



City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Staff in Attendance
Brandy Sullivan, Vice Chair	Mark Beauchamp	Bill Belknap, Executive Director
Art Bettge	Steve McGeehan	Jennifer Fleischman, Clerk
Steve Drown	Dave McGraw	Renee Tack, Treasurer
Nancy Tribble		

Sullivan called the meeting to order at 7:07 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 June 3, 2021
- B. May 2021 Payables
- C. May 2021 Financials
- D. June 2021 Payables
- E. June 2021 Financials

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

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.

None.

3. Alturas Lot Sale Request for Bids Results – Bill Belknap

On May 22nd, the Agency published a request for bids for the Agency’s remaining five lots within Phase two of the Alturas Technology Park. Three bids were received (two of which for the same lot) the met the minimum bid price, therefore two of the five lots are now prepared to advance to closing. The agency will be left with three remaining lots. One of the remaining lots, Lot 3 of Block 1, is the smallest lot remaining and has significant grade challenges that potential bidders have identified as a significant additional cost in the development of that lot. Staff is recommending that the Agency publish a new request for bids and lower the minimum bid price for Lot 3, Block 1 by twenty-five percent to increase the likelihood of the sale of that lot.

Belknap reviewed the background of the Alturas Lot Sale Request for Bids, reporting on the two (2) lots that are in the selling process and the lot that was successfully sold. One of the unsold lots appears to need more grading work, and it was advised to reduce the selling price to encourage developer’s consideration. Prior to the most recent appraisal the lot was valued at approximately \$66,000, and if it

was reduced 25% it would be set at approximately \$81,000. The other two remaining lot was recommended to stay at the same price for the time being.

The Board discussed the benefits of changing the lot price in regards to the current economic climate and how that would affect the overall lot sale's and benefits for the taxing district. There have been at least two other inquiries regarding lots so it is hoped to have those sold during the next bidding cycle. Alturas Analytics is the only developer who is currently in the design phase. Some more discussion regarding the budget cycle and dispersing the sale funds back to the taxing districts. The Board gave approval for Belknap to continue with the next bid cycle with the reduced price on Lot 3 of Block 1, per discussion.

4. General Agency Updates

- *Legacy Crossing District*

DDA results of the appraisal are expected in early August and the construction plans are almost ready for review. The Agency's next step would be to set the sale price. Belknap is working on a minor design agreement with Hodge & Associates regarding completing the facilities and Hello Walk concurrently. The City will be charged with maintenance of all the pedestrian walkways. Some general discussion about the Hello Walk and the University of Idaho followed.

- *Alturas District*

None.


- *General Agency Business*

The annual budget hearing is scheduled for August 19th.

Sullivan declared the meeting adjourned at 7:32 a.m.



Steve McGeehan, Agency Chair



Date