



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

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Mark Beauchamp	Cody Riddle, 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 7:05 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 May 19, 2022

McGraw moved for approval of the consent agenda as written, seconded by Kelly. 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 Update (A) – Cody Riddle

After the recent attempts to sell Lot 2, Block 2, in Alturas Technology Park were unsuccessful, Staff is recommending the Agency publish a new request for bids and lower the minimum price by ten percent, (from \$99,225 to \$89,302) to increase the likelihood of a sale.

Riddle reviewed the Request For Bid for the last Alturas lot and suggested that the Board reduce the minimum price by ten percent and re-post the bid request. The Board talked about the City maintaining the property per contract.

Kelly moved to approve the decrease in minimum bid price from \$99,225 to \$89,302 and reposting of the bid request, seconded by Laflin. Motion carried unanimously.

4. Update on the Agency’s Sixth and Jackson Property (A) – Cody Riddle

Staff will provide an update on the status of the Sixth and Jackson Project.

Riddle reviewed the Board’s discussion at the last meeting about requesting a report from Rusty Olps regarding the development of the Sixth and Jackson property. It is Staff’s recommendation that the Board make a formal decision about a finalizing a development agreement or pursuing alternative developments for the property at the second meeting in July.

Olps provided an update on a proposed Hello Walk project, summarizing his conversation with the University of Idaho (UI) about their potential plans. He showed the Board his updated proposed plan, which would include a smaller sidewalk going through his University Pointe property to connect with the original Hello Walk on University property. It was suggested that this would require a bit of redesign for the Flatiron development project, but would preserve the majority of parking on Olps' property. The University of Idaho has plans to extend the Hello Walk throughout their property, to include a bridge across Paradise Creek, as part of their future capital projects.

The Board appreciated the idea of a walk-around path for the Hello Walk, with consideration of possibly having it go straight through sometime in the future. Olps will send an electronic version of the proposed plan to the Board for review. Landscaping will be developed on the UI side of the Hello Walk, according to what UI told Olps and was communicated with the architect. Olps requested more parking be developed within the City easement on the strip of land between the University of Idaho and the grain silos. Flatiron's current design would need to be modified to accommodate the additional sidewalk to connect to Hello Walk. This walk would not be a permanent alternative to Hello Walk.

Olps will propose a Schedule of Performance, or will have more updates with a feasible schedule for moving forward, at the second Board meeting of July. The City easement located on UI property was intended to be a side street with public parking. The Board discussed the probability of UI moving up their capital project plan for Hello Walk if progress was made on the City side. Conceptually, this would include a 5-6-foot-wide raised walk at the south side of the University Pointe building. The Agency is committed to contributing to the construction of Hello Walk on the Sixth and Jackson property. Any temporary or secondary pathway could be placed within an easement assuring public access.

5. General Agency Updates – Cody Riddle

- *General Agency Business*

- The Urban Renewal Agency annual budget hearing is scheduled for August 4th, 2022.
- Staff will present a draft of the budget and capital improvement plan at the July 7th, 2022 meeting.
- Request for discussion on updating the Finance Committee bylaws and policies.
- Board discussed the Zoom meeting policies.

McGeehan declared the meeting adjourned at 7:47 a.m.



Steve McGeehan, Agency Chair

7-14-22

Date