



Meeting Minutes: April 21, 2022, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3<sup>rd</sup> Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Cody Riddle, <i>incoming</i> Executive Director
Steve Drown	Nancy Tribble	Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Maureen Laflin		
Dave McGraw		

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 March 17, 2022*
- B. *March 2022 Payables*
- C. *March 2022 Financials*

McGraw moved for approval of the consent agenda as written, seconded by Laflin. 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. FY2023 MURA Budget Hearing Date Determination (A) – Cody Riddle**

*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 FY2023 budget on Thursday, August 4, 2022, and seeks the Board's approval to notify the County Clerk accordingly.*

Riddle reviewed the legislation requiring Urban Renewal Agency's (URA) to notify the County when the annual budget hearing will take place, as described above. Staff recommended that the Budget Hearing date be set for August 4, 2022.

Laflin moved to set the FY2023 Annual Budget Hearing for Thursday August 4<sup>th</sup>, 2022, seconded by Kelly. Motion carried unanimously.

**4. Update on Alturas Technology Park (A) – Cody Riddle**

*Staff will provide an update on the recent request for bids associated with Lot 2, Block 2 in Alturas Technology Report.*

Riddle reviewed the single remaining lot that was out to bid in February 2022, and was also sent out for bid again at the beginning of April. Staff sent the bid documents to local real estate agents to try and achieve more

exposure. The topography of the last lot is more challenging than the previous lots, and is a hurdle to lure potential developers. Staff will report back after the May 17<sup>th</sup> bid opening date. There were several interested parties inquiring the last time it was bid. The Board could vote to lower the minimum price again to make it more desirable.

**5. Update on the Agency’s Sixth and Jackson Property (A) – Cody Riddle/Rusty Olps**

*Mr. Olps will provide a report on the status of the Sixth and Jackson Project.*

Riddle gave a brief review of the Exclusive Negotiation Agreement (ENA) that the Agency has with Roderick Olps and the previous progression of the Sixth and Jackson development plans. Olps gave an update on some changes in his plans, including the recent purchase of University Pointe which is adjacent to the Sixth and Jackson Property. That property goes all the way to the University of Idaho Human Resource Services building to the west. He plans to develop the south side of that property in order to extend Hello Walk, as well as combining parking from both properties to increase the overall number of spaces. Olps went into more detail his University Pointe project, and the business partner he has for that. The bids for Flatiron construction came back extremely high, but commercial property is becoming more popular and is currently in demand. The Flatiron project will undergo a minor design modification to accommodate the requests of potential commercial tenants.

The Board discussed potential parking issues regarding the residential units. Permits are available for purchase, with a parking lot across the street that goes mostly unused. Olps insisted that the Sixth and Jackson property is still a top priority, and he is actively working to solicit potential tenants to help offset the construction costs. Tenants could potentially move occupy the space, if everything proceeded as planned, by May 2023. Commercial tenants would be varied, but inquiries are suggesting service providers, offices, and medical.

The updated design plans would need to be reviewed by the Planning and Zoning Commission before going to the Board to update the ENA schedule. Board members discussed the option of continuing with this proposal or move on to something else. The updated plans and proposal would be presented at a meeting in May. The Board and Olps talked about building materials and ways to bring down costs by using modules. Olps gave a review of the overall plan for the Sixth and Jackson property and the properties next to it, focusing on the food trucks and commercial space inside the silos. The southern corner of the Agency property is currently set to be a green space until a commercial tenant has something specific in mind.

**6. General Agency Updates – Cody Riddle**

- *Legacy Crossing District*

None.

- *Alturas District*

None.

- *General Agency Business*

The Downtown Streetscape Design project has a draft agreement ready. The Agency had previously budgeted \$60,000 for that project, but will need to increase it to \$80,500.

Highway 95 Underpass grant was awarded more than anticipated, so match funding from the Agency will be less than was budgeted.

The Third Street Pedestrian Improvement project is currently underway.

McGeehan declared the meeting adjourned at 7:51 a.m.



Steve McGeehan, Agency Chair

5-19-22

Date