be filled and then another area would be needed for tech companies. She discussed state incentives and possible leads for businesses interested in Alturas. She said the research and development requirement might be something to be reconsidered because it is very restrictive. There needs to be some restrictions but there could be a little adjustment. There was discussion about getting the University of Idaho involved in an incubator. Riedner said there are discussions with the University of Idaho about one of the buildings.

Finance Committee – Riedner said the Finance Committee has not met since the Audit. The Annual Report has been filed with the City.

Redevelopment Association of Idaho/Legislative Update – Riedner said there was not anything new to report.

8. District Updates – Gary J. Riedner

Alturas Technology Park Urban Renewal District

Closure discussion – Riedner discussed the closing date of Alturas. The Agency's attorney is reviewing the documents now to make a determination on when the closing date will be. Staff will report to the agency in the next few meetings.

Maintenance Issues –Belknap distributed a handout. He said public works was asked to look at Alturas to see if there were repairs that needed to be done before the park is closed. He discussed the areas that need to be addressed and what should be done. He said \$40,000 was budgeted for the improvements and staff recommendation is to move forward this summer. McGraw moved and McGeehan seconded to move forward with the project using concrete and have staff bring back bid results for final approval. Motion carried unanimously. Riedner said the sign at Alturas has the light go out fairly often so staff is looking at something that will have a longer life.

The Marketing Status Report was covered with Bennett's report.

Legacy Crossing Urban Renewal District – This was covered with the items above.

9. Adjourn

The meeting adjourned at 8:07 a.m.