



Meeting Minutes: November 18, 2021, 7:00 a.m.

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

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

McGeehan called the meeting to order at 7:00 a.m.

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 September 16, 2021
- B. September 2021 Payables
- C. September 2021 Financials
- D. October 2021 Payables
- E. October 2021 Financials

Bettge moved for approval of the consent agenda as corrected, seconded by Sullivan. 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 (A) – Bill Belknap

On October 9th, the Agency published a new request for bids for the last remaining lot, Lot 2, Block 2, and lowered the minimum bid price by twenty-five percent to increase the likelihood of the sale of that lot. No bids were received and Staff proposes to re-advertise the request for bids at the current twenty-five percent reduction of the minimum bid price.

Belknap reviewed the last bid advertisement, as described above, and recommended re-advertising at the current minimum bid price. The Board discussed setting the bidding period for approximately 60 days to get past the holidays, with the opening scheduled around mid-January. The Agency could consider an additional reduction in price if the lot does not sell. The Agency could also donate or deed the property to a different public entity, but that would be a last resort option. The Board has not yet identified a minimum sale price for this lot. There continued to be discussion about the cost of maintaining the property compared to the price of advertising for sale. Maintenance costs for park irrigation will decrease because 5 of the 6 lots were sold.

Board directed Staff to proceed with re-advertising for the sale of the one remaining lot for an extended period of time, with a bid opening mid-January.

- 4. Resolution to Approve Disbursement of Alturas Lot Sale Proceeds to Taxing Districts (A) – Bill Belknap**
Prior to the recent lots sales within Alturas Technology Park, the Agency Board determined that the Agency intended disburse the net proceeds from all lot sales to the taxing districts. The Agency has successfully completed the sale of five of the six agency owned lots over this year. The sale proceeds totaled \$666,415.00 while the Agency incurred in publication expenses of \$939.47 leaving net proceeds in the amount of \$665,475.53. Staff has prepared a Resolution for the Board's consideration directing the disbursement of the net proceeds to the Latah County Treasurer for distribution to the taxing districts on a pro-rate basis in accordance with the current property tax levy allocation.

Belknap reviewed the Agency's disbursement of the net proceeds from lot sales as described above, and recommended directing the funds from the Alturas lot sales to the Latah County Treasurer to return to the taxing districts. Alturas Phase II started in approximately 2006 and Alturas Phase I started in 1996, with the district closing in 2015.

Bettge moved for approval of the Resolution 2021-04 as presented, seconded by Beauchamp. Motion carried unanimously.

- 5. Moscow Flatiron LLC Development and Disposition Agreement Report (A) – Bill Belknap**
On March 7, 2019, the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Flatiron LLC to acquire and develop the Agency's Sixth and Jackson property. Staff has begun development of the Disposition and Development Agreement and will provide the Board with an update on the anticipated schedule moving forward.

Belknap reviewed the process to allow Moscow Flatiron LLC to acquire and develop the property as described above, and gave a report on what stage the Agency was in. He explained the Fair Use Value Appraisal that the Agency uses to establish a sales price as well as the results from getting the Sixth and Jackson property appraised.

Olp is working on the finalized bids from contractors for a better estimate for the cost to build. The small building on the south side of Hello Walk has been removed from the proposed site plan and would be developed unrestricted at a future date. That portion of the property is not currently included in the appraisal. The Sixth and Jackson property line is directly adjacent to the southern property, but there are plans to create a joint access easement. The draft Disposition and Development Agreement (DDA) will be sent for legal review in the next week. The Schedule of Performance will be updated to accommodate the updated timeline.

6. General Agency Updates

- *Legacy Crossing District*

None.

- *Alturas District*

None.

- *General Agency Business*

Updates on the LHSIP Third Street improvement project.

McGeehan declared the meeting adjourned at 7:56 a.m.



Steve McGeehan, Agency Chair

1.27.2022

Date