



Meeting Agenda: Thursday, January 5, 2023, 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 December 1, 2022
 - B. November 2022 Payables
 - C. November 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. **Election of Officers for 2023 (A) – Chair McGeehan**

Per the Agency's bylaws, elections for officers for the year are to be held at the first meeting in January. The Agency will need to elect and appoint officers for the positions of Chairperson, Vice Chairperson and Secretary.

ACTION: Elect and appoint the 2023 officers for the positions of Chairperson, Vice Chairperson and Secretary.
4. **Request for Proposals for the Sixth and Jackson Property (A) – Cody Riddle**

After termination of further negotiations with Roderick Olps for the development of the Sixth and Jackson property, the Board directed Staff to prepare a Request for Proposals (RFP) to solicit private development interest in the remnant parcels that will remain after the development of Hello Walk. Staff has prepared the RFP noticing the opportunity for developers to submit proposals for either or both parcels. The draft RFP anticipates advertising the request beginning on January 14th, with proposals due by March 24th. Staff is seeking Board approval to proceed with the RFP.

ACTION: Approve publication of the Request for Proposals; or take other action as deemed appropriate.
5. **Evaluation of Proposals Process for the Sixth and Jackson Property (A) – Cody Riddle**

Staff will present a recommended process for the evaluation of proposals received for development of the Sixth and Jackson Property. This will include an approximate timeline and recommendation to enlist the assistance of a subcommittee to provide a recommendation to the Board.

ACTION: Approve review process and formation of a subcommittee; or take other action as deemed appropriate.
6. **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: December 1, 2022, 7:30 a.m.

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

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

McGeehan called the meeting to order at 7:32 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 November 3, 2022

B. October 2022 Payables

C. October 2022 Financials

Kelly moved for approval of the consent agenda as presented, seconded by Laflin. Roll Call Vote; Ayes: Unanimous (4). 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.

None.

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.

Riddle gave a brief review of the history of the development of the Legacy Crossing property with Rusty Olps, as described above. Two comments were submitted via email after the meeting packet had been published; one from Julie Miller and the other from Nancy Chaney, and were read into the public record.

Kelly made a motion to terminate negotiations with Rusty Olps and start a new Request for Proposals (RFP) process for the Sixth and Jackson Street property.

The Board discussed the submitted comments, especially regarding the opportunity for public input and URA transparency with the Legacy Crossing's development process. There was concern that the Board is not adhering to the set process that was outlined in the original guidelines for the property development. Two other projects were submitted along with Flatiron project in 2019, and the current project design from Olps is substantially different from the original. There continued to be discussion about transparency in the decision-making process

and it was noted that URA meetings are open to the public and minutes posted on the website. The guidelines for the property could be readdressed and reevaluated if a new RFP was pursued. The intent of the keystone property is to connect with the University of Idaho and it would be a good idea to invite them to participate in the RFP process.

Laflin seconded the motion on the table.

Board continued conversing about the updated designs provided by Olps, the expired Exclusive Negotiation Agreement (ENA), and the missed deadline for the draft DDA. The deadline for the draft DDA was October 24, 2022. Olps would be encouraged to submit his updated design plans if a new RFP was published.

Kelly withdrew the motion on the table.

Olps answered the Board's questions regarding missing the latest deadline and explained that he was not able to meet it because he did not have the latest iteration of the updated design. He provided some details about the redesign process and trying to make the property less expensive to build for the developers and potential tenants.

Kelly moved to terminate negotiations with Rusty Olps and start a new RFP process for the Sixth and Jackson Street property, seconded by Laflin. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

A draft RFP can be presented at the first URA meeting in January 2023 and then published by the end of January, with the Boards approval.

4. General Agency Updates – Cody Riddle

- *General Agency Business*

Board will be meeting at 7:30 AM for the next couple of months to see if they want to make a permanent change.

Staff would like to honor Steve Drown and Dave McGraw for their years of service volunteering with the URA. The Board agreed that they want to recognize them in some way and will discuss options in early 2023.

McGeehan declared the meeting adjourned at 7:58 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
November 30, 2022

| | Total Funds |
|--|----------------------------|
| ASSETS | |
| Cash | 8,168 |
| Investments - LGIP | 2,307,414 |
| Investments-Zions Debt Reserve | 44,391 |
| Other Assets | 5,260 |
| Land | 679,420 |
| Total Assets | <u><u>\$ 3,044,653</u></u> |
| LIABILITIES | |
| 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 | 2,231,384 |
| Total Fund Balance | <u><u>2,762,116</u></u> |
| Total Liabilities and Fund Balance | <u><u>\$ 3,044,653</u></u> |

November-22
Checks by Date



| Check Number | Vendor | Description | Check Date | Check Amount |
|---------------------------------------|--------------------------------|---|------------|---------------------|
| 4841 | UAVISTA 1563734669-11152022 | Avista Utilities Oct'22 Electric for Legacy Property | 11/03/2022 | 63.26 |
| Total for Check Number 4841: | | | | 63.26 |
| 4842 | UCITYMOS 15911-10312022 | City of Moscow Oct'22 Utilities 6th & Jackson | 11/03/2022 | 328.56 |
| Total for Check Number 4842: | | | | 328.56 |
| 4843 | UCITYMOS 2200001157 | City of Moscow City Admin FeesNov'22 | 11/10/2022 | 4,612.08 |
| Total for Check Number 4843: | | | | 4,612.08 |
| 4844 | WELCHCOM 46016040-004 2/2 | Welch-Comer Engineers Phase 2,3,4 &5 | 11/17/2022 | 10,172.87 |
| Total for Check Number 4844: | | | | 10,172.87 |
| Total bills for November 2022: | | | | \$ 15,176.77 |

November-22
Accounts Payable Checks for Approval



| Check | Check Date | Fund Name | Vendor | Void | Amount |
|-------|------------|-----------------------------|-----------------------|------|-----------|
| 4841 | 11/03/2022 | Moscow Urban Renewal Agency | Avista Utilities | | 63.26 |
| 4842 | 11/03/2022 | Moscow Urban Renewal Agency | City of Moscow | | 328.56 |
| 4843 | 11/10/2022 | Moscow Urban Renewal Agency | City of Moscow | | 4,612.08 |
| 4844 | 11/17/2022 | Moscow Urban Renewal Agency | Welch-Comer Engineers | | 10,172.87 |
| | | | Report Total: | \$ - | 15,176.77 |

Steve McGeehan, Chairperson

Cody Riddle, Executive Director

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.

Renee Tack, Treasurer

General Ledger
Expense vs. Budget

November-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 | \$ 9,224.16 | \$ 46,120.84 | 16.67% |
| 890-880-642-15 | Professional Services-Other | \$ 5,000.00 | \$ - | \$ 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 | \$ (56.00) | 103.06% |
| E02 | Contractual | \$ 73,534.00 | \$ 4,612.08 | \$ 12,363.16 | \$ 61,170.84 | 16.81% |
| 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 | \$ | 4,612.08 | \$ | 12,363.16 | \$ | 153,972.84 | 7.43% |
| 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 | \$ | 391.82 | \$ | 391.82 | \$ | 3,108.18 | 11.19% |
| 890-895-658-51 | Development Participation | \$ | 1,025,500.00 | \$ | 10,172.87 | \$ | 10,172.87 | \$ | 1,015,327.13 | 0.99% |
| 890-895-669-10 | Misc. Expense-Legacy | \$ | 500.00 | \$ | - | \$ | - | \$ | 500.00 | 0.00% |
| 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 | \$ | 10,564.69 | \$ | 10,564.69 | \$ | 1,089,406.31 | 0.96% |
| 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 | \$ | 10,564.69 | \$ | 10,564.69 | \$ | 1,183,390.31 | 0.88% |
| 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 | \$ | 15,176.77 | \$ | 22,927.85 | \$ | 2,619,319.15 | 0.87% |

General Ledger
Revenue Analysis

November 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 | \$ 1,178.84 | \$ 1,178.84 | \$ 863,821.16 | \$ 863,821.16 | 99.86% | 0.14% |
| 890-000-471-00 | Investment Earnings | \$ 4,500.00 | \$ 5,094.78 | \$ 5,103.50 | \$ (603.50) | \$ (603.50) | -13.41% | 113.41% |
| 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 | \$ 6,273.62 | \$ 6,282.34 | \$ 1,023,503.66 | \$ 1,023,503.66 | 99.39% | 0.61% |
| Revenue Total | | \$ 1,029,786.00 | \$ 6,273.62 | \$ 6,282.34 | \$ 1,023,503.66 | \$ 1,023,503.66 | 99.39% | 0.61% |

MOSCOW URBAN RENEWAL AGENCY REQUEST FOR PROPOSAL (RFP)

The Moscow Urban Renewal Agency (MURA) is pleased to announce the redevelopment offering of two (2) undeveloped parcels (Parcels) located at the southwest corner of the intersection of Sixth Street and Jackson Street in Moscow, Idaho.

The MURA invites developers to submit redevelopment proposals for disposition and development of one (1) or more of the Parcels in conformance with pertinent zoning regulations, Legacy Crossing Overlay District Design Guidelines, and the Legacy Crossing Urban Renewal District Redevelopment Plan of June 2, 2008 (Legacy Crossing Plan).

This competitive proposal process is intended to allow interested developers to respond to public-owned development opportunities. The MURA will negotiate an Exclusive Negotiation Agreement (ENA) with the selected developer(s) to guide discussions leading to the preparation of a Disposition and Development Agreement (DDA).

Project Summary:

Property Description: The Parcels are generally located at the southwest corner of the intersection of Sixth Street and Jackson Street within the City of Moscow, Idaho.

North Parcel

The North Parcel is approximately sixteen thousand two hundred forty nine square feet (16,249 sf) in size and fronts on Sixth Street, with the Parcel location and dimensions generally shown and described in Exhibit A.

South Parcel

The South Parcel is approximately eleven thousand twelve square feet (11,012 sf) in size and fronts on Jackson Street, with the Parcel location and dimensions generally shown and described in Exhibit A.

Both Parcels are adjacent to property that will be retained by the MURA intended to be developed as a pedestrian walkway. An electronic copy of the Parcel boundaries is available on the MURA website at www.moscowura.com for use in the preparation of responses to this RFP. The Parcels are subject to the Special Conditions noted below.

Special Conditions: The Parcels underwent recent environmental remediation pertaining to agricultural fertilizer contamination pursuant to the Voluntary Remediation Agreement between the MURA and the Idaho Department of Environmental Quality, dated May 21, 2014. The Agency was issued a Certificate of Completion and Covenant Not to Sue in April of 2017. The final closeout report and Covenant Not to Sue are available for review on the MURA website at www.moscowura.com. The MURA intends to retain responsibility for the maintenance and operation of the existing groundwater treatment system on the property until compliance is reached, unless otherwise negotiated with the successful respondent(s) to this Request for Proposals.

Following the selection of a developer, MURA and the selected developer(s) shall enter into an agreement to negotiate exclusively the terms of the sale of the Parcel(s).

| | |
|-----------------------|--|
| Current Use: | Undeveloped |
| Current Zoning: | Urban Mixed Commercial Zone/Legacy Crossing Overlay District |
| Ownership: | Moscow Urban Renewal Agency |
| Intended Use: | Uses in conformance with the Urban Mixed Commercial Zone, Legacy Crossing Overlay District, Legacy Crossing Plan, Legacy Crossing Overlay District Design Guidelines and other applicable regulations. |
| Development Timeline: | Construction of improvements must be commenced within 6 months of closing and completed within 18 months of closing. |
| Price: | To be negotiated, but in no case less than the fair value for use in accordance with the Legacy Crossing Plan as determined by a fair use appraisal. |

Background: In 2008 the City of Moscow adopted the Legacy Crossing Plan. The Plan was designed to address economic underdevelopment and physical deterioration and to promote the redevelopment of properties within the Legacy Crossing area which are underserved by a lack of and deteriorating public improvements, including, but not limited to, streets, sidewalks, pedestrian paths, and water and sewer utilities. The Legacy Crossing Plan, specifically within the Legacy Crossing Overlay District, is intended to provide an improved environment for new commercial and mixed use-developments, eliminate unsafe and hazardous conditions, improve multi-modal transit and multi-modal parking opportunities, prevent the extension of blight and deterioration, promote sustainable development intended to minimize environmental impacts, and promote wise use of natural resources, including water resources.

The redevelopment of the Legacy Crossing area, specifically in the Legacy Crossing Overlay District, is generally anticipated to include a wide range of mixed uses, including retail, artist studios, eating and drinking establishments, limited light manufacturing where appropriate, professional office space and residential dwelling units. Pedestrian connectivity is also a priority because of the unique location of the Legacy Crossing area lying between the University of Idaho Campus and Moscow's Downtown and Central Business District.

Project Objective: The MURA is seeking developers who are prepared to pay no less than the fair re-use amount for the Parcel(s) and who are willing to develop the Parcel(s) for purposes and uses in conformance with the Legacy Crossing Plan, Urban Mixed Commercial Zone, Legacy Crossing Overlay District and Legacy Crossing Overlay District Design Guidelines. The MURA envisions urban development of an aesthetically pleasing and efficient mixed-use project that complements downtown and incorporates the intent of the Legacy Crossing Plan and Legacy Crossing Overlay District Design Guidelines. The subject property is a keystone location and key focal point linking the downtown area with the University of Idaho campus. Proposed developments are encouraged to take advantage of this unique site

and incorporate entertainment and/or eating and drinking establishments and residential and/or hospitality uses that will create energy and excitement and activate this key location.

Development Requirements: The project will conform to the requirements of all development and zoning regulations, including the Urban Mixed Commercial Zone, Legacy Crossing Overlay Zone, Legacy Crossing Overlay Zone Design Guidelines and the Legacy Crossing Plan.

Submittal Requirements

All responses to this RFP shall include the following items:

1. Cover letter introducing the respondent, development partners, design team and other relevant development team members, including a brief description of the experience of the respondent and development team members with similar successful mixed-use development projects;
2. Preliminary development concept package including a detailed description of the proposed project, total square footage of proposed uses, the number and type of residential units (ownership, rental, bedrooms, etc.) for any proposed residential uses, parking plan, concept site plan, concept floor plans and building elevations, and any proposed project phasing including proposed phasing timelines;
3. Preliminary project pro-forma demonstrating project viability including project funding sources, project revenue estimates, and relevant financial and market assumptions;
4. Statement that the respondent is willing and able to execute a Disposition and Development Agreement (DDA) upon selection; and
5. Executed release documents.

One printed and one digital copy of the proposal, including the executed release documents, should be submitted to the MURA in care of Cody Riddle, Executive Director, 504 S. Washington Street, Moscow, Idaho, 83843. All proposals shall be clearly marked “Legacy Crossing Development Proposal.” Proposals may be received at any time during regular business hours (8:00 A.M. through 5:00 P.M. Monday through Friday, except holidays). No facsimile or e-mail delivery will be accepted.

The MURA reserves the right to reject any and all proposals submitted, or to waive any minor formalities of this request if, in the judgment of the MURA Board, the interest of the MURA would be served.

Selection Criteria: The MURA will select the preferred development proposal based on the following criteria:

1. How the proposed development meets the MURA’s goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.

2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan.
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline.
4. Developer's expectations of the MURA for the project's success.

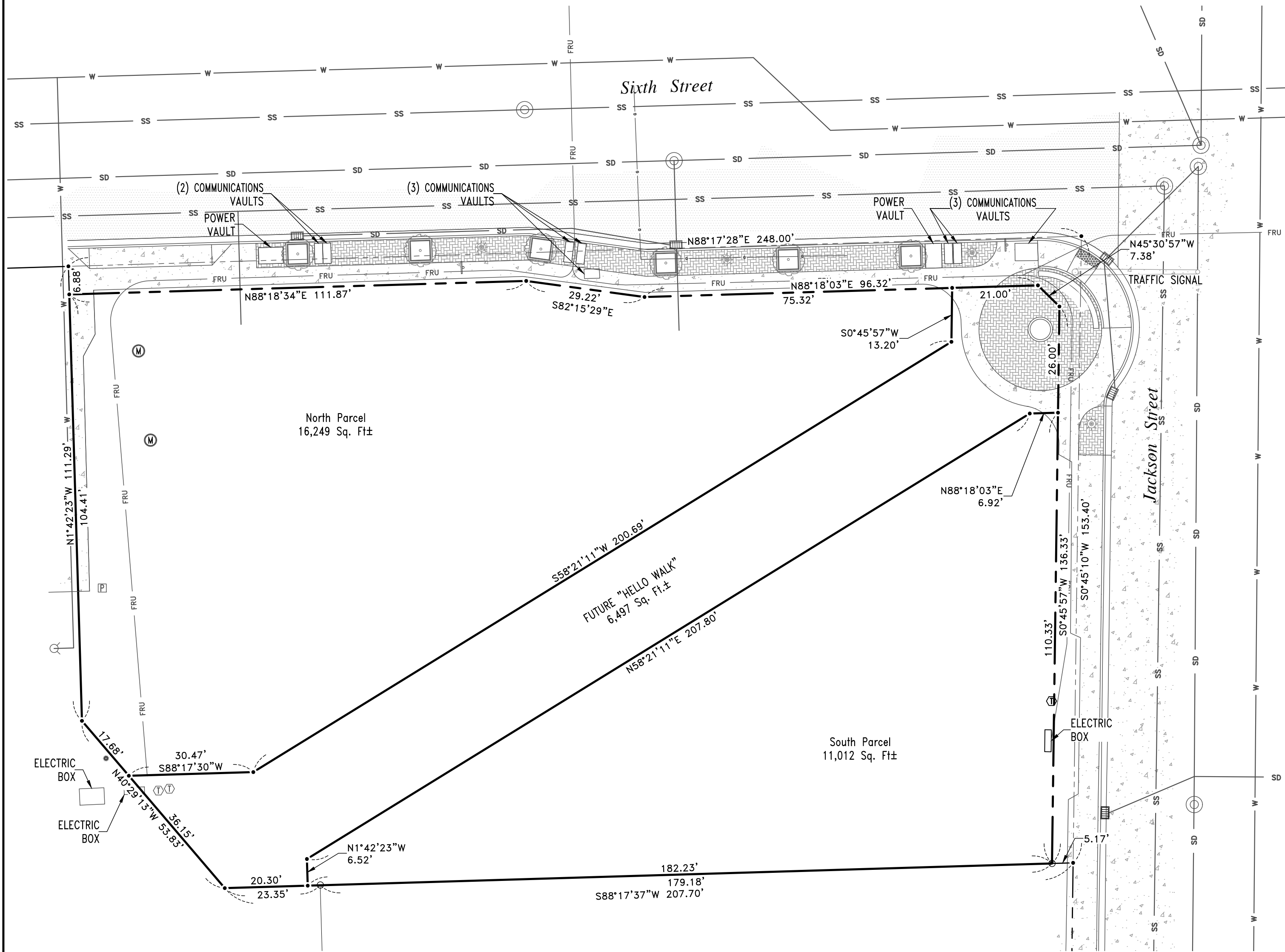
Selection Process: The MURA's decision will be informed by a recommendation from staff, as well as a subcommittee of community members selected by the MURA Board. The Board may elect to invite one or more development teams to provide a presentation prior to final selection.

Target Dates and Timelines:

- | | |
|---|----------------|
| ○ RFP issued | 1-14-23 |
| ○ Notice published | 1-14-23 |
| | 1-21-23 |
| | 1-28-23 |
| ○ Proposals due to MURA by 5:00 PM Local Time | 3-24-23 |
| ○ Review of proposals completed by MURA (est.) | 4-20-23 |
| ○ Execution of Exclusive Negotiation Agreement (ENA) (est.) | 5-19-23 |
| ○ Execution of DDA (est.) | 7-21-23 |
- **Other Information:** All questions regarding this RFP should be directed to the Executive Director by email at criddle@ci.moscow.id.us. Only written responses from the MURA will be deemed official responses.
 - **MURA Discretion and Authority:** MURA may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the Legacy Crossing Plan, or it may proceed with further selection processes, or it may reject any and all submissions. MURA will determine, from the information submitted in the responses, the developer(s) most qualified to meet the stated duties as evaluated under the criteria set forth herein. Final selection will be made by the MURA Board.

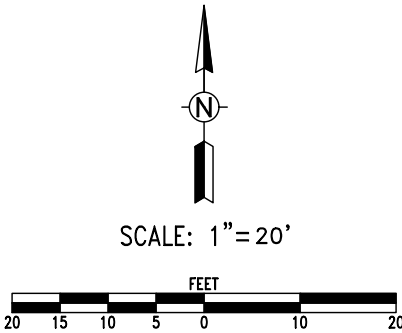
The issuance of this RFP and the receipt and evaluation of submissions does not obligate the MURA to select a developer and/or enter into the Exclusive Right to Negotiate Agreement. Submissions do not constitute business terms under any eventual Exclusive Right to Negotiate Agreement. The MURA will not pay costs incurred in responding to this RFP. The MURA may cancel this process at any time prior to the execution of an Exclusive Right to Negotiate Agreement without liability.

Exhibit 'A'



LEGEND

- 5/8" REBAR
- CALCULATED POSITION
- ⊙ MANHOLE
- ⊞ CATCH BASIN
- ⊙ TREE
- ⊙ LIGHT POLE
- ⊙ TELECOMMUNICATIONS PEDESTAL
- ⊙ MONITOR WELL
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- FRU FRANCHISE UTILITY LINE (POWER, TELECOMMUNICATIONS)
- == CURB
- ▨ ASPHALT PAVING
- ▨ CONCRETE PAVING
- ▨ CONCRETE PAVERS



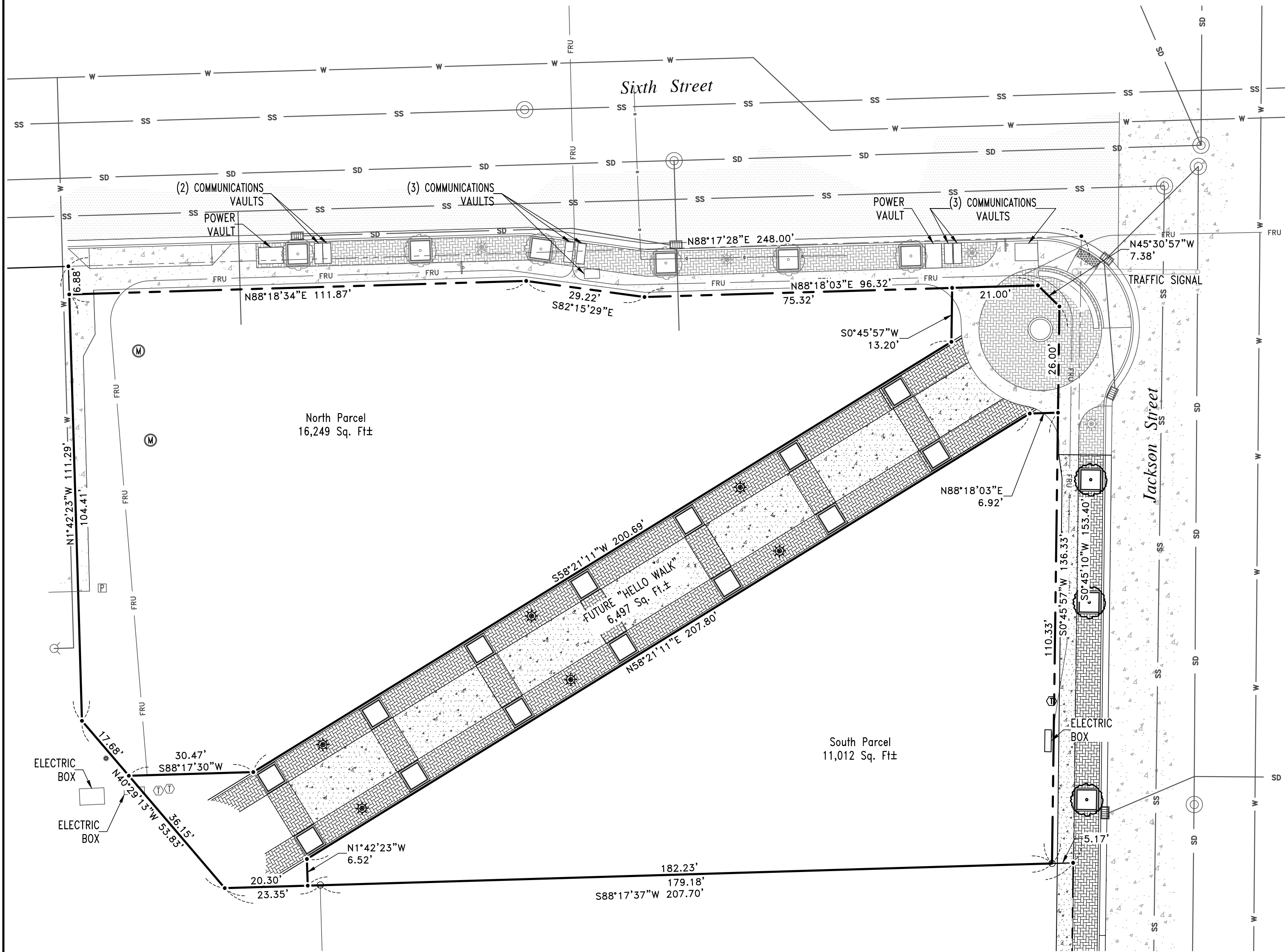
RIM ROCK CONSULTING, INC.
 Lead Surveying
 Site Planning
 Mapping

P.O. Box 8728
 405 S. Washington Street
 Boise, Idaho 83725-8728
 (208) 852-3526

PRELIMINARY
NOT FOR
RECORDING

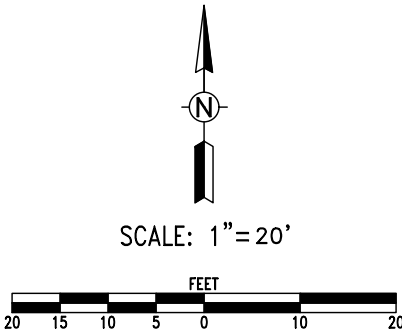
Exhibit Drawing – Existing Conditions
City of Moscow – 6th Street Property
Latah County, Idaho

| | |
|-------------|------------------|
| Drafted by: | SW |
| Checked by: | MT |
| File Name: | 3928 Exhibit.dwg |
| Tab: | EXIST |
| Plot Style | OCE.ctb |
| Project: | 30--- Mo Yr |
| Date: | 5/30/18 |



LEGEND

- 5/8" REBAR
- CALCULATED POSITION
- MANHOLE
- ⊞ CATCH BASIN
- ⊙ TREE
- ⊙ LIGHT POLE
- ⊙ TELECOMMUNICATIONS PEDESTAL
- ⊙ MONITOR WELL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- FRU FRANCHISE UTILITY LINE (POWER, TELECOMMUNICATIONS)
- CURB
- ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE PAVERS



PRELIMINARY
NOT FOR
RECORDING

Exhibit Drawing – with Proposed Improvements
City of Moscow – 6th Street Property
Latah County, Idaho

| | |
|-------------|------------------|
| Drafted by: | SW |
| Checked by: | MT |
| File Name: | 3928 Exhibit.dwg |
| Tab: | FUTURE |
| Plot Style | OCE.ctb |
| Project: | 30--- Mo Yr |
| Date: | 5/30/18 |

Wilder & Associates, Inc.
Engineers • Planners • Landscape Architects
P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843-0828
(208) 882-3526

RIM ROCK CONSULTING, INC.
Lead Surveying
Site Planning
Mapping
1321 WEST 25 STREET #102 TWIN FALLS, IDAHO 83403-2883 208.383.5539 info@rimrockconsulting.net