



Meeting Agenda: Thursday, December 1, 2022, 7:30 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843
(A) = Board Action Item

1. **Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of a member of the Board and that item will be considered separately later.
 - A. Minutes from November 3, 2022
 - B. October 2022 Payables
 - C. October 2022 Financials**ACTION:** Approve the consent agenda or take such other action deemed appropriate.
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.
3. **Legacy Crossing Update and Next Steps (A) – Cody Riddle**

On November 3, 2022 Staff provided the Board with an update on negotiations with Moscow Flatiron LLC, represented by Roderick Olps, and their plans and anticipated schedule for developing the Agency's property at 6th and Jackson. Based on the developer's inability to provide a draft Disposition and Development Agreement (DDA) for board consideration by October 24, 2022, Staff recommended termination of further negotiations. The Board voted to continue working with Mr. Olps and directed Staff to return with an updated schedule of performance and project drawings for further review and consideration.

ACTION: Provide preliminary feedback on the project design and approve the updated Schedule of Performance; or take other action as deemed appropriate.
4. **General Agency Updates – Cody Riddle**
 - General agency business

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.



Meeting Minutes: November 3, 2022, 7:00 a.m.

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

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

Tribble called the meeting to order at 6:58 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 October 6, 2022

B. September 2022 Payables

C. September 2022 Financials

McGraw moved for approval of the consent agenda as presented, seconded by Laflin. Vote by Acclamation: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

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.

Victoria Seever, Moscow, wanted to commend Dave McGraw for his years of service with the Urban Renewal Agency.

3. 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. On August 25, 2022 the Agency established a deadline of October 24, 2022 for the developer to submit a draft Disposition and Development Agreement (DDA). The draft was to be presented for the Board's consideration on November 3, 2022. The developer has been unable meet this deadline. Staff will present a recommendation to terminate further negotiations and begin the process to seek alternative proposals for the property.

Riddle gave a brief overview of the Legacy Crossing property history, specifically in relation to the proposal and selection of Rusty Olps' Moscow Flatiron development project. Staff recommended that the Board terminate negotiations with Olps and pursue a new Request for Proposals (RFP) for the subject property. Olps had an updated set of project plans that he requested be submitted for Board consideration.

Steve Drown arrived at 7:03 am.

The Staff recommendation is to terminate negotiations because the ENA with Olps has expired, but next steps could take a different form than moving into another RFP. If Olps decided to submit a proposal during an RFP process, the Board could decide to select his project again. Other development teams who submit proposals might have similar struggles that Olps has experienced. A new RFP would not exclude Olps from submitting a new proposal, but allow anyone else to submit a design for the Board's review.

Rusty Olps provided a small presentation of his new plans for the subject property, which removed much of the residential components of the proposed development and instead had an open-design building for non-seasonal market use. Olps recommended tying the University Pointe and Legacy Crossing properties together, regardless of who develops the URA property. The new proposal could be constructed quickly, with a start date in the spring of 2023. Because the design is significantly different than previously submitted, it would have to go before the Planning & Zoning Commission for review and approval again. Staff cautioned the Board that the question before them was not the merit of a new design, but rather if they would terminate the negotiations. Staff reiterated the recommendation to terminate negotiations based on contractual default.

The Board discussed the different options that are available for moving forward. They talked about the extra time that has been provided for Rusty Olps and the results that came from that. Olps pointed to his "lack of creativity" as one of the struggles of the development over the last year, but ultimately the combination of rent prices going up and removing some of the residential units worked to make the project feasible. Average rental prices are progressively going up in the community.

A new RFP process could be completed by late winter or early spring. If the new Olps project was pushed forward, it would be a significantly different project than was initially selected in the RFP process that occurred in 2019. There was a conversation about the benefits of continuing with the updated Flatiron project versus pursuing a new RFP. The Board acknowledged that the last few years were difficult and it is commendable that Olps has stayed with the project through everything.

The Board could move forward with the proposed project from Olps, but it would need to be scheduled as an agenda item to discuss a new ENA before proceeding. The new design would also need to go before the Planning & Zoning Commission before it could be considered for a DDA. While Staff reinforced the recommendation to terminate, there continued to be discussion about whether to start a new RFP or to move forward with the new design from Olps. Two motions could be issued by the Board at this time; one would be to terminate the negotiations with Rusty Olps at the Staff's recommendation, or the Board could extend the timeline with the current developer and review the new proposed design.

McGraw moved to extend negotiations and review the new proposed designs by Olps at the December meeting. The motion stalled with no second.

McGraw moved to not terminate the negotiations and to continue with Olps' designs, seconded by Drown. There was a discussion regarding the Board's next steps and having one motion to encompass the whole decision, instead of making it in pieces.

McGraw amended his motion to not terminate the negotiations and return at the December meeting to review the updated designs and timeline for execution. Motion was seconded by Drown. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Downtown Streetscape Study (A) – Cody Riddle

Staff will provide an update on the Downtown Streetscape Study project.

Riddle apprised the Board of the Downtown Streetscape Study project updates and next steps. The Board discussed and had some concerns about pedestrian safety with the proposed diagonal parking. The Woonerf

concept between Third Street and Fifth Street would eliminate standard sidewalk curbs. There was some conversation about trees in the Downtown area and the First Amendment Wall was mentioned.

5. General Agency Updates – Cody Riddle

- *Discussion of future meeting times*

Some Board members requested that the URA meeting start time be moved to 7:30 am instead of 7:00 am. The Board agreed to meet at 7:30 am for the next meeting and it will be added to the agenda for more discussion.

- *General Agency Business*

Steve Drown announced his resignation from the Board at the end of the year.

Tribble declared the meeting adjourned at 8:08 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
October 31, 2022

	Total Funds
ASSETS	
Cash	22,153
Investments - LGIP	2,302,332
Investments-Zions Debt Reserve	44,391
Other Assets	5,260
Land	679,420
Total Assets	<u><u>\$ 3,053,556</u></u>
LIABILITIES	
Accounts Payable	
Deposits Payable	5,000
Series 2010 Bond - due within one year	35,000
Latah County payback agreement - due within one year	5,000
Series 2010 Bond - due after one year	158,000
Latah County payback agreement - due after one year	79,537
Total Liabilities	<u><u>282,537</u></u>
FUND BALANCES	
Net Investment in Capital Assets	486,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,240,287
Total Fund Balance	<u><u>2,771,019</u></u>
Total Liabilities and Fund Balance	<u><u>\$ 3,053,556</u></u>

October-22
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4835	UAVISTA 1563734669-10172022	Avista Utilities Sept'22 Electric for Legacy Property	10/06/2022	68.75
Total for Check Number 4835:				68.75
4836	UCITYMOS 15911-09302022	City of Moscow Sept'22 Utilities 6th & Jackson	10/06/2022	319.34
Total for Check Number 4836:				319.34
4837	ICRMP 18013-2023-1	ICRMP ICRMP Membership FY23 Full Year Payment	10/06/2022	1,889.00
Total for Check Number 4837:				1,889.00
4838	LATAHCOA RES 2022-03	Latah County Clerk Dist. Of Net Prop. Sale Proceeds	10/13/2022	91,927.76
Total for Check Number 4838:				91,927.76
4839	UCITYMOS 2200001111	City of Moscow City Admin Fees Oct'22	10/13/2022	4,612.08
Total for Check Number 4839:				4,612.08
4840	M16004-FY23	Redevelopment Association of Idaho Membership & Legislative FY23	10/27/2022	1,250.00
Total for Check Number 4840:				1,250.00
Total bills for October 2022:				\$ 100,066.93

October 2022

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4835	10/06/2022	Moscow Urban Renewal Agency	Avista Utilities		68.75
4836	10/06/2022	Moscow Urban Renewal Agency	City of Moscow		319.34
4837	10/06/2022	Moscow Urban Renewal Agency	ICRMP		1,889.00
4838	10/13/2022	Moscow Urban Renewal Agency	Latah County Clerk		91,927.76
4839	10/13/2022	Moscow Urban Renewal Agency	City of Moscow		4,612.08
4840	10/27/2022	Moscow Urban Renewal Agency	Redevelopment Association of Idaho		<u>1,250.00</u>
Report Total:					<u><u>100,066.93</u></u>

Steve McGeehan, Chairperson

Accounts payable expenditures as contained herein were made in compliance with the duly adopted budget for the current fiscal year and according to Idaho law.

Cody Riddle, Executive Director

Renee Tack, Treasurer

General Ledger
Expense vs. Budget

October-22



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
890	Moscow Urban Renewal Agency					
880	URA General Fund					
890-880-642-00	Administrative Services	\$ 55,345.00	\$ 4,612.08	\$ 4,612.08	\$ 50,732.92	8.33%
890-880-642-15	Professional Services-Other	\$ 5,000.00	\$ 1,250.00	\$ 1,250.00	\$ 3,750.00	25.00%
890-880-642-20	Professional Services-Auditing	\$ 5,356.00	\$ -	\$ -	\$ 5,356.00	0.00%
890-880-642-89	Professional Services	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%
890-880-668-10	Liability Insurance-General	\$ 1,833.00	\$ 1,889.00	\$ 1,889.00	\$ (56.00)	103.06%
E02	Contractual	\$ 73,534.00	\$ 7,751.08	\$ 7,751.08	\$ 65,782.92	10.54%
890-880-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	0.00%
890-880-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	0.00%
890-880-644-15	Alturas Marketing/Maintenance	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	0.00%
890-880-647-10	Travel & Meetings-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-649-10	Professional Development	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-669-11	Dist. of Net Prop. Sale Procee	\$ 89,302.00	\$ -	\$ -	\$ 89,302.00	0.00%
E03	Commodities	\$ 92,802.00	\$ -	\$ -	\$ 92,802.00	0.00%
880	URA General Fund	\$ 166,336.00	\$ 7,751.08	\$ 7,751.08	\$ 158,584.92	4.66%
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	0.00%
890-895-642-12	Land Sale Expense-Legacy	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	0.00%
890-895-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
E02	Contractual	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00	0.00%
890-895-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0.00%
890-895-652-10	Heat, Lights & Utilities	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	0.00%
890-895-658-51	Development Participation	\$ 1,025,500.00	\$ -	\$ -	\$ 1,025,500.00	0.00%
890-895-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%

General Ledger Expense vs. Budget

October-22



890-895-675-00	Fiscal Agent Trustee fees	\$	1,545.00	\$	-	\$	-	\$	1,545.00	0.00%
890-895-676-15	Latah County Reimb. Agreement	\$	5,000.00	\$	-	\$	-	\$	5,000.00	0.00%
890-895-676-17	Owner Participation Agreements	\$	62,926.00	\$	-	\$	-	\$	62,926.00	0.00%
E03	Commodities	\$	1,099,971.00	\$	-	\$	-	\$	1,099,971.00	0.00%
890-895-890-00	Transfer To: General Fund	\$	70,984.00	\$	-	\$	-	\$	70,984.00	0.00%
E10	Transfers To	\$	70,984.00	\$	-	\$	-	\$	70,984.00	0.00%
890-895-900-11	Contingency - Legacy	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
E90	Contingency	\$	15,000.00	\$	-	\$	-	\$	15,000.00	0.00%
895	URA Legacy District	\$	1,193,955.00	\$	-	\$	-	\$	1,193,955.00	0.00%
899	Dept									
890-892-790-01	Bond Principal - Legacy	\$	35,000.00	\$	-	\$	-	\$	35,000.00	0.00%
890-892-791-01	Bond Interest - Legacy	\$	8,472.00	\$	-	\$	-	\$	8,472.00	0.00%
E05	Debt Service	\$	43,472.00	\$	-	\$	-	\$	43,472.00	0.00%
890-892-900-01	Ending Fund Bal - Assigned	\$	1,096,507.00	\$	-	\$	-	\$	1,096,507.00	0.00%
890-892-990-05	Ending Fund Bal - Restricted	\$	49,752.00	\$	-	\$	-	\$	49,752.00	0.00%
890-899-990-00	Ending Fund Bal - Unassigned	\$	80,678.00	\$	-	\$	-	\$	80,678.00	0.00%
890-899-990-05	Ending Fund Bal - Restricted	\$	11,547.00	\$	-	\$	-	\$	11,547.00	0.00%
E95	Ending Fund Balance	\$	1,238,484.00	\$	-	\$	-	\$	1,238,484.00	0.00%
899	Dept	\$	1,281,956.00	\$	-	\$	-	\$	1,281,956.00	0.00%
890	Moscow Urban Renewal Agency	\$	2,642,247.00	\$	7,751.08	\$	7,751.08	\$	2,634,495.92	0.29%

General Ledger
Revenue Analysis

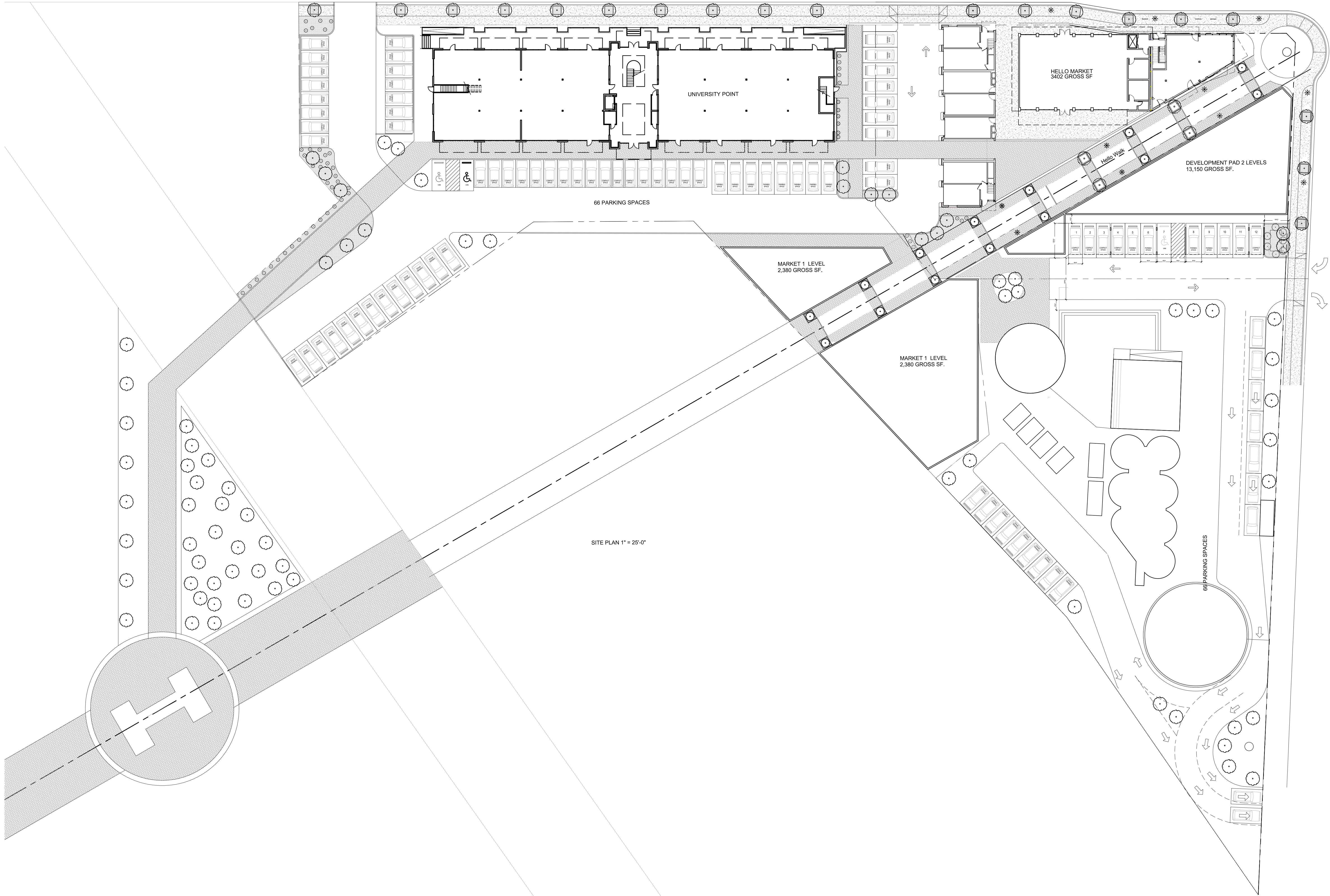
October 2022



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-410-01	Property Taxes - Legacy	\$ 865,000.00	\$ -	\$ -	\$ 865,000.00	\$ 865,000.00	100.00%	0.00%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 8.72	\$ 8.72	\$ 4,491.28	\$ 4,491.28	99.81%	0.19%
890-000-478-10	Gain/Loss on Sale of Assets	\$ 89,302.00	\$ -	\$ -	\$ 89,302.00	\$ 89,302.00	100.00%	0.00%
890-000-498-96	Transfer In: Legacy	\$ 70,984.00	\$ -	\$ -	\$ 70,984.00	\$ 70,984.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 1,029,786.00	\$ 8.72	\$ 8.72	\$ 1,029,777.28	\$ 1,029,777.28	100.00%	0.00%
Revenue Total		\$ 1,029,786.00	\$ 8.72	\$ 8.72	\$ 1,029,777.28	\$ 1,029,777.28	100.00%	0.00%

LEGACY CROSSING ENTITLEMENT & CONSTRUCTION SCHEDULE			
Task	Duration (Days)	Begin	End
Land Use Entitlement			
Preliminary Design Review Application Submission	0	1/1/2023	1/1/2023
Planning and Zoning Preliminary Design Review Meeting	0	2/22/2023	2/22/2023
Final Design Review Application Submission	0	4/1/2023	4/1/2023
Planning and Zoning Final Design Review Meeting		4/12/2023	4/12/2023
MURA Property Negotiation			
MURA Project Review Submission	0	3/1/2023	3/1/2023
MURA Project Review Approval Meeting	0	3/16/2023	3/16/2023
MURA DDA Development	21	3/17/2023	4/7/2023
MURA DDA Approval	0	4/20/2023	4/20/2023
Property Closing		5/4/2023	5/4/2023
Project Construction Documents			
Project Design Development	45	1/15/2023	3/1/2023
Construction Document Development	90	3/2/2023	5/31/2023
Construction Plan Submission to AHJ	21	6/1/2023	6/22/2023
Construction Plan Correction/Revision	14	6/23/2023	7/7/2023
Construction Permit Issuance	0	7/7/2023	7/7/2023
Construction	270	7/7/2023	4/2/2024

-DRAFT-



SITE PLAN 1" = 25'-0"

1/2 Idaho Stamp.jpg

COLAB

ARCHITECTURE + URBAN DESIGN, L.L.C.
1189 NW PETTY GROVE ST. | Portland, Oregon 97209
T: 1.503.827.5339 | F: 1.503.827.6164
WWW.COLABARCHITECTURE.COM

6TH & JACKSON

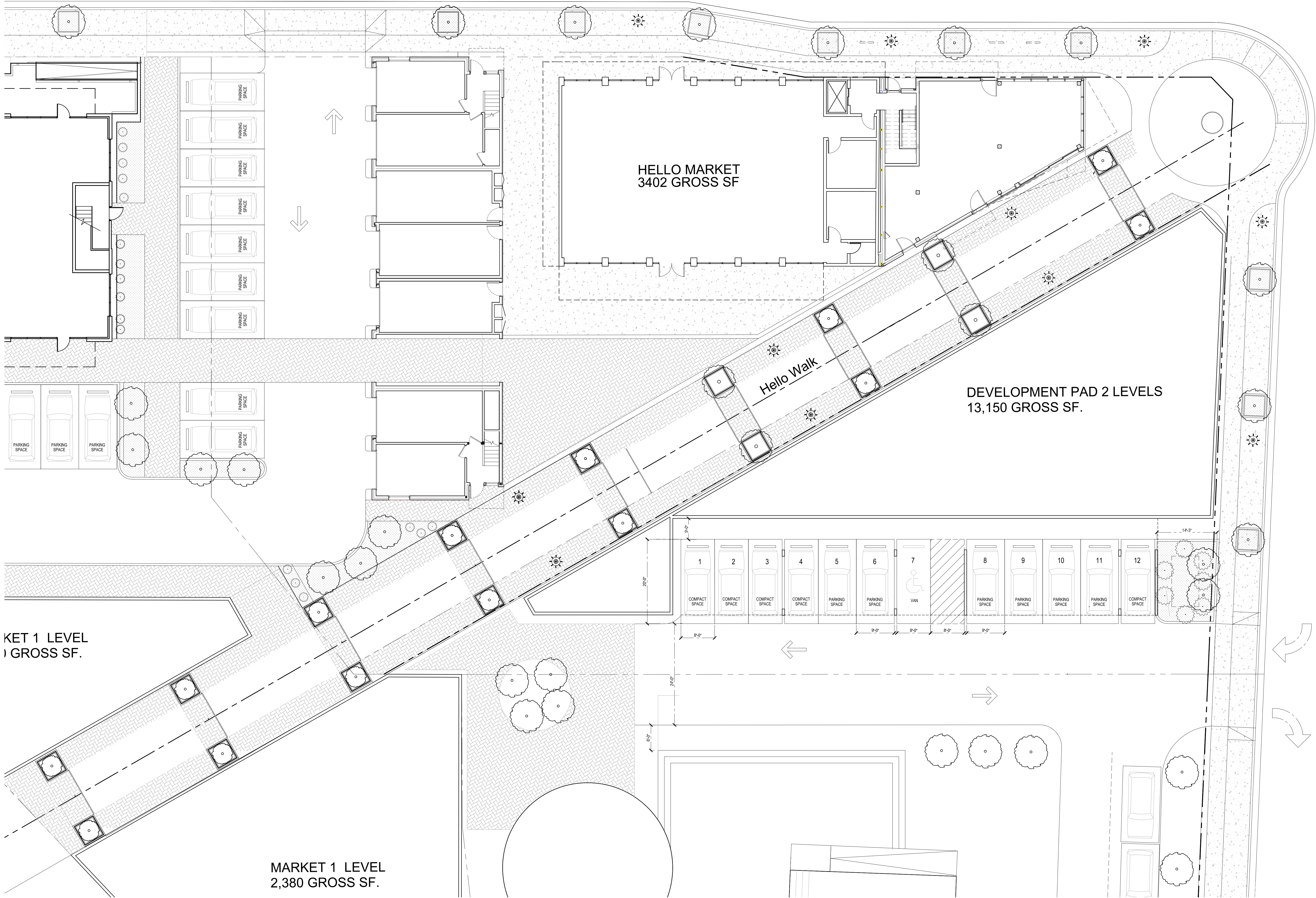
201 W 6TH ST.
MOSCOW ID, 83843

REVISIONS:

DESIGN

DRAWING TITLE:

DATE: 06/08/2022



SITE PLAN 1" = 10'-0"

COLAB

ARCHITECTURE + URBAN DESIGN, LLC.
1189 NW PETTY GROVE ST. | Portland, Oregon 97209
T: 1.503.827.5339 | F: 1.503.827.6164
WWW.COLABARCHITECTURE.COM

6TH & JACKSON

201 W 6TH ST.
MOSCOW ID, 83843

REVISIONS:

DESIGN

DRAWING TITLE:

DATE: 06/08/2022















HELLO
MARKET

HELLO

bright | coffee

COLAB

