



Agenda: Thursday, December 3, 2015, 7:00 a.m.

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

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 November 5th, 2015

ACTION: Approve the consent agenda or take such other action deemed appropriate.

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

3. **Announcements**

4. **Potential Project Assistance for 1014 S. Main Street – Bill Belknap**

Staff have been in contact with the new owner of a 5.5 acre property currently addressed as 1014 S. Main Street, and generally located directly south of Paradise Creek and East of U.S. Highway 95 near the intersection of U.S. Highway 95 and State Highway 8. The property has limited access to facilitate the development of a residential housing project that the owner desires to construct. The owner is in negotiations to potentially acquire the adjacent property addressed as 1104 S. Main, which was most recently the location of Dominos Pizza, to facilitate better access to the property through the Sweet Avenue signalized intersection. The 1104 S. Main property is heavily contaminated from prior petroleum tanks and associated petroleum releases that occurred upon the property that have resulted in significant contamination to the soils upon the site and groundwater under the site and other adjacent properties. The Owner has inquired regarding potential assistance from the Agency with environmental remediation and intersection improvement expenses to clean up the contamination and facilitate the redevelopment of the property. Staff is seeking Board direction regarding entering into a potential owner participation agreement with the owner to assist with the project.

ACTION: Review the proposed assistance request and provide Staff direction; or take such other action deemed appropriate.

5. **Sixth and Jackson Brownfield Remediation Project Update – Bill Belknap**

In 2013 the MURA applied for and received an EPA Brownfield cleanup grant to assist in funding the environmental remediation of the 6th and Jackson property. The remediation work has been separated into two Phases. Phase I will address the excavation of contaminated soils from the site, and Phase II will include groundwater remediation activities. Staff will provide an update on the status of the remediation work.

ACTION: Accept Report

6. Redevelopment Association of Idaho Report – Gary Riedner

7. General District Updates – Bill Belknap

- Legacy Crossing District
- Alturas District

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.



Minutes: November 5, 2015, 7:00 a.m.

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

Attendance:

Commission Members

Steve McGeehan, Chair
Art Bettge
Dave McGraw
Ron Smith
Brandy Sullivan

Staff Present

Bill Belknap, Executive Director
Don Palmer, Treasurer
Anne Peterson, Deputy City Clerk

Others

Victoria Seever
Gary Riedner

Absent: Steve Drown, John Weber

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 October 15, 2015

B. September 2015 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

Bettge moved approval of the consent agenda as presented, seconded by Sullivan. Motion carried.

2. **Public Comment for items *not on agenda*:** None.

3. **Announcements:** None.

4. **828 West Pullman Road Landscape Enhancement Development Agreement – Bill Belknap**

Potlatch Federal Credit Union (PFCU) recently purchased the prior Time Warner building located at 828 West Pullman Road and is currently in the process of renovating the building and property for a new office location. Staff contacted the Credit Union to discuss expansion of their landscaping into the adjacent public right-of-way, which they had previously planned to pave, to improve the aesthetics of the property at the Pullman Road and Line Street intersection which has been identified as a community goal through the City's recently Entryway Beautification Project. The subject property is not within the Legacy Crossing District, but the right-of-way adjacent to the site is located within the District. Under the terms of the proposed agreement, the Agency would contribute up to \$2,000 for the expanded landscaping to be located within

the adjacent public right-of-way. PFCU would then assume the obligation to maintain and preserve the landscaping for a period of 10 years.

ACTION: Approve the proposed Development Agreement with Potlatch Federal Credit Union and Associated Resolution; or take such other action deemed appropriate.

Sullivan asked the size of the improved planting strip; Belknap said it will expand from 36 inches to 9-12 feet in some areas. McGeehan asked about maintenance right-of-way landscaping and Belknap said generally it's the adjacent landowner's responsibility. The specific provision in the agreement for PFCU to maintain it for 10 years is mainly to protect the URA investment.

McGraw moved to approve the Development Agreement and Resolution 2015-04 as presented, seconded by Smith. Sullivan asked the planting timeframe. Belknap responded hopefully this fall. The motion carried unanimously.

5. Sixth and Jackson Brownfield Remediation Project Update – Bill Belknap

In 2013 the MURA applied for and received an EPA Brownfield cleanup grant to assist in funding the environmental remediation of the 6th and Jackson property. The remediation work has been separated into two Phases. Phase I will address the excavation of contaminated soils from the site and Phase II will include groundwater remediation activities. Staff will provide an update on the status of the remediation work.

ACTION: Accept Report

Belknap reported Phase I is already complete and Phase II expected to conclude by the end of this week. Excavation quantities were less than expected due to groundwater levels. Costs are anticipated to be less than initially estimated so the earlier request for additional grant funding will likely not be needed. Per McGraw's request at the last meeting regarding funds spent to date on the property, Belknap said the property purchase price was \$450,000, \$120,000 has been expended upon environmental assessments funded through the brownfield assessment grant, and the environmental remediation is expected to cost \$105,000 which is largely grant funded. There will be additional future development expenses for moving utilities, required frontage improvements and construction of Hello Walk. The current assessed value is \$531,000. McGraw said this affirmed the need for urban renewal districts because a private developer couldn't make that kind of investment pencil out. Riedner added that the clean-up wouldn't have been as thorough and the lot likely would have become a parking lot. McGeehan said he was very pleased to see a blighted, contaminated property being cleaned up and redeveloped. Belknap reported that ITD has approved in concept the redesign of the east to south turn lane and staff is still in discussion with them about the turn lane in front of Jimmy Johns. Belknap concluded his report by pointing out the investment the Agency has made on this property is likely to generate \$50-60,000 in annual tax increments.

Bettge moved to accept the report. Smith seconded the motion which passed unanimously. Belknap added that once construction is complete, the next step will be to obtain a Conditional Certificate of Completion and Conditional Covenant Not to Sue from DEQ, which will position the Agency to enter into a property transaction.

6. Requested Amendment of Sangria Downtown LLC Exclusive Negotiation Agreement Schedule of Performance – Bill Belknap

On February 26, 2015, the Board selected Sangria Downtown LLC as the successful respondent to a request for proposals for development of the MURA's 6th and Jackson property. On April 8, 2015, the Board Approved an Exclusive Negotiation Agreement (ENA) to enter into negotiations regarding the property development which was executed on April 24, 2015. The ENA included a schedule of performance which specified specific dates for certain actions by both parties including the submission of development plans from Sangria Downtown LLC by July 1, 2015. On August 12th the Board approved an amendment to the Schedule of Performance to allow additional time for Sangria Downtown LLC to submit their development plans, shifting that date to October 1, 2015. Staff has received a second request to shift that date to November 12th, 2015. Staff has prepared a revised schedule of performance for the Board's consideration and approval.

ACTION: Approve the proposed revised schedule of performance; or take such other action deemed appropriate.

Bettge moved to accept the proposed revised schedule with a modification of the extension date to December 1 rather than November 12 as requested. Sullivan seconded the motion which carried unanimously.

7. General District Updates – Bill Belknap

- Alturas District - Nothing substantial to report since last meeting. Another meeting with the Association is scheduled for November 17. Belknap confirmed the State Tax Commission has received the district termination.
- Legacy Crossing District
 - Staff has had conversations with the Stax building owner regarding the sanitary sewer main work next summer that will have a substantial effect on access to his property. He's contemplating a larger, multi-story, mixed use building on that site and may take advantage of the time it's off-line due to the sewer main work to do that construction.
 - Work is proceeding on Gritman triangle.
 - Steve Vachon has been doing demo/clean-up on his building (Stubbs seed warehouse) near the corner of US95 and Troy Highway.

8. Adjourn - Executive Session per Idaho Code 74-206(1)(C) and (F) – The meeting will not reconvene.

At 7:39 a.m. McGraw moved to adjourn into executive session per Idaho Code 74-206(1)(C) and (F). Bettge seconded the motion which carried unanimously.

The executive session started at 7:41 a.m. Present: Steve McGeehan, Art Bettge, Dave McGraw, Ron Smith, Brandy Sullivan, Bill Belknap, Don Palmer and Anne Peterson. The Executive Session concluded at 8:04 a.m.

Steve McGeehan, Agency Chair

Date

November 30, 2015

Bill J. Belknap
Community Development Director
City of Moscow
Executive Director
Moscow Urban Renewal Agency
221 E. Second Street
Moscow, ID 83843

Dear Bill:

Per your request, I am submitting this letter in support of our request to obtain assistance from the Moscow Urban Renewal Agency (MURA) to facilitate our project to meet Idaho Transportation Department (ITD) and the City's desires for improving the intersection of 95 Highway and Sweet Avenue, directly across from the main entrance to the University of Idaho.

The proposed project will comprise of 156 units consisting of one, two, three, four and five bedroom units and townhomes. Amenities will include a fitness center, multiple study rooms, recreation room and a fitness center. The estimated project valuation is \$23M.

Based on discussions with City staff and ITD, it was clear that there was a strong desire for the project to be accessed through the Sharpe site/Sweet Avenue intersection versus the current driveway located on South Main Street/U.S. 95. We determined that the most constructive way to address such access and the City's desire to redevelop and upgrade the Sharpe site and prominent intersection would be to purchase the property, clean it up, and integrate it as part of our proposed project. While we never intended to purchase the Sharpe property site as part of our proposed development, we are open to doing so in collaboration with the City and ITD and creating a win-win for us all.

In order for it to be financially feasible for us to accomplish our joint goals and desires, we need financial assistance from MURA to enable us to clean up the significant environmental contamination that exists on the Sharpe property and to modify the Sweet Avenue/U.S. 95 intersection to add a southbound left turn lane that we understand will be required by ITD.

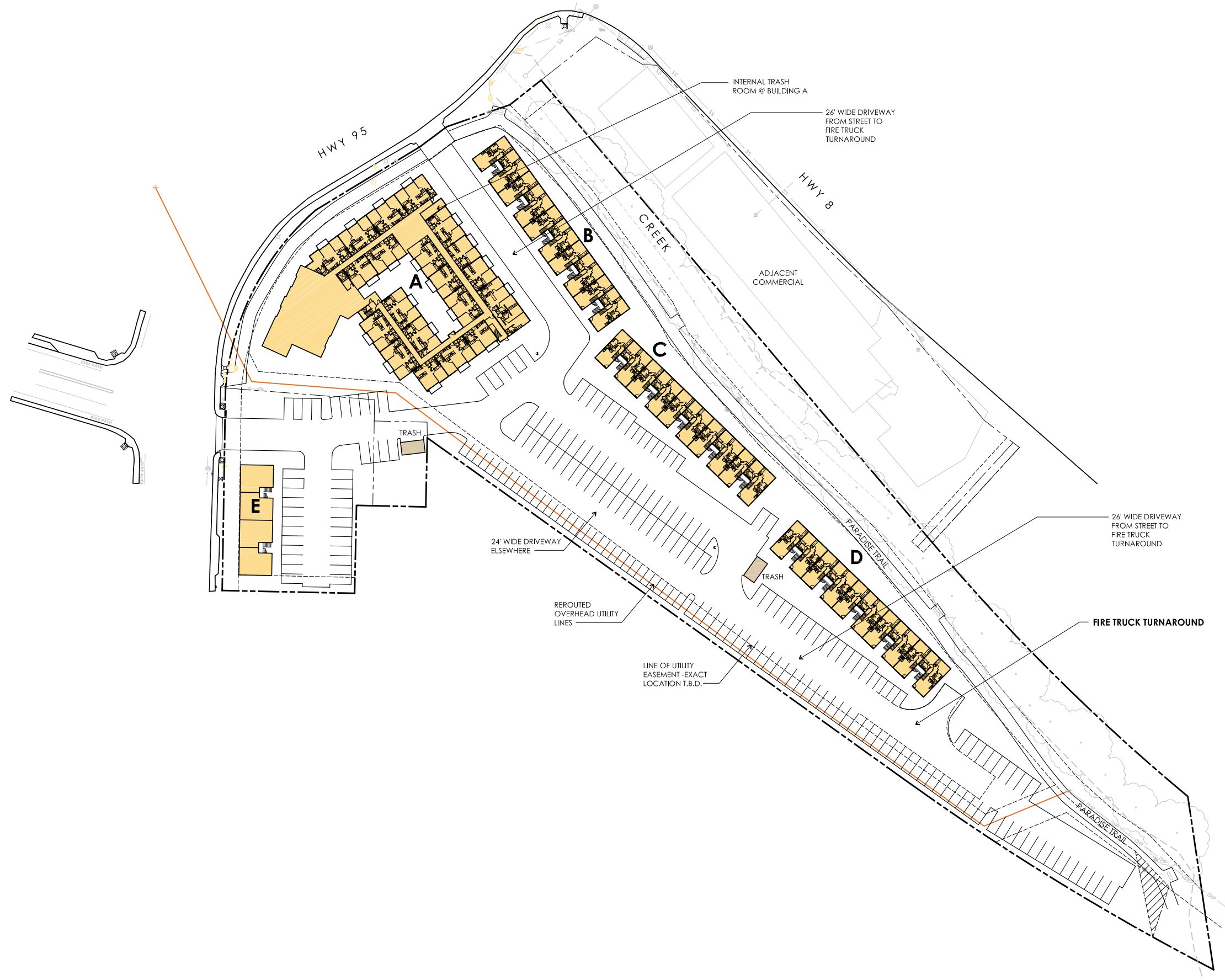
Based on initial projections, the environmental cleanup will take approximately 12 months to complete and is estimated to cost approximately \$250,000. In addition, the turn lane addition and intersection modifications are estimated to cost approximately \$80,000. We understand MURA commonly uses owner participation agreements which allocate fifty percent of the annual project increment to the owner to repay agreed upon expenses and we are comfortable with this approach.

We certainly hope that MURA will support our goal of improving that area and developing a significant and beautiful project at such a highly visible and prominent intersection.

Very truly yours,



Eran Fields
Managing Member of Manager
FH Vandals, LLC

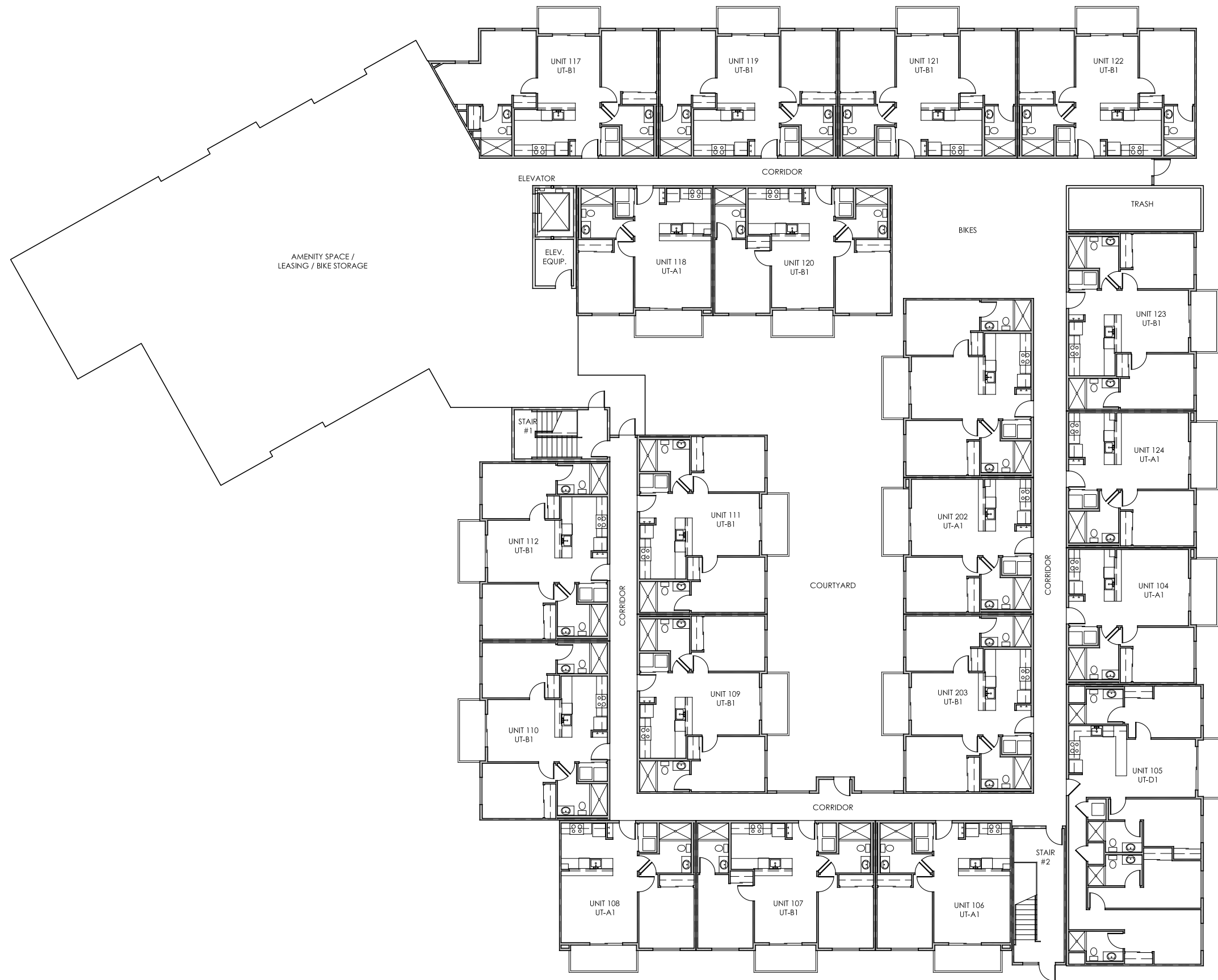


PROJECT STATISTICS

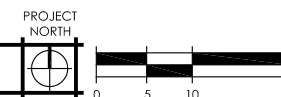
BUILDING A	4 STORIES	90 UNITS
BUILDING B	4 STORIES	20 UNITS
BUILDING C	4 STORIES	20 UNITS
BUILDING D	4 STORIES	20 UNITS
BUILDING E	4 STORIES	8 UNITS
TOTAL		158 UNITS

UNIT TYPE	QTY	BEDS	UNIT SF	TOTAL SF
1 BED FLAT	22	22	583 SF	12,826 SF
2 BED FLAT	58	116	773 SF	44,834 SF
3 BED FLAT	4	12	1,015 SF	4,060 SF
3 BED TH	30	90	1,066 SF	31,980 SF
4 BED FLAT	6	24	1,280 SF	7,680 SF
4 BED TH	30	120	1,260 SF	37,800 SF
5 BED TH	8	40	1,500 SF	12,000 SF
	158	424		151,180 SF

PARKING SPACES 223

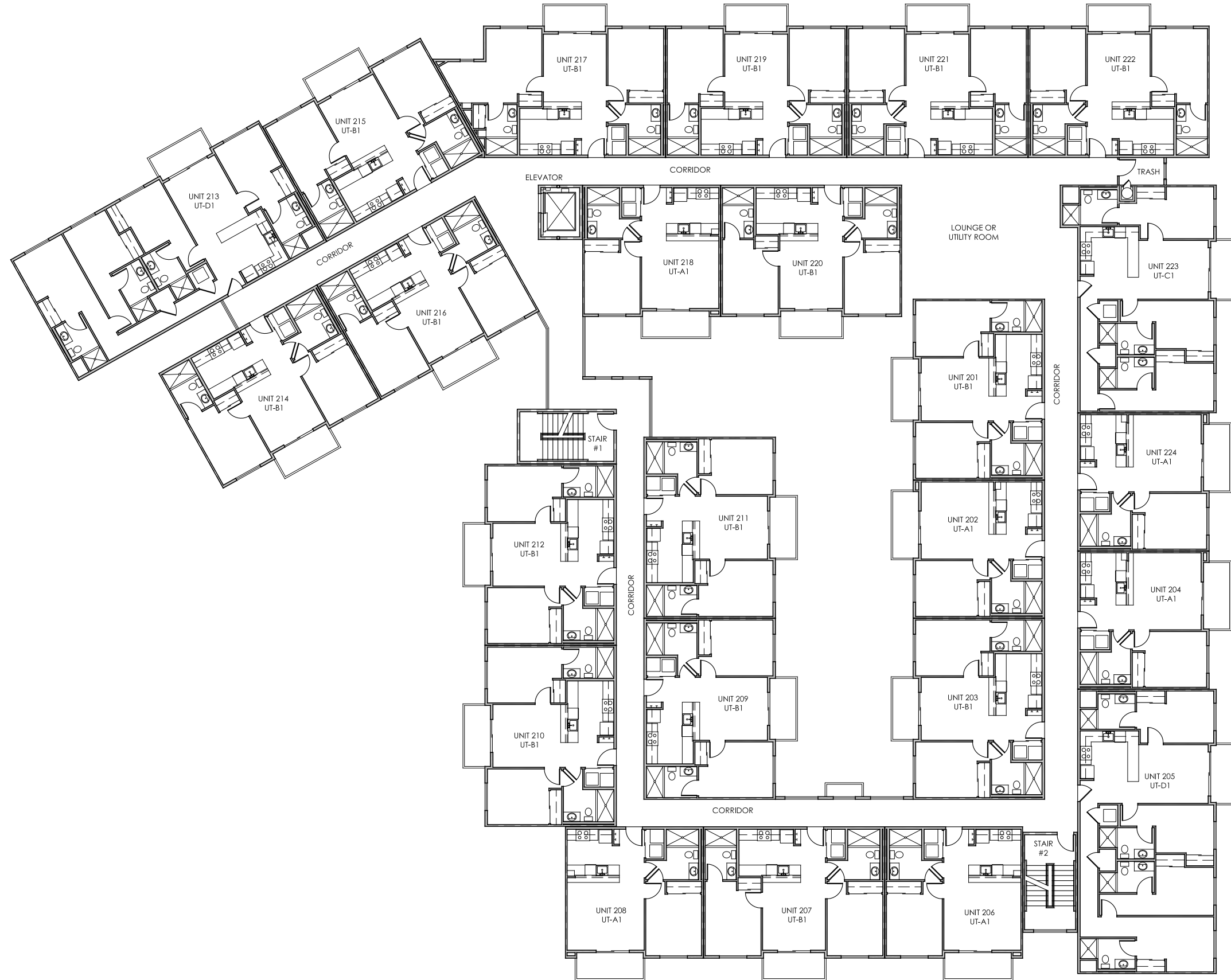


BUILDING A - FIRST FLOOR PLAN

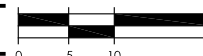


Corner of Hwys 8 & 95
Moscow, ID
for:
FH Vandals, LLC

Date: **SEPTEMBER 29, 2015**
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1" = 10' @ 24x36
Sheet: **A4.0**

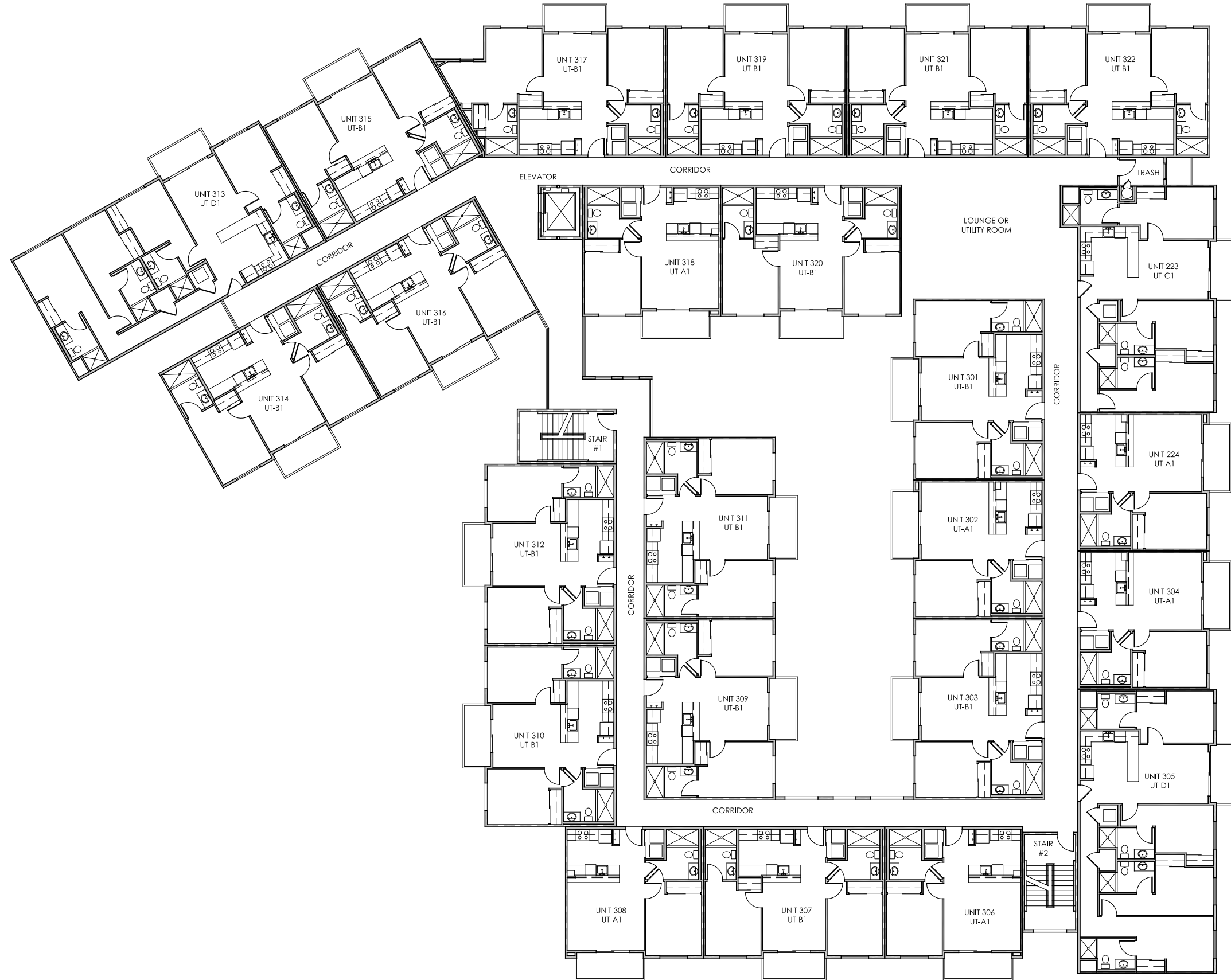


BUILDING A - SECOND FLOOR PLAN

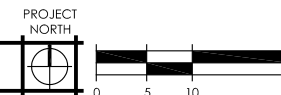


Corner of Hwys 8 & 95
Moscow, ID
for:
FH Vandals, LLC

Date: **SEPTEMBER 29, 2015**
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A4.1

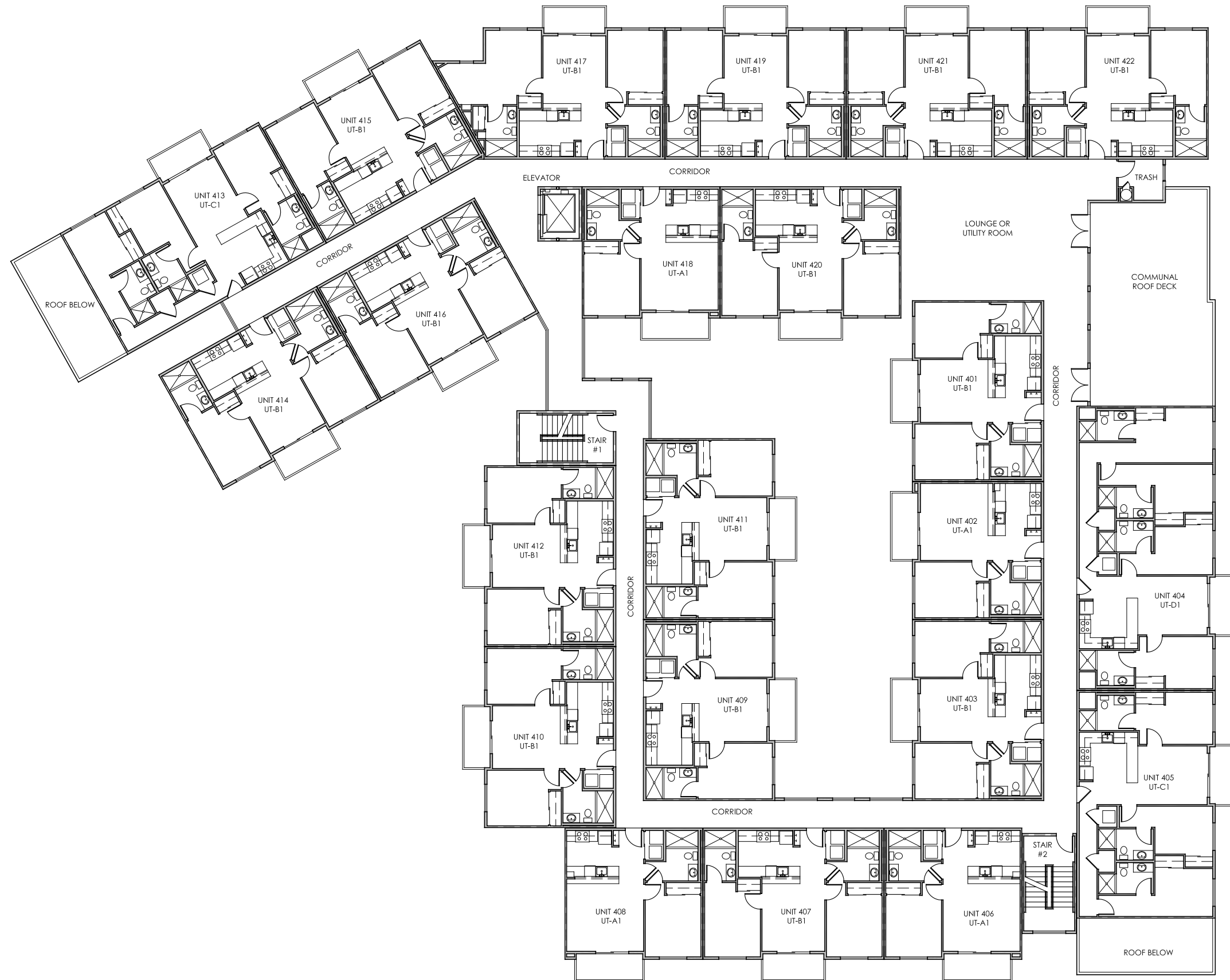


BUILDING A - THIRD FLOOR PLAN

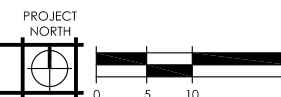


Corner of Hwys 8 & 95
Moscow, ID
for:
FH Vandals, LLC

Date: **SEPTEMBER 29, 2015**
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Sheet: 1" = 10' @ 24x36
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BUILDING A - FOURTH FLOOR PLAN

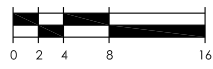


Corner of Hwys 8 & 95
Moscow, ID
for:
FH Vandals, LLC

Date: **SEPTEMBER 29, 2015**
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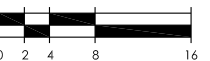


BUILDING A - NORTH ELEVATION





BUILDINGS B & D - NORTH ELEVATION





BUILDINGS C - NORTH ELEVATION

