

EXHIBIT B – Second Amended 12-12-19

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 November 15, 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 December 15, 2019.
2. <u>Submission of Phase II Development Plan</u> . The Developer shall submit Development Plans to Agency for approval.	No later than February 9, 2020.
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 March 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 April 1, 2020.
4. <u>DDA Consideration</u> . The Agency Board shall consider and approve if appropriate the DDA.	No later than May 2, 2020.



Meeting Minutes: December 12, 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	Steve Drown	Bill Belknap, Executive Director
Mark Beauchamp		Anne Peterson, Clerk
Art Bettge		
Dave McGraw		
Brandy Sullivan		
Nancy Tribble		

McGeehan called the meeting to order at 7:04 a.m. by welcoming new member Mark Beauchamp.

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 November 7, 2019*
 - B. *November 2019 Payables*
 - C. *November 2019 Financials*

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

Bettge 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. Welcome to New Board Member

McGeehan welcomed Mark Beachamp to the Agency. Beachamp is a long-time resident who is interested in being involved in how the City grows, and is looking forward to participating as an Agency member.

4. **Request for Amendment to the Schedule of Performance From Roderick Olps (A) – Bill Belknap**
On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Roderick 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’s extension request was approved by the Board on July 11, 2019. Mr. Olps submitted his Phase I development plans which were approved by the Board on October 3rd. Mr. Olps is requesting an additional extension to submit his Phase II development plans which is before the Board for consideration.

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

Belknap reviewed the course of events up to this point and explained the requested extension would change the project deadlines as follows:

- Submission of Phase II Plans: February 9, 2020
- Agency Approval of Phase II Plans: March 8, 2020
- Submittal of Draft DDA: April 1, 2020
- DDA Consideration: May 2, 2020

Bettge said dates change all the time in big projects so he didn't have an objection as long as the project keeps moving forward. Other Board members agreed. Olps said he could move forward faster and cheaper, but he's looking into all possible material choices and more innovative construction technology. He is also collaborating with the property owner to the south regarding traffic flow options and possible easements or shared parking. He said he was giving the project a lot more attention than a typical developer in order to provide a quality product. When asked about the concern for construction costs increasing, Olps was confident his bid will be competitive because multiple contractors have already expressed interest. McGraw moved approval of the extension request, seconded by Bettge. Motion carried unanimously.

5. 2019 Strategic Plan Update Final Review (A)– 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.

This document serves as an education/communication tool to help inform the community of the Agency's mission and purpose and work within the Community. Belknap reviewed the updated project highlights and revised two-year objectives and actions/strategies. Victoria Seever commented from the audience that the new pathway and lighting are wonderful. Sullivan applauded the 5-year CIP as an excellent tool for illustrating the breadth and depth of projects and the Agency's involvement. Sullivan moved adoption of the 2020-2025 Strategic Plan. Tribble seconded the motion which carried unanimously.

6. 2019 and 2020 Project Review – Bill Belknap

Staff will provide a report on the status of projects within the Legacy Crossing District.

ACTION: Accept report and provide direction as deemed appropriate.

Completed:

- Barley Flats Pedestrian Pathway and Lighting

Postponed to 2020:

- A Street Watermain
- A Street Frontage Improvements
- ICCU Frontage Utility Underground and Lighting Improvements

Previously Programmed for 2020:

- Almon Street Reconstruction
- Almon/Asbury Alley Paving

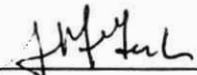
- Downtown Streetscape Plan
- North Main Beautification Project
- Downtown Public Art 3D on Main

In addition to closures of A Street at Almon and Asbury Streets, the City will also close A Street from Peterson Drive to Home Street beginning May 2020 into the fall for the long-replacement of underground utilities, relocations of overhead utilities, and construction of a large retaining wall and heated cul-de-sac at Line Street. Lilly Street will also be closed for reconstruction from Third Street to A Street due to failing sewer mains. A Street carries a large volume of traffic so congestion is expected to be quite heavy on the Pullman Road and C Street will become a detour route.

7. General Agency Updates – Bill Belknap

Belknap had nothing additional that hadn't already been shared.

The meeting adjourned at 7:47 a.m. with McGeehan wishing everyone a happy holiday season.



Steve McGeehan, Agency Chair

2-20-2020
Date