



Meeting Agenda: Thursday, December 17, 2020, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843
(A) = Board Action Item

Due to the Governor's Proclamation moving the State of Idaho to Stage 2 Coronavirus Restrictions limiting gatherings to no more than 10 persons, the Moscow Urban Renewal Agency meeting will be broadcast live and the public is encouraged to not attend the meeting in person. Citizens wishing to comment on business on the agenda are encouraged to communicate with the Board by phone at 208.883.7011 or through the Agency's website at <https://moscowura.com/contact/> in order to respect social distancing protocol. Please note the meeting will be televised on the City of Moscow's TV channel (Spectrum channel 1301) and streamed live for public viewing by entering the following link: <https://www.ci.moscow.id.us/522/Meeting-Videos>.

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 5th, 2020
 - B. October 2020 Payables
 - C. October 2020 Financials
 - D. November 2020 Payables
 - E. November 2020 Financials

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

2. **Flatiron Project Amendment Presentation (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. On March 5th, the Board approved an extension to the ENA schedule of performance to allow additional time to have his development plans reviewed by the Moscow Planning and Zoning Commission for conformance with the City's design guidelines before submitting the final Phase II plans for the Board's approval. As a result of the extension approval the date for submission of the Phase II development plans was extended to April 16th. Shortly after the March 5th meeting, the COVID-19 pandemic expanded significantly within the United States and resulted in a number of local and state emergency orders which resulted in the cancellation of Commission meetings and largely yet unknown adverse economic impacts to the national and regional economies. On May 15, 2020, Mr. Olps submitted a request to extend the current ENA schedule to the end of the 2020 calendar year to allow time to assess the impact of the COVID-19 pandemic upon the local economy and viability of his proposed development project. The Board approved the extension and Mr. Olps is proposing a number of alterations to his project in reaction to evolving economic conditions for the Board's consideration.

ACTION: Review request and provide direction 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.

3. Alturas Lot Sale Process Proposal (A) – Bill Belknap

Following the closure of the Alturas Urban Renewal District in 2015, the Agency has continued to own and market the six remaining lots within Phase II for development. The lots within Phase II had private use restrictions which could not be removed until 2019. Following the failure of several development proposals, the Agency amended the covenants to remove the use restrictions this year and pursued a new appraisal of the market value of the lots without the use restrictions. The appraisal has been completed and staff has prepared a request for bids to be published in early January. Staff will provide a report on the appraisal and request for bid documents.

ACTION: Review the appraisal report and proposed Request for Bids and provide Staff with direction as deemed appropriate.

4. General Agency Updates – Bill Belknap

- General Agency Business
- Legacy Crossing District