



Meeting Agenda: Thursday, March 7, 2019, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843
(A) = Board Action Item

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 February 21, 2019

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

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

3. **Exclusive Negotiation Agreement with Roderick Olps for Sixth and Jackson Property (A) – Bill Belknap**
On September 8, 2018, the Agency published a request for proposals for the disposition and development of the portions of the Sixth and Jackson property that would remain after the development of Hello Walk. Three proposals were received by the submission deadline of December 21, 2018 and one was withdrawn thereafter. The Board received presentations of the two remaining proposals, asked questions of the respondents, and accepted public comment at the Board's on February 7, 2019 meeting. At the Board's February 21 meeting, the Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. The ENA is now before the Board for review and approval.

ACTION: Approve the proposed Exclusive Negotiation Agreement with Roderick Olps, or take other action as deemed appropriate.

4. **103 N. Almon Street Development Participation Agreement (A) – Bill Belknap**
Noel Blum recently purchased the prior Dumas Seed Warehouse property with the intent of developing the site. The remaining brick powerhouse building was separated from the main property and sold to Mr. Garrett Thompson with the intent of preserving and repurposing the existing building. Mr. Blum will begin development of his property this spring. There are several public improvements surrounding the site that Staff is proposing the Agency partner with Mr. Blum, Mr. Thompson, and the City. These improvements include the construction of a pedestrian pathway, participation in frontage improvements for the Thompson frontage, and reconstruction of Almon Street from 3rd Street to A Street, and First Street from Almon to Jackson. Two of these public improvements (Almon Street and the pathway) are already contained within the Agency's five-year capital improvement plan. Staff is seeking Board approval of the development participation agreement with Mr. Blum to document the Agency's financial participation.

ACTION: Approve the proposed development participation agreement, or take other action as deemed appropriate.

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 TIDD 883-7019, as soon as possible so that arrangements may be made.

5. FY2020 MURA Budget Hearing Date Determination – Bill Belknap

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing upon the Agency's FY2020 budget by no later than April 30th. Staff is proposing that the Agency set the hearing date for Thursday, August 15, 2019, which will allow adequate time for the budget development and review process. Staff is seeking Board approval to set the hearing for 7:00 AM on Thursday, August 15, 2019.

ACTION: Set the FY2020 Budget hearing for August 1, 2019, or take such other action deemed appropriate.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business