



Meeting Agenda: Thursday, May 16, 2019, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> 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 April 18, 2019
  - B. April 2019 Payables
  - C. April 2019 Financials

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

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

3. **Request for Amendment to the Schedule of Performance for the Needham Exclusive Negotiation Agreement (A) – Bill Belknap**

On July 19<sup>th</sup>, 2018 the Board approved an Exclusive Negotiation Agreement (ENA) with Shane and Janet Needham for the disposition and development of Lots 2 and 3, Block 1, Alturas Business Park Phase II. On September 6<sup>th</sup>, the Board approved Mr. Needham's request to amend the schedule of performance under the ENA, extending the date for submission of his development plans from November 15, 2018 to January 15, 2019. On December 26, 2018, Staff received an additional extension request from Mr. Needham, requesting the extension of that date to April 15, 2019 due to unavailability of local design professionals and required facility design research. On January 17, 2019 the Board approved the requested extension to April 15, 2019. The Needham's did not submit their development plans by April 15<sup>th</sup>, and on May 9<sup>th</sup> Staff received a third extension request, requesting to extend the development plan submission date by an additional six months.

**ACTION:** Consider the extension request and take action as deemed appropriate.

4. **Request to Participate in Tree Grate Installation for the Gritman Medical Office Project (A) – Bill Belknap**

The Board has previously approved a development agreement with Gritman Medical Park to reimburse \$600,000 of expenses related to the reconstruction of portions of 8<sup>th</sup> Street and Main Street in association with their medical office development project located at 803 S. Main Street. The reimbursement included the installation of tree grates for the 10 tree wells that were constructed on Main Street. The project was completed shortly after the City's tree grate supplier had ceased operation and as a result tree grates were not available to be installed with the project. During the expense

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certification, it was confirmed that Gritman had expended over \$600,000 in eligible public improvements even without the tree grates, and the limited promissory note was approved and issued. Since completion of Gritman's project, many portions of the building have been deemed to be tax exempt and therefore repayment of the note has been slower than anticipated at approximately \$9,700 per year. The City has now secured a new tree grate supplier and has grates available for installation. In light of the limited reimbursement of the original \$600,000 public investment, Staff is proposing that the Board consider funding one-third (\$4,250) of the total \$12,750 cost of the 10 tree gates. The remaining \$8,500 would be funded by the City and Gritman.

**ACTION:** Review the proposed MURA tree grate contribution in the amount of \$4,250 and provide Staff with direction as deemed appropriate.

5. **Upcoming Joint City Council Meeting Discussion – Bill Belknap**

6. **General Agency Updates – Bill Belknap**

- Legacy Crossing District
- Alturas District
- General Agency Business