



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

| Commissioners Present    | Commissioners Absent | Staff in Attendance             |
|--------------------------|----------------------|---------------------------------|
| Nancy Tribble, Secretary | Mark Beauchamp       | Cody Riddle, Executive Director |
| Steve Drown              | Sandra Kelly         | Jennifer Fleischman, Clerk      |
| Maureen Laflin           | Steve McGeehan       | Renee Tack, Treasurer           |
| Dave McGraw              |                      |                                 |

Tribble called the meeting to order at 7:03 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 April 21, 2022
- B. April 2022 Payables
- C. April 2022 Financials

Laflin moved for approval of the consent agenda as written, 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. 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 results from the latest Request for Bids, as described above, of which no bids were received. Staff will consult with various commercial real estate entities for a recommended next step and will report back to the Board before proceeding. The Board discussed briefly some of the reasons why this last parcel is more difficult to sell than the other ones.

**4. 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 introduction before having Olps talk about the project and encouraged the Board to consider an updated Executed Negotiation Agreement (ENA). Because the Board is not all present for this update, they decided to wait to make a formal action but would provide a recommendation to Staff.

Olps provided an overview of the progress of the Sixth and Jackson property development and the possibilities for moving forward with a timeframe. He stated that there are plenty of interested tenants but construction costs

are high as well as a lack of available labor. The Board discussed the difference in cost of building new versus buying properties that are already made. Olps provided handouts for a proposed Hello Walk route and talked about his plans for moving forward with that. Suggested that he could work with the City of Moscow to use their property to turn into a parking lot in exchange for putting Hello Walk on his University Pointe property. Olps requested that he be given time to wait for construction costs to lower while redesigning the Sixth and Jackson property again and building the Hello Walk.

The Board talked about setting a timeline or due date for a final committal by Olps to develop the Sixth and Jackson property. They asked that Olps suggest a firm date that would be feasible for him to work with, and recommended he look into different building materials to bring down the cost of development. The Board continued discussing other possible means of lowering the cost of construction. There are still interested commercial tenants, but the current cost per foot of construction is extremely high and would then increase the cost of leasing the spaces in the proposed building. Olps and the Board predicted that the cost of building materials will be going down in the next few months. If Olps acquired City land to put parking spaces on, it would effectively lower the overall building costs.

Olps would like to work with City of Moscow Staff and the University of Idaho to pursue the expansion of the Hello Walk. The Board proposed Olps take the next ninety (90) days to figure out a plan and report back with an update. There continued to be discussion about how the Hello Walk could be configured and the effect on the surrounding areas. Staff indicated that developing a parking structure is expensive and also counterintuitive to creating a vibrant downtown. Olps will check back in with the Board at the second meeting in June with a check-in on his progress.

#### 5. General Agency Updates – Cody Riddle

- *General Agency Business*

None.

Tribble declared the meeting adjourned at 7:49 a.m.



\_\_\_\_\_  
Steve McGeehan, Agency Chair



\_\_\_\_\_  
Date