



Agenda: Thursday, May 17, 2018, 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 April 19, 2018
 - B. April 2018 Payables
 - C. April 2018 Financials

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. **Sangria Legacy LLC Notice of Termination of Development and Disposition Agreement – Bill Belknap**

On May 1, 2018, Staff received a letter from Sangria Legacy LLC notifying the Agency that they have concluded, after extensive efforts at considerable cost, that in light of the recent rapidly escalating construction costs within the market it is not economically nor financially feasible to proceed with their proposed project, and are therefore terminating their continued participation in development of the property. Per the approved Disposition and Development Agreement (DDA), termination at this stage of the development process entitles Sangria to a refund of their initial deposit amount of \$5,000. Staff is seeking formal Board acceptance of Sangria's letter of termination and authorization of release of their deposit.

ACTIONS: Accept Sangria's letter of termination and authorization of release of the Sangria's deposit; or take other action as deemed appropriate.

5. **Discussion Regarding Sixth and Jackson Property– Bill Belknap**

In light of Sangria's termination of the Development and Disposition Agreement for the Sixth and Jackson property, Staff wishes to begin a discussion regarding how the Board would like to proceed with the property. In 2010 the Agency acquired the property for the purpose of facilitating the development of Hello Walk, and at that time the Board discussed that there may be remnant triangles of property that could be sold for private development to help fund the property acquisition. Staff is recommending the Board consider retaining the property necessary for the development of Hello Walk, and issue two separate Requests for Proposals (RFPs) to solicit private development interest in the remnant parcels. This would be consistent with the Agency's original intent with the property and ensure that Hello Walk is developed as envisioned by the community. If the Board decides to proceed in this manner, Staff is also recommending the Agency engage Palouse Commercial, under our existing commercial real estate services agreement, to provide marketing services to directly market the RFP

to development interests within the region. Palouse Commercial will provided a proposed scope of work and cost for the Board's consideration.

ACTIONS: Receive report and provide staff with further direction; or take other action as deemed appropriate.

6. South Main Pedestrian Underpass Project Feasibility Study Proposal – Bill Belknap

The MURA and City have recently completed a floodplain assessment work in the vicinity of the south couplet. During the assessment process, the City Council expressed interest in exploring the construction of a pedestrian underpass of South Main/U.S. 95 using the existing bridge structure in a similar fashion to the underpass that will be constructed this summer under State Highway 8 at the Styner/White intersection. A pedestrian underpass of South Main/U.S. 95 would significantly improve pedestrian connectivity and safety within the Legacy Crossing District. Staff requested Alta provide a proposal for concept design, modeling analysis, cost estimate, and wetland delineation within the project area. This is the same approach that was utilized with the Styner/White project which was awarded a Transportation Alternatives Program (TAP) grant to fund the underpass construction. Staff is considering utilizing the same approach with the proposed South Main underpass and potentially submitting an application in the upcoming TAP funding round anticipated to occur in December. Within the TAP program, the funding of construction projects is generally programed 3-4 years out from application and selection. The pathway routing is anticipated to cross a portion of properties currently owned by Gritman Medical Center and the University of Idaho. Staff has contacted both parties to begin discussions regarding the project and any pedestrian easements that might be required. The total cost of Alta's proposal is approximately \$14,000 and Staff is requesting that the Board consider partnering with the City to split the cost of the study equally. If approved by the Board, Staff would present the request to the City Council.

ACTIONS: Receive report and authorize funding of the South Main Underpass Study in the amount of \$7,000; or take other action as deemed appropriate.

7. Thompson Development LLC Request for Environmental Assessment Participation – Bill Belknap

In August of 2017, the Agency sponsored Thompson Development's participation within the State of Idaho Brownfield Assessment Program related to three properties currently addressed as 213 Spotswood, 225 Spotswood and 222 Troy Road which currently house a dilapidated car wash and other structures, all located within the Legacy Crossing District and just east of the South Couplet. The State's Brownfield Assessment Program funds eligible environmental assessments to promote the redevelopment of suspected brownfield sites within the State. The State's environmental contractor completed the Phase I assessment in December of 2017. The Phase I recommended conducting a Phase II assessment to determine if a heating oil tank associated with the residential building is still present upon the property, and to conduct soil sampling to ensure that the sump upon the commercial buildings is intact and no oil releases have occurred upon the property. The developer has been working with the State since December to complete the Phase II assessment but have been unable to do so and were recently notified that the State Brownfield program has run out of program funds and cannot undertake the Phase II assessment. On May 10th, Staff received a letter of request from Thompson Development seeking financial assistance from the Agency in the amount of \$5,000 to assist within completing the Phase II assessment which will estimated to cost \$7,500 to complete. The assessment work is a necessary step to facilitate the potential redevelopment of the subject property.

ACTIONS: Consider the request for financial assistance related to the Phase II environmental assessment and provide staff direction; or take other action as deemed appropriate.

8. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business

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 TIDD 883-7019, as soon as possible so that arrangements may be made.