



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

McGeehan called the meeting to order at 7:05 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 January 17, 2019

Bettge moved approval, seconded by Sullivan. Motion carried.

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

Victoria Seever, 121 N Lilly, suggested thinking outside the box for downtown parking solutions. A parking structure that included lots of public art could make it eligible for grant funding to offset construction costs, and also serve as a marketing tool and provide historical depictions of the area. Cell towers on the roof or commercial space on the ground floor would also generate income.

- 3. Presentation of Sixth and Jackson Proposals**

On September 8, 2018, the Agency published a request for proposals for the disposition and development of the portions of the Sixth and Jackson property that would remain after the development of Hello Walk. Three proposals were received by the submission deadline of December 21, 2018. The respondents have been invited to present their proposals to the Board and answer any questions that the Board may have. After the proposal presentations, an opportunity for brief public comments will be provided.

ACTION: *Receive the proposal presentations and accept any public comment provided; or take other action as deemed appropriate.*

Belknap presented a brief history of the MURA property leading up to the current RFP. He announced that the Wintz Company proposal had been withdrawn.

First Presenter: Big Sky CM/GC

Blaine McMahan has a Construction Management degree from WSU and 23 years' experience in commercial and residential construction in the Northwest. His project partners, Robert and Lauri Uhrich of RGU Architects, have 20 years' experience with higher education and community connections. Mr. Uhrich explained the key component of their project concept is tying the community with campus and providing needed housing. Mrs. Uhrich added that their vision promotes economic growth and provides missing services within the community by providing affordable housing on the upper floors, with technology-ready retail space and a daycare on the ground floor. McMahan said 85% of the project participants are local and they also plan to use local resources to the extent possible. Several anchor

tenants have already reached out to them with interest in the project which would provide 50% occupancy before construction even begins. One potential tenant is The Locker Room, a popular men's sport salon that offers grooming services, big screen tvs, and beer.

Smith asked for more detail on the affordable housing piece. Respondents replied that their price mark is about 15% below the Identity project but admitted the data needs to be studied further to determine what is considered "affordable", and that they may need to add another floor of apartments to make the pro-forma work. The apartments would be marketed primarily to the student population and their market analysis indicates that one-bedroom apartments are the most affordable and in highest demand. Sullivan asked whether their analysis included consideration of how the recent Identity project has affected Moscow's rental market and McMahan said it did not. Sullivan asked if they would consider separating apartment rent from parking rent to incentivize residents to *not* bring cars, and respondents said they could do that. Mr. Urich said in his experience, the Locker Room customers typically walk in so he didn't think the retail use would create much parking demand.

Bice asked how they could accommodate parking for 40 tenants, daycare traffic, and retail use with only 31 parking spaces. McMahan said it is very difficult with Hello Walk in the middle, but said options that would provide for more parking include moving Hello Walk to the north of the project, or building above Hello Walk which would provide covered space for other uses and open up current footprint space for more parking. McGeehan asked what the building would look like after 5 pm and the type of activity anticipated in the evening. McGahan said there would be lots of site lighting. Ms. Urich thought the rental office space would remain busy after 5 pm for professors and others, and added that they could also consider a restaurant or bar tenant. Mr. Urich thought there was a need for the daycare to be open from 7am to 10pm.

Second Presenter: Rusty Olps/Austin Storm

Rusty Olps introduced himself as an infill developer working in Moscow for 13 years and his business partner, Austin Storm, has been a retail owner in downtown Moscow for nine years. Storm's business, The Storm Cellar, will be the anchor tenant. Olps said the Moscow Flatiron Project has been under development since May 2018 and he considers it a workable solution for the parcel. Storm wants to expand his business within the downtown core and would like to provide more opportunities for the consignment space concept currently operating within his business. Olps said they embraced the constraints of Hello Walk within the project and incorporated the historical surroundings of the grain elevators into the design of their building. Three stories of studio apartments are crowned by rooftop space suitable for events and gardening. Olps is interested in the young professional tenant demographic, for both office and residential space, and his parking proposal is slightly higher than that currently required by Moscow Code. Olps wants to make as much greenspace as possible and leasable garden spots. His building has "vertical and horizontal balance of conviviality", and the retail space will be a hub of activity into the evening.

Bettge asked how the parking would work for all the proposed uses. Luke Ryan, concept designer, said the offices and retail use would all be by foot traffic so the 36 parking spaces would be designated exclusively for the 42 residential units, plus a couple delivery spaces. Bice asked about their intended construction labor force and Olps said he would draw from his local group of friends and associates he has worked with over many years in the construction business. Sullivan asked if parking would be sufficient and Storm replied that in his opinion the complaints about downtown parking come from people expecting to park immediately in front of their destination. Olps said he owns other properties within 500 feet of this project where he could incentivize long-term parking for those tenants who don't drive often because everything they need is within walking distance. Bettge asked about their anticipated evening presence. Storm said his store is open until 6 pm and they also have plans for special event activity at the site. Olps said he envisions a very busy seasonal event use of the rooftop space.

Drown thought incentivizing students to not bring cars would be valuable and liked that the rooftop garden idea would help with stormwater runoff.

Public Comment:

Victoria Seever, 121 N Lilly, said parking continues to be her biggest concern but she liked the flexibility, collaboration, and design aspects of both proposals. She thought the projects were very similar and had hoped to see a greater variety of options for this keystone corner. She thought the parcel should have another use than more apartments, and added that it is within MURA's ability and mission to wait for the right project.

Stuart Scott, one of 143 downtown residents, liked both projects and was anxious to see something developed on this important parcel. However, he was also very concerned about the impact on parking and said although both proposals meet Code, neither are sufficient. He served on a Downtown Parking committee several years ago and cited historical City records documenting the need for additional parking requirements for multifamily projects.

Garrett Thompson, 212 Eighth Street, said Crites Seed supports both proposals. They especially like the suggestion of redirecting Hello Walk because, as designed, it runs directly into an existing Crites Seed building and he said no one should assume that they intend to move anytime soon. He added that private developers cannot be expected to solve the downtown parking problem.

Pat Fuerst, 1370 Bristol Road, agreed with the previously stated parking concerns. He thought too many projects have been approved without enough parking provided, including the development where he lives now and where he lived previously on Edinborough. He thought the MURA should wait for the right project that looks like it belongs in Moscow.

4. Exclusive Negotiation Agreement for Lots 1, 2, 3 & 4 Block 2 of Alturas Technology Park Phase II

On December 8, 2018, the Agency published a require for proposals for the development and disposition of Lots 1, 2, 3 & 4, Block 2, of the Alturas Technology Park Phase II. One proposal was received from Economic Modeling, LLC which conducts business as EMSI, a technology and data analysis company located in Moscow. EMSI is proposing to develop a new 50,000 sf office facility upon the subject lots within the Alturas Technology Park. Staff has prepared an Exclusive Negotiation Agreement with Economic Modeling, LLC for the Board's consideration and approval.

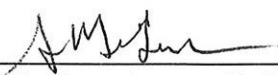
ACTION: *Approve the proposed Exclusive Negotiation Agreement with Economic Modeling, LLC; or take such other on deemed appropriate.*

Following Belknap's introduction as described above, Smith moved approval, seconded by Bettge. There were no questions or comments and the motion carried unanimously.

5. General Agency Updates – Bill Belknap

None.

The meeting adjourned at 8:44 AM.



Steve McGeehan, Agency Chair

2-26-19

Date