



Meeting Minutes: September 6, 2018, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Art Bettge	Bill Belknap, MURA Executive Director
Trent Bice	Steve Drown	Anne Peterson, MURA Clerk
Dave McGraw		Brittany Gunderson, Treasurer
Ron Smith		
Brandy Sullivan		

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 July 19, 2018**

Smith moved approval, seconded by Sullivan. Motion carried.

- 2. Public Comment for items *not on agenda*:** Three minute limit

Garrett Thompson thanked Belknap, Gina Taruscio, the Agency, Moscow City Council and others involved in helping him get the triangle of property at Spotswood and the Troy Highway ready for development.

BJ Swanson introduced herself as a candidate for Latah County Treasurer, stated her confidence in stepping into the Treasurer position, and also her knowledge of urban renewal. She thought the Sixth & Jackson lot was the perfect location for a UI Welcome Center.

Rod Wakefield, candidate for Latah County Assessor, mentioned his 38 years of public service experience and familiarity with urban renewal.

- 3. Sixth and Jackson RFP Report – Bill Belknap**

*Beginning on June 9<sup>th</sup>, the Agency published a Request for Proposals (RFP) for the disposition and development of the remnant portions of the Sixth and Jackson property. Proposals were due by August 10<sup>th</sup> and the Agency received one proposal from Mr. Rusty Olps. After meeting with Mr. Olps to discuss his proposal, Mr. Olps chose to withdraw his proposal. As a result, staff is recommending that the Agency re-advertise the RFP beginning on September 8<sup>th</sup> with a proposal due date of November 16<sup>th</sup>.*

Following Belknap's explanation of the above, McGraw asked how the Agency could pursue Swanson's suggestion of a university welcome center on the site. Belknap said as part of their real estate services contract with the Agency, Palouse Commercial had previously approached the University about the idea but the University was not in a position to respond to the RFP within the Agency's advertised timeline. McGraw and Bice didn't see a rush to publish another RFP and were willing to wait and see if the University had any interest in discussing possibilities. Sullivan suggested publishing an RFP now with a 90-day deadline, and request that applicants include any extension they might need to finalize their proposals. Belknap said it would be difficult to rate submissions against one another if some applications weren't as complete as others. McGeehan said he preferred to delay publishing another RFP until the University idea could be explored further. Brenda von Wandruszka stated as a member of the public that

it didn't appear fair for the Agency to discuss preferential interest for a particular entity. McGraw stated the university was a community-wide entity and Belknap assured her that any RFP would be an open, competitive process. Swanson said the best way to retain the intention of Hello Walk would be to combine it with another university-related entity on the corner, and a welcome center and Hello Walk would both be good investments for the entire community. Smith noted that with the UI leadership in flux it could be a year or more before it would be in a position to participate. Sullivan said even if the Agency thinks a UI project would be ideal, she didn't want to hold off on an RFP simply in hopes the University would submit a proposal. Sullivan moved authorization of re-advertising the RFP this month with a 90-day deadline. Smith seconded the motion, which carried 4-1 (McGraw).

**4. Amendment to the Schedule of Performance for the Needham Exclusive Negotiation Agreement – Bill Belknap**

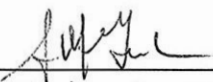
*On July 19<sup>th</sup>, 2018 the Board approved an Exclusive Negotiation Agreement (ENA) with Shane and Janet Needham for the disposition and development of Lots 2 and 3, Block 1, Alturas Business Park Phase II. Mr. Needham has reported that due to the unavailability of local design professionals, he will not be able to meet the schedule of performance requirement of the ENA and submit his development plans to the Agency by November 15<sup>th</sup>. Mr. Needham has requested to amend the schedule of performance to shift the schedule back by 60 days. The proposed First Amended ENA is attached for the Board's review and approval.*

Belknap reviewed the above information and said staff recommended approval. Bice moved approval of the First Amended ENA with a 60-day extension, seconded by Smith. Motion carried unanimously.

**5. General Agency Updates – Bill Belknap**

None.

The meeting adjourned at 7:28 AM.

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

10-4-18  
\_\_\_\_\_  
Date