



Agenda: Thursday, October 5, 2017, 7:00 a.m.

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

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 September 21, 2017

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

2. **Public Comment for items *not on agenda*:** Three minute limit

3. **Announcements**

4. **Amendment to Exclusive Negotiation Agreement with Sangria Downtown LLC – Bill Belknap**

On April 24, 2015, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Sangria Downtown LLC to acquire and develop the Agency's Sixth and Jackson property. The ENA contained a schedule of performance for the negotiations that required the completion of certain tasks by specific dates. The schedule of performance was formally extended by the Board on January 21, 2016, June 16, 2016, and March 2, 2017 due to both delays in the environmental remediation of the property as well as the development design process that Sangria Downtown has undertaken. It is anticipated that consideration of the Development and Disposition Agreement (DDA) will be before the Board for consideration in the month of October once the fair use appraisal has been completed for the project. The appraisal is currently scheduled to be delivered to the Agency on October 16th. Staff is recommending that the Board grant an extension to the ENA and schedule of performance to terminate on November 10th, 2017.

ACTION: Approve the proposed extension and amended schedule of performance with Sangria Downtown LLC to November 10th, 2017; or take other action as deemed appropriate.

5. **Adoption of Bylaw Amendment Pertaining to Standing Subcommittees – Bill Belknap**

At the Board's August 17th meeting the Board discussed the three different standing subcommittees currently identified within the Agency current bylaws. The Finance Committee has generally met at least once a year to review the proposed Agency budget but the other committees have been inactive for the last seven years. The Board directed Staff to prepare an amended draft of the bylaws to remove the Governmental Relations and Marketing Committees and to add specific duties and responsibilities for the Finance Committee. The draft amendments were reviewed by the Board on September 21 at which time the Board directed Staff to prepare the amendments for formal adoption.

ACTION: Approve the proposed revised Bylaws; to take other action as deemed appropriate.

6. Agency Policy Development Discussion – Bill Belknap

During the recent strategic planning process it was identified that the Agency has not adopted formal policies that address and direct many of the Agency’s activities. At the Board’s August 17th meeting, Staff recommended that the Agency establish and adopt formal policies that address a number of specific areas including various elements of general Agency administration, financial controls, and development project participation. Staff will facilitate a continued discussion of potential policy elements and seek Board direction.

ACTION: Review draft policy elements and provide Staff with direction.

7. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.