



Bettge called the meeting to order at 7:03 a.m. Sullivan arrived a moment later and chaired the remainder of the meeting.

Commissioners Present	Commissioners Absent	Also in Attendance
Brandy Sullivan, Vice Chair	Steve McGeehan, Chair	Bill Belknap, MURA Executive Director
Art Bettge	John Weber	Anne Peterson, MURA Clerk
Steve Drown		Gary Riedner, Acting Treasurer
Dave McGraw		
Ron Smith		

**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 May 18, 2017**

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

Smith moved approval of the consent agenda, seconded by McGraw. Motion carried.

**2. Public Comment for items not on agenda**

No comments.

**3. Announcements**

No announcements.

**4. Development Report from Sangria Downtown LLC – Bill Belknap**

*Representatives of Sangria Downtown LLC will provide an update on the status of their development plans for the 6th and Jackson property.*

**ACTION:** Receive report and provide staff with direction as deemed appropriate

Carly Lilly and George Skandalos reported their construction design phase is finally complete and necessary documents delivered to the bank so now they are just awaiting a financing decision which they hope to receive by the end of August. Lilly confirmed the design remains the same as last presented to the Agency. Bettge asked about timeline and Belknap said the amended project schedule approved in March included a fair use reappraisal of the site which was to have been completed by the Agency by March 31. That has not occurred yet because the construction value needed to be determined first. Belknap expects the appraisal to be complete by the August 3 Agency meeting for property conveyance in late August or early September.

**5. Alturas Technology Park Real Estate Professional Services Agreement Request for Qualifications – Bill Belknap**

*On April 29<sup>th</sup> and May 6<sup>th</sup>, 2017 the Agency published a request for statements of qualifications for commercial real estate services for the six agency owned lots within Alturas Technology Park. Statements of qualifications were due by 5:00 PM on Friday May 19<sup>th</sup> and one response was received from Palouse Commercial Real Estate.*

Staff has reviewed the statement of qualifications and has found it to be complete and in accordance with the request for qualifications. Within the request for qualifications, services were proposed to be separated to include base real estate brokerage services and on-demand real estate marketing/consultant services. Palouse Commercial proposes to provide the base services at a standard 6% commission rate and on-demand marketing/consulting services at the rate of \$130 per hour. Staff recommends the selection of Palouse Commercial and execution of the professional services contract for commercial real estate services.

**ACTION:** Approve the selection of Palouse Commercial Real Estate and associated contract for commercial real estate services; or take other action as deemed appropriate.

In response to questions from Agency members, Belknap stated the Alturas CC&R's cannot be revised or edited until 2019, any "additional services" will need to be approved by the Agency, and he was not aware of any recent inquiries for the Alturas properties. Bettge moved approval of selecting Palouse Commercial Real Estate and the associated contract for commercial real estate services. Drown seconded the motion which carried unanimously.

## 6. General Agency Updates – Bill Belknap

- Legacy Crossing District
  - The Identity on Main project is underway with all permit issued. Target completion date is Summer 2018.
  - A meeting occurred last week with a development team regarding opportunities within Legacy Crossing. Reviewed the District, the design guidelines and the goals and objectives for the area. Belknap will keep the Board apprised.
  - Sixth and Jackson turn lane project is awaiting the re-bid opening on June 6.
- Alturas District
  - Belknap has been participating in bi-weekly meetings with the Partnership for Economic Prosperity and Alturas is a next focus area to discuss how PEP can assist with marketing efforts.
- General Agency Business
  - Agency website should transition from old site to new website today.
  - Working on early preparations for FY2018 budget including a new structure to more cleanly segregate Districts from the General Operating Fund, and to create capital funds to reflect the Capital Improvement Plan approved as part of the Strategic Plan.

The meeting adjourned at 7:20 a.m.

  
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Steve McGeehan, Agency Chair

7-20-17  
Date