



Meeting Minutes: November 7, 2019, 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		Bill Belknap, Executive Director
Steve Drown		Renee Tack, Treasurer
Dave McGraw		
Brandy Sullivan		
Nancy Tribble		

McGeehan called the meeting to order at 7:05 a.m. by welcoming new member Nancy Tribble.

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 October 3, 2019

B. September 2019 Payables

C. September 2019 Financials

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

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

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

None.

3. Termination of Exclusive Negotiation Agreement with Shane and Janet Needham (A) – Bill Belknap

- *On July 19th, 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 6th, 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 15th, and on May 9th Staff received a third extension request, requesting to extend the development plan submission date by an additional six months which was approved by the Board and extended the plan submissions deadline to October 15, 2019.*
- *The Needham's did not submit their project development plans by October 15th, and in response to Staff's inquiry regarding the status of their project and potential intent to request an additional extension, Mr. Needham responded that they are unwilling to request an additional extension at this time. Staff is recommending that the Board terminate the exclusive negotiation agreement with Shane and Janet Needham and invite them to resubmit when they are in a position to advance their*

project. In accordance with the agreement, upon termination of the ENA the Needham's \$5,000 deposit will be refunded.

ACTION: Approve the termination of the Exclusive Negotiation Agreement with Shane and Janet Needham; or take other action as deemed appropriate.

Sullivan thought it made sense to terminate the ENA and added that it would be good to hold a future conversation regarding whether or when these ENA deposits should be refunded. McGraw said since the Agency invests marketing expense and staff time getting to the ENA stage he agreed it was worth discussing. Belknap added that the ENA is a simple template document that doesn't require legal review, so it's not as time intensive or expensive to develop as the DDA, so he suggested that might be the time the deposit becomes non-refundable. Tribble described how deposits work within the real estate process. Sullivan suggested perhaps the deposit should become nonrefundable at the time any extension is approved. Sullivan moved approval of termination of the ENA with the Needhams, including refund of their deposit. Drown seconded the motion which carried by acclamation.

4. 2019 Strategic Plan Update Final Review – Bill Belknap

In 2017 the Board adopted the current strategic plan intended to establish goals and objectives and guide and direct the activities of the Agency. It was anticipated that the plan would be updated on a biennial basis. The Board began the discussion regarding the 2019 plan update in December of 2018 and reviewed draft updates to the goals, objectives and action/implementation strategies and the capital improvement plan over several meetings in 2019. Staff has prepared the draft updated document for the Board's final review.


ACTION: Review the draft 2019 MURA Strategic Plan and provide staff with direction as deemed appropriate.

Belknap reviewed the updated document as outlined above. There was a lengthy discussion about the potential change in value for Alturas lots if the covenants and restrictions are revised. New project highlights will be added to the updated plan. Some projected expenses on the current CIP budget have been delayed and will be updated on the revised CIP in advance of the document's final approval at the December 5 meeting.

5. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - ICCU project has been delayed.
 - Agency participation in the Almon Street pathway and frontage improvements under the Blum ENA is proceeding.
 - RFQ for downtown streetscape plan will get underway in early 2020.
 - Stubbs Seed property at Highways 8/95 will probably see some development within the next year.
 - The Parks Department has approached Belknap about partnering with some Paradise Path lighting upgrades.
 - Draft grant application for the South Main Underpass is being finalized.
- Alturas District
 - Covenant revisions will be discussed in early 2020.
- General Agency Business
 - Belknap said he will be asking the Executive Board for feedback on his performance.

The meeting adjourned at 7:55 a.m.



Steve McGeehan, Agency Chair

12-12-19

Date