



Meeting Minutes: October 3, 2019, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Brandy Sullivan, Vice Chair	Steve Drown	Bill Belknap, Executive Director
Art Bettge	Steve McGeehan	Anne Peterson, Clerk
Trent Bice	Nancy Tribble	
Dave McGraw		

Sullivan called the meeting to order at 7:06 a.m.

- Consent Agenda (A)** - 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 15, 2019

B. August 2019 Payables

C. August 2019 Financials

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

Bettge moved approval of the consent agenda as presented, seconded by McGraw. Motion carried unanimously.

- Public Comment for items not on agenda:** Three minute limit
None.

- Review of Olps Phase I Development Plans (A) – Bill Belknap**

On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Rodrick Olps for the disposition and development of the Agency's Sixth and Jackson property. Under the ENA, Mr. Olps was required to submit the Phase I development plans by May 15th. Mr. Olps submitted his preliminary Phase I plans on May 17th, but then submitted a request for an extension to the schedule of performance to allow an additional 90 days for Mr. Olps to refine his proposed development plans for the property. Mr. Olps' extension request was approved by the Board at the Agency's July 11th meeting and he is now formally submitting Phase I plans for review by the Board.

ACTION: Review Mr. Olps' Phase I Development Plans and approve as presented; approve the Phase I Development Plans with conditions; reject the Phase I Development Plans; or take other action as deemed appropriate.

Belknap explained the changes that have been presented by Olps, notably that the new square footage is 9,650sf on only three stories with ground floor retail, second floor offices, 18 residential units on the third floor, usable rooftop space, and 29 on-site parking spaces. The new proposal also includes an additional small, one-story building intended for event use. Belknap showed the new project illustrations and pointed out the revised exterior surfaces that include brick and other traditional materials rather than the original white stucco idea.

Olps elaborated on his intentions for the second building, saying he envisions a commissary kitchen or restaurant space used as a catering kitchen for wedding receptions held on the rooftop, or for a temporary walk-up restaurant similar to food truck service. He thought that type of activity at the 6th & Jackson location would create an interesting outdoor space and pedestrian intersection from Hello Walk into downtown. He added that the revised plan reduces the parking demand within the area and actually provides a few extra spaces for retail or event use.

Bettge liked the adjunct building and parking adjustments. He asked about the blank areas shown on office space layout. Olps said he plans to change the office layouts a bit so the blank space reflects that unfinished design. Board members were very supportive of all the design changes and thought it fit better with other downtown buildings. Sullivan inquired about the main tenant and Olps said Austin Storm was still onboard. Bettge moved to approve the Phase I plans as presented, seconded by Sullivan. Motion carried.

4. Alturas Technology Park Real Estate Professional Services Agreement Assignment (A) – Bill Belknap

On April 29th and May 6th, 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. One response was received from Palouse Commercial Real Estate, and a professional services agreement with a term of three years was approved by the Board on June 1, 2017. Recently Palouse Commercial Real Estate has merged with Kiemle Hagood and now conducts business under that name. The professional services agreement requires Agency approval to assign the agreement to a different entity and Staff is seeking the Board's approval to assign the agreement to Kiemle Hagood under the same terms and conditions for the remainder of the three-year term of the agreement.

ACTION: Approve the assignment of the commercial real estate services agreement to Kiemle Hagood; or take other action as deemed appropriate.

Bice approved the assignment to Kiemle Hagood, seconded by Bettge. Motion carried.

5. Termination of Exclusive Negotiation Agreement with EMSI (A) – Bill Belknap

On February 7, 2019 the Board entered into an Exclusive Negotiation Agreement (ENA) with Economic Modeling, LLC for the development and disposition of Lots 1, 2, 3 & 4, Block 2, of the Alturas Technology Park Phase II to develop a new 50,000 sf office facility upon the subject lots within the Alturas Technology Park. EMSI has since found an alternate location and has provided notice of their desire to terminate the ENA agreement. Once terminated, the Agency would then refund the \$5,000 initial deposit in accordance with the agreement.

ACTION: Approve the termination of the Exclusive Negotiation Agreement with Economic Modeling, LLC; or take other action as deemed appropriate.

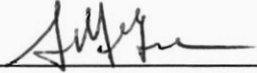
McGraw asked why the deposit was refundable. Belknap explained it's not the same as regular earnest money because the Agency could always terminate the agreement unilaterally. McGraw moved approval of refunding the deposit and terminating the ENA with EMSI. Bice seconded the motion which carried unanimously.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Water line work and frontage improvements on A Street have been delayed until next year, but that will tie in better with the other A Street project from Line to Home Street. The pathway lighting is complete and the public easement is at the courthouse for recording.

- Alturas District
 - Deadline on the Needham ENA is December 15th.
- General Agency Business
 - No updates.

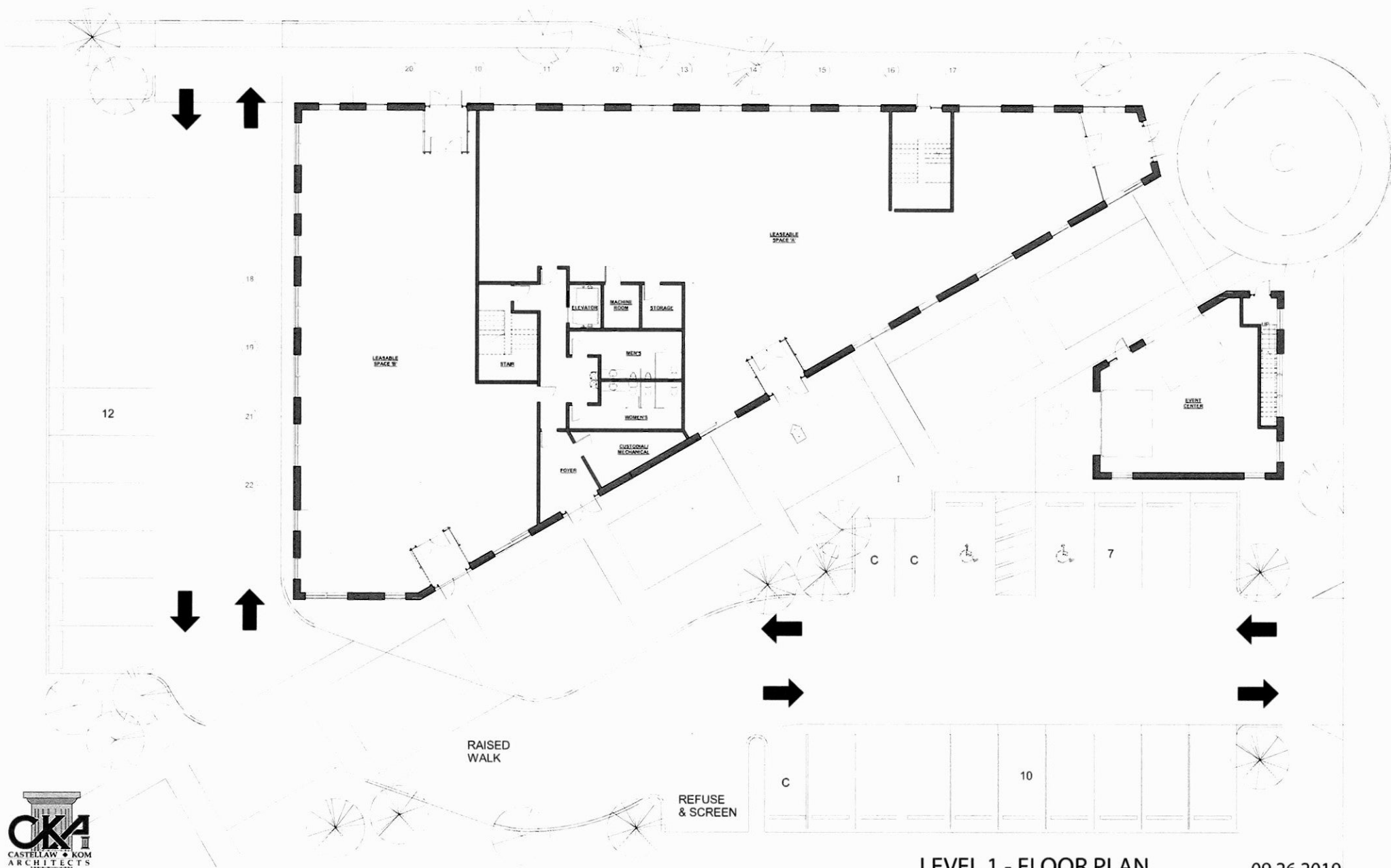
The meeting adjourned at 7:39 a.m.



Steve McGeehan, Agency Chair

12-7-19

Date



LEVEL 1 - FLOOR PLAN

SCALE 1/16" = 1'-0"

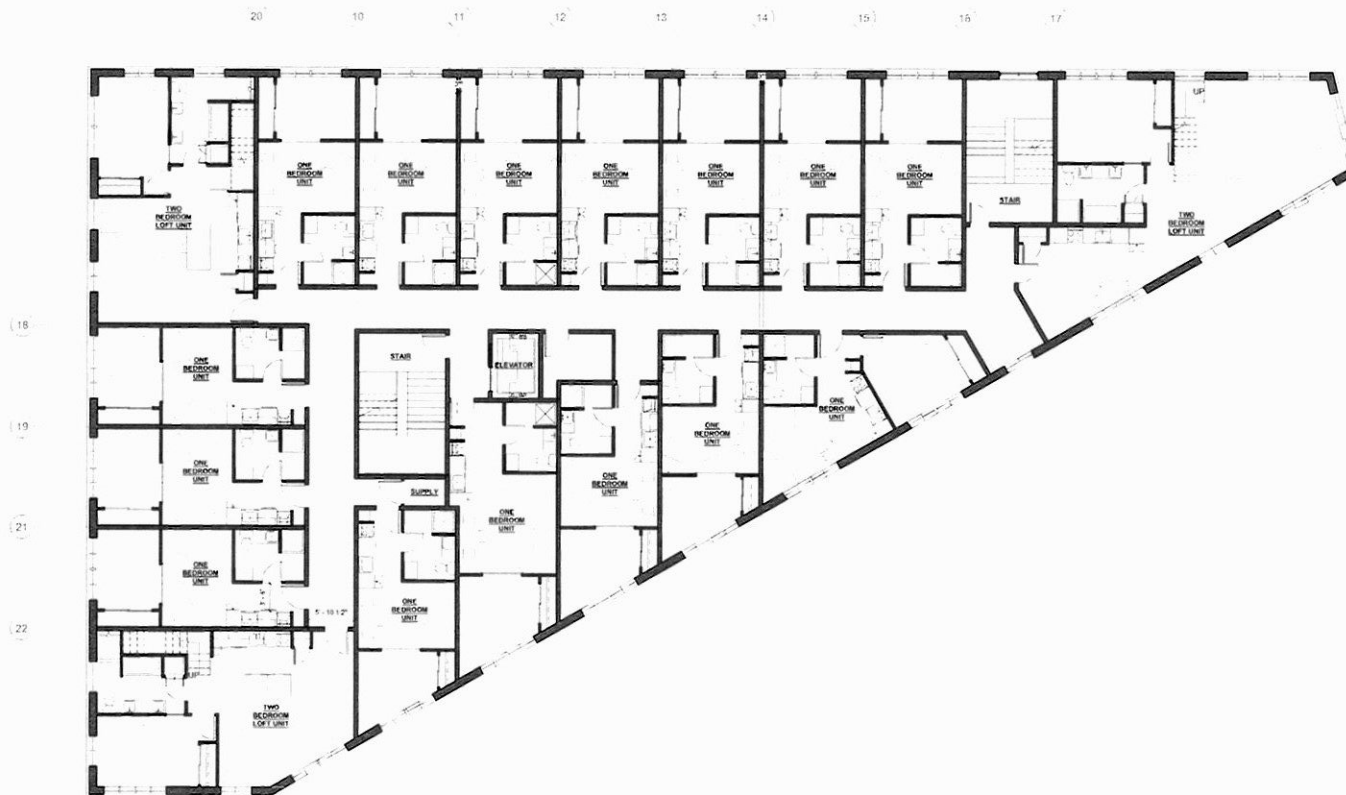
09.26.2019



LEVEL 2 - FLOOR PLAN

SCALE 1/16" = 1'-0"

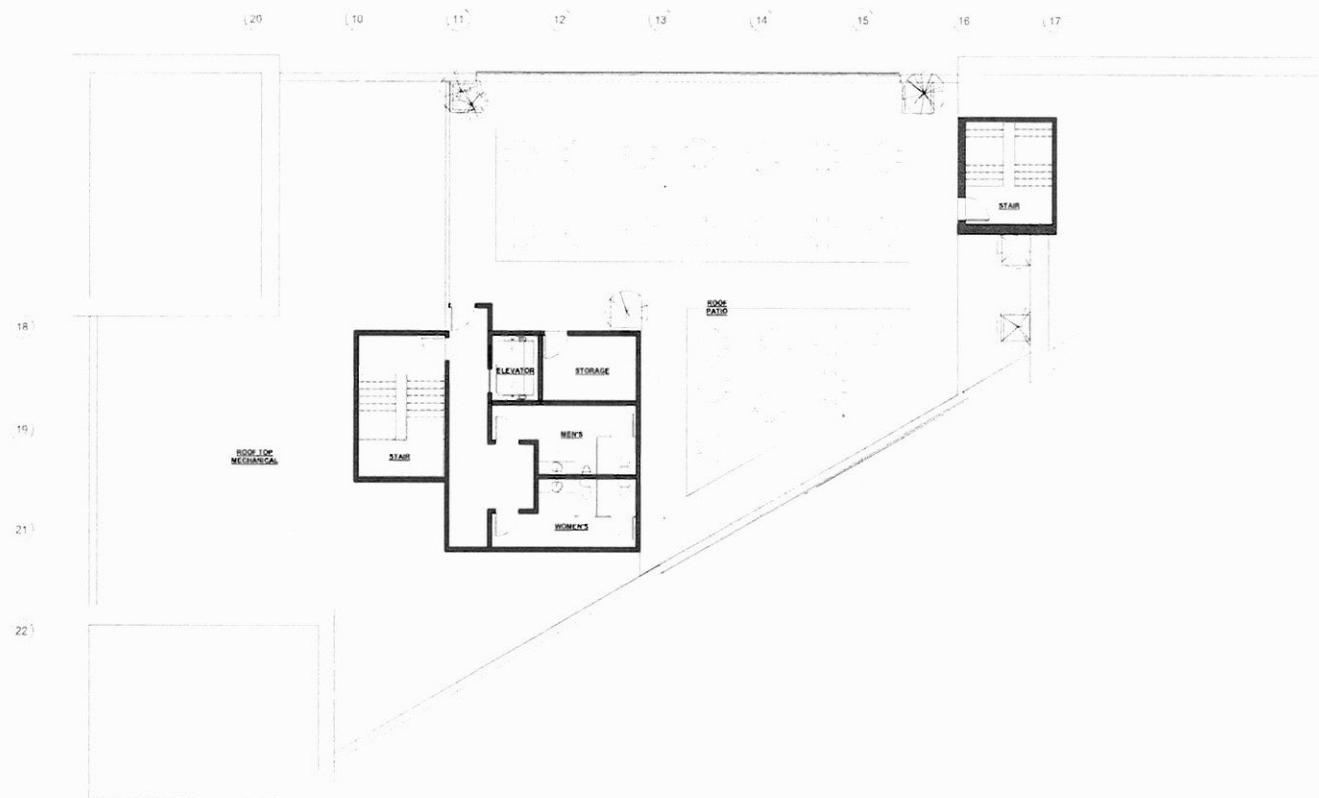
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LEVEL 3 - FLOOR PLAN

09.26.2019

SCALE 1/16" = 1'-0"





VIEW FROM THE NORTHEAST



VIEW FROM THE SOUTHWEST

BIRD'S EYE VIEW FROM THE SOUTH

