



Meeting Agenda: Thursday, October 3, 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 August 15, 2019
  - B. August 2019 Payables
  - C. August 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. **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 15<sup>th</sup>. Mr. Olps submitted his preliminary Phase I plans on May 17<sup>th</sup>, 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 11<sup>th</sup> 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.

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

On April 29<sup>th</sup> and May 6<sup>th</sup>, 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.

**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. 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.

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

- Legacy Crossing District
- Alturas District
- General Agency Business