



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 (virtual)
Mark Beauchamp (virtual)		Jennifer Fleischman, Clerk
Art Bettge (virtual)		Renee Tack, Treasurer
Steve Drown (virtual)		
Dave McGraw (virtual)		
Brandy Sullivan (virtual)		
Nancy Tribble (virtual)		

McGeehan called the meeting to order at 7:01 a.m.

1. Consent Agenda

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

Bettge moved for approval of the consent agenda as presented, seconded by Tribble. Motion carried unanimously.

2. Flatiron Project Amendment Presentation – 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.

Belknap presented an overview and background of the Agency's Sixth and Jackson Street property, and the timeline of the proposed Flatiron development project. Roderick Olps (Moscow), spoke of his updated proposed property development plan and discussed the reasons for requesting a design change, as was addressed in his letter to the Board. The new design has the flexibility of expanding commercial spaces

depending on tenant needs. The residential spaces on the second and third floors would not have the flexibility of being modified. The proposed design is developed with the idea that the commercial tenant on the first floor would be residing in the residential space above, for at least several of the units. Moving stairwells and doorways on the first floor would be needed to expand the commercial spaces.

There was some discussion about the welcoming nature of the current proposed amendment, as well as attracting commercial tenants that are not usually open late in the evening. Mixed use needs were discussed and conversation continued around how to open up the commercial front to be more welcoming for public interaction and appeal. According to the applicant, there is an increased demand in the area, and economy, for smaller, more diverse commercial spaces that accommodate start-up businesses. The frontage on the first floor can be expanded to make it one singular front, eliminating the recesses to create a more approachable store front.

Mr. Olps and the Board agreed to go back to the prior development plan, while making some changes to accommodate more flexibility, in consideration of the changing economy.

The Agency unanimously directed Belknap to proceed with drafting a revised Exclusive Negotiation Agreement, to be presented at a future meeting for the Board's approval.

3. Alturas Lot Sale Proposal – 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.

Belknap reviewed the background for the Alturas Urban Renewal District lots which has led to the appraisals and proposed bid lot sale of the six (6) remaining lots. There was a sample Request for Proposal (RFP) Package attached in the Board packets. The bid closure date is estimated to be in early February 2021. The Board supported moving forward with the proposed process. The lots were appraised for approximately \$3.83 per SF during 2020, as compared to \$2.34 per SF in 2009.

Bettge moved to approve the proposed RFP Package and directed Staff proceed with advertisement. Sullivan seconded. Motion carried unanimously.

4. General Agency Updates – Bill Belknap

- Next regularly scheduled meeting is set for January 7, 2021.
- Other updates and announcements were tabled until next meeting.

McGeehan declared the meeting adjourned at 8:41 a.m.



Steve McGeehan, Agency Chair

2-18-21

Date