

EXHIBIT B – First Amended 7-11-19

SCHEDULE OF PERFORMANCE

ACTION	DATE
1. <u>Deposit</u> . The Developer shall deliver the Deposit to the Agency.	No later than March 14, 2019.
2. <u>Submission of Phase I Development Plan</u> . The Developer shall submit Development Plans to Agency for approval.	No later than September 11, 2019.
3. <u>Agency Approval or Disapproval of Phase I Development Plans</u> . Agency shall provide approval or disapproval of Developer's Phase I development plans	No later than October 9, 2019.
2. <u>Submission of Phase II Development Plan</u> . The Developer shall submit Development Plans to Agency for approval.	No later than December 11, 2019.
3. <u>Agency approval or disapproval of Phase II Development Plans</u> . Agency shall provide approval or disapproval of Developer's development plans	No later than January 8, 2020.
3. <u>Submittal of Draft Disposition and Development Agreement (DDA)</u> . The Agency staff and Developer shall have completed a draft DDA in a sufficiently final form to permit review by the Agency Board and to proceed through the required approval process.	No later than February 1, 2020.
4. <u>DDA Consideration</u> . The Agency Board shall consider and approve if appropriate the DDA.	No later than March 3, 2020.



Meeting Minutes: July 11, 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	Trent Bice	Bill Belknap, Executive Director
Art Bettge		Brittany Gunderson, Treasurer
Steve Drown		
Dave McGraw		
Brandy Sullivan		

McGeehan called the meeting to order at 7:00 a.m.

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 June 27, 2019

B. May 2019 Payables

C. May 2019 Financials

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

Bettge moved approval, seconded by Drown. Motion carried unanimously.

2. **Public Comment for items not on agenda:** Three minute limit
None.

3. **Request for Amendment to the Schedule of Performance From Rodrick Olps (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 15th. Mr. Olps submitted his Phase I plans on May 17th. On June 13th Mr. Olps 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' request is before the Board for consideration.

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

Belknap presented the request outlined above, stating the additional 90 days would not likely affect the planned construction starting time of next spring. McGraw said this is an important project in a key location and he didn't mind holding off 90 days to get it done right. Sullivan what triggered Olps' interest in researching alternate building designs. Olps said he needed a better master plan for the rest of his projects in that corridor (including an 18-24 unit apartment nearby in the CB zone), the inventory of high-end office and community space is predicted to shift

dramatically in the coming year, and he's being told a five-story building might require the foundation to be built up. Lowering the height and changing the use slightly could significantly improve the impact on downtown parking. A lowered parking demand could open up space for a food truck row, which would increase nighttime activity on the site. The extra time is so he can develop appropriate market studies to make the best development decisions. Agency members were appreciative of Olps' efforts to take time on the front end to ensure his project's viability, and for taking into consideration other potential nearby projects. Sullivan asked how much change was allowed within the project review stage of the ENA. Belknap explained there are two review phases, and recommended waiting until Phase I is submitted so the Board can evaluate that against the original submission. Sullivan thought the items Olps wants to look into further—building height, ground floor dormancy and parking—were the main areas of concern when his proposal was selected so she appreciated his additional review. She moved approval of the extension request. Drown seconded the motion which carried unanimously without further discussion.

4. Review of Joint City Council Meeting Discussion – Bill Belknap

On June 27th, the MURA Board held a joint meeting with the City Council and Mayor to discuss recent activities of the Agency and City, the proposed updates to the Agency's strategic plan and future goals and priorities. Staff wishes to provide an opportunity for the Board to discuss the meeting and provide staff with direction as deemed necessary.

ACTION: *Discuss the outcomes of the joint meeting and provide staff with direction as deemed appropriate.*

McGeehan said interaction with the full Council is always helpful and provides the opportunity to know what everyone's thinking and confirm the Council's support of Agency actions. McGraw agreed and said the meeting was very productive. Bettge said it's good for the rest of the Council to hear the Agency's priorities as well. Drown said the meeting demonstrated both entities are on the same page. Bettge particularly appreciated the web-based interactive map showing the many Agency accomplishments. Sullivan said it was important for everyone to learn some of the barriers the City/Agency/PEP face in attracting industry to the future south district. Belknap added that substantial effort will be needed from both the City and Agency to work through the downtown improvements in a timely manner. Drown mentioned the discussion about water resources was important in deciding what type of industries could be supported here.

5. Review of Preliminary FY2020 MURA Budget (A) – Bill Belknap

Through the Agency's strategic planning process, a 5-year capital improvement plan (CIP) is developed to set a framework for long-term financial planning related to capital public investments within the Legacy Crossing District. The CIP is updated each year to reflect new and projects that have been identified, and to keep the CIP current. Staff has prepared an update to the CIP for the 2019-2023 fiscal years along with the draft FY2020 budget document for the Board's review and direction. The public hearing on the Agency's FY2020 budget has been set for the Agency's upcoming August 15 meeting and the Finance Committee will meet to review the proposed CIP and draft budget on July 29th.

ACTION: *Review draft CIP and FY2020 Agency budget and provide staff with direction as deemed appropriate.*

Belknap walked through both documents as described above. The Needham ENA isn't anticipated to close this fiscal year so those revenues will be carried over. Belknap said he reduced the revenue projections just slightly to be more conservative. Overall, Agency revenues for 2020 are expected to be a slightly over \$830,000 plus a \$267,000 beginning balance, for a total of \$1.1 million in total sources. Expenses are projected at \$987,000 which includes the projected payoff of the 6th & Jackson note that will take the fund balance down to \$46,000. Belknap reviewed again the projects (expenses) anticipated over the next five years.

6. General Agency Updates – Bill Belknap

Nothing additional.

The meeting adjourned at 8:02 AM.



Steve McGeehan, Agency Chair

8-15-19
Date