



Meeting Minutes: August 25, 2022, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Steve McGeehan, Chair	Dave McGraw	Cody Riddle, Executive Director
Mark Beauchamp		Jennifer Fleischman, Clerk
Steve Drown		Renee Tack, Treasurer
Sandra Kelly		
Maureen Laflin		
Nancy Tribble		

McGeehan called the meeting to order at 7:02 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 August 4, 2022

**B.** July 2022 Payables

**C.** July 2022 Financials

Laflin moved for approval of the consent agenda as written, seconded by Drown. 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. Downtown Streetscape Design Study (A) – Cody Riddle**

*Staff and the consultant team will provide an update on the Downtown Streetscape Study project.*

Riddle introduced Matt Gillis, from Welch-Comer, as the consultant firm hired for the Downtown Streetscape Design Study project. Gillis provided a review of the study process and scope, as well as some of the information gathered from the steering committee, public, and stakeholder input. Festival services are being considered by the consultants, using the Farmers Market as an example of the need for more electrical infrastructure. The public requested special emphasis be given to preventing duplication of investments, such as tearing up new pavement to rebuild water or sewer lines. The physical connectivity of the University alludes to strengthening the relationship between the University of Idaho and the City of Moscow by completing the Hello Walk.

Kelly asked about limiting bicycle and scooter access, completely and not just on sidewalks, in the downtown corridor, which has not been considered. The conversation continued regarding multi-modal traffic downtown and how bicycles and scooters impact sidewalk use and the safety of pedestrians. There is not a City Ordinance prohibiting bike riding on the sidewalks. Updates to the downtown design could be implemented one block at a time, or even street by street. The Board talked about the purpose of a downtown and how to make it more effective, specifically as a culture hub of a city.

The pros and cons for removing and replacing downtown street trees was discussed at some length, with emphasis on having a healthy and diverse canopy of foliage, as well as the complications of undergoing construction around mature trees. Commercial property maintenance was brought up, and some different ways of encouraging business owners to provide regular upkeep on their buildings was deliberated. The water fountain, play area, available seating areas, public art, and a portable stage were all discussed. There was conversation about how north of Third Street and south of Sixth Street has a slightly different feel from central Downtown, and some possible ways to include those areas. The Fire Department building, south of the Sixth Street intersection, poses an unusual challenge as it requires vehicular access at all times. Parking availability versus downtown seating was talked about, as well as ensuring ADA access for businesses.

The second Public Meeting has been tentatively scheduled for 5:30 PM on October 18<sup>th</sup>, 2022 in Council Chambers. The presentation ended with a conversation about combining art with functionality.

#### **4. Legacy Crossing Update and Next Steps (A) – Cody Riddle**

*On March 7, 2019 the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Flatiron LLC to acquire and develop the property at Sixth and Jackson. Construction efforts remain stalled and the ENA has expired. Staff will provide an update and recommended course of action with a timeline for key benchmarks. In part, this includes a requirement for the developer to submit a draft Disposition and Development Agreement (DDA) for the Board's consideration within 60 days.*

Riddle provided a review of the Legacy Crossing property development progress and recommended the Board consider the above stated requirements for moving forward with the current developer, Rusty Olps. The Agency members discussed the benefits of setting a deadline for the project and how it could spur progress, as well as ways to enable future success for the property development.

Rusty Olps spoke on the design and construction constraints he has faced during the past couple years and requested a different timeline to accommodate a more feasible construction season start date. He plans on starting soft marketing for the condos to gauge interest levels and estimate profitability. The availability of potential commercial tenants was discussed, as well as the income from selling versus renting spaces. The draft DDA submitted by the developer for consideration could have a construction window outlined in the Schedule of Performance that accommodates a construction start date ideal for the project. The proposed deadlines would see the draft DDA presented to the Board for approval at the November 3<sup>rd</sup>, 2022 meeting, to then be signed and executed at the December 1<sup>st</sup>, 2022 meeting.

Laflin moved to require a draft DDA be submitted by the developer within 60 days as recommended by Staff, seconded by Kelly. Motion carried unanimously.

Laflin moved to modify her motion to require a draft DDA be submitted by the developer by Monday October 24<sup>th</sup>, and have the finalized DDA be submitted to the Board for approval by Wednesday November 23<sup>rd</sup>, seconded by Kelly. Motion carried unanimously.

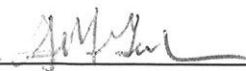
#### **5. General Agency Updates – Cody Riddle**

- *General Agency Business*

Riddle again requested recommendations for nominations for the Finance Committee.

The meeting scheduled for September 1<sup>st</sup>, 2022 will be cancelled and the next meeting of the Board is set for September 15<sup>th</sup>.

McGeehan declared the meeting adjourned at 8:09 a.m.

  
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Steve McGeehan, Agency Chair

10-6-22  
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Date