



Meeting Minutes: November 5, 2020, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair (virtual)		Bill Belknap, Executive Director
Mark Beauchamp (virtual)		Jennifer Fleischman, Clerk
Art Bettge		Renee Tack, Treasurer
Steve Drown (virtual)		
Dave McGraw		
Brandy Sullivan (virtual)		
Nancy Tribble		

McGeehan called the meeting to order at 7:01 a.m.

1. 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 November 5, 2020

B. October 2020 Payables

C. October 2020 Financials

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

2. Alturas Lot Sale Process Proposal (A) – Bill Belknap

Following the closure of the Alturas Urban Renewal District in 2015, the Agency has continued to own and market the six remaining lots within Phase II for development. The lots within Phase II had private use restrictions which could not be removed until 2019. Following the failure of several development proposals, the Agency amended the covenants to remove the use restrictions this year and pursued a new appraisal of the market value of the lots without the use restrictions. The property appraisal is scheduled to be completed by mid-November and Staff wanted to prepare the disposal process for the Board's consideration.

Belknap reviewed the background of the Alturas Urban Renewal District and the six lots the Agency has retained since the closure of the district in 2015. The Agency recently amended the covenants to remove the land use restrictions, and a new appraisal of the lots is scheduled to be completed by November 13th of this year. Historically, the Agency utilized the standard process outlined in I.C. 50-2011(b) to sell lots, which included a requires for proposals, entering into an exclusive negotiation agreement and ending with a disposition and development agreement which contractually binds the developer to a specific project and grants the Agency the right to buy the lot back if the developer does not start construction within a specified time period. The process is time intensive and expensive for the Agency. Belknap proposes selling the six remaining lots for fair market value by using an alternate competitive bidding process authorized under Idaho Code.

Staff is proposing to offer the lots for sale via a competitive sealed bid process. Seal bids would be publicly opened at a specified time and the minimum bid amount will be set at the appraised value of the lots. Successful bidders will be required to provide a \$5,000 non-refundable deposit and must close within 45

days of the bid opening. The bid process can be repeated until all lots are ultimately sold. The bidding process, could start after the next meeting of the Agency, with the bids due sometime in January.

The Board approved the proposed sale process and will review the appraisal and Request for Bids at the next meeting.

3. Gateway Project Assistance Request (A) – Bill Belknap

Mr. Jim Stephens is preparing for the development of a 2.49-acre area generally located to the north of the intersection of Sixth Street and Deakin Avenue. The proposed development includes twenty-seven (27) townhouse dwellings and a 4-story multi-family building containing eighteen (18) dwelling units with enclosed parking on the ground floor along with three (3) commercial lots ranging from 0.20 to 0.29 acres in size. Mr. Stephens is working with Avista to place the existing overhead powerlines underground through the development site. Mr. Stephens is requesting assistance from the Agency to fund an approximately 150-foot extension of the utility underground work across the adjacent Sixth Street public right-of-way to allow the project's Sixth Street frontage to be free of overhead utility poles. Avista has provided an estimate of \$15,000 for the additional work within the public right-of-way. The scale of the request likely does not warrant the preparation of an owner participation agreement. Staff would recommend that if approved, the request be treated as a Streetscape Grant request in accordance with the Agency's Development Participation Policies.

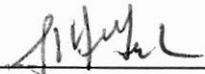
Belknap reviewed the Gateway project, north of the Sixth Street and Deakin Avenue intersection. The developer is working with Avista for the overhead utility routing and was given a proposed plan, but was not pleased with the Avista's plan to place a large utility pole on the project's Sixth Street frontage. Mr. Stephens is requesting assistance with extending the underground utilities south, past Sixth Street, so that the new riser pole is not placed on Sixth Street in front of Patty's Kitchen, which could be treated as a Streetscape Grant request. The main reasons for this proposal are to improve and maintain the aesthetics along the Sixth Street corridor, in keeping with the Agency's mission. The Board concurred that this would be the best option for this important street and to the concern of Patty's Kitchen, which would be most affected if the pole was placed in front of their property.

The Board directed Belknap to proceed with creating an agreement for this request, to be presented at a future meeting.

4. General Agency Updates – Bill Belknap

- Belknap reported on the preliminary budget close-out for fiscal year 2020.
- Underground utilities and decorative lighting have been completed in front of ICCU for the Highway Safety Improvement Project.
- The A Street Corridor Project is almost complete and is now open to the public.
- Next regularly scheduled meeting is set for November 19, 2020.

McGeehan declared the meeting adjourned at 7:41 a.m.



Steve McGeehan, Agency Chair

12-17-2020

Date