



Meeting Agenda: Thursday, February 18, 2021, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd 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 December 17, 2020
 - B. December 2020 Payables
 - C. December 2020 Financials
 - D. January 2021 Payables
 - E. January 2021 Financials

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

2. **Public Comment**

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.

3. **Election of Officers for 2021 (A) – Chairperson McGeehan**

Per the Agency’s bylaws, annual officer elections are to be held at the first meeting of the year. The Agency will elect and appoint officers for the positions of Chairperson, Vice Chairperson and Secretary.

ACTION: Elect and appoint the 2021 officers for the positions of Chairperson, Vice Chairperson and Secretary.

4. **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 was completed and the lots were advertised for sale beginning on January 2, with a sealed bid opening on February 4th. Two bids were received for Lot 4, Block 2 in the amounts of \$155,000 and \$169,420. Staff recommends accepting the highest bid in the amount of \$169,420 and authorizing the Chair’s signature upon the purchase sale agreement and warranty deed.

ACTION: Accept the bid for Lot 4, Block 2 from BT-Altius LLC in the amount of \$169,420 and authorize the Chair’s signature upon the purchase sale agreement and warranty deed.

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. **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. 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, 2020. 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 provided an update to the Board at the December 17, 2020 meeting. Staff has prepared an amended Schedule of Performance for the Board's review and approval, and Mr. Olps would like to provide the Board with an update of his development proposal.

ACTION: Approve the proposed amended Exclusive Negotiation Agreement and Schedule of Performance; or take other action as deemed appropriate.

6. **FY2022 MURA Budget Hearing Date Determination (A) – Bill Belknap**

In accordance with state law, the Agency must notify the County Clerk's office of the date of the Agency's public hearing on its annual budget by no later than April 30 each year. To allow adequate time for the budget development and review process, Staff is proposing the Agency set the hearing date for its FY2022 budget on Thursday, August 19, 2021, and seeks the Board's approval to notify the County Clerk accordingly.

ACTION: Set the FY2022 Budget hearing for August 19, 2021, or take such other action deemed appropriate.

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

- Legacy Crossing District
- Alturas District
- General Agency Business