



Meeting Agenda: Thursday, May 18, 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 May 4, 2023
 - B. April 2023 Payables
 - C. April 2023 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. **Preliminary Discussion Regarding the Legacy Crossing Development Proposals (A) - Cody Riddle**

Staff will provide an overview of the two proposals received for development of the Agency's property at 6th and Jackson and outline next steps in the review process.

ACTION: Receive report and provide feedback as 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: May 4, 2023, 7:30 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
Sandra Kelly	Nancy Tribble	Jennifer Fleischman, Clerk
Maureen Laflin		Renee Tack, Treasurer
Tom Lamar		
Alison Tompkins		

Beauchamp called the meeting to order at 7:30 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 April 6, 2023
- B. March 2023 Payables
- C. March 2023 Financials

Laflin moved for approval of the consent agenda as presented, seconded by Lamar. Roll Call Vote; 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.

Brenda von Wandruszka, Moscow, talked about the property owned by Crites that is next to the 6th and Jackson Street property and also joined the discussion regarding the intersection of Hwy 95 and Jackson Street.

3. University of Idaho Planning Efforts

The University of Idaho is in the process of evaluating proposals for development and redevelopment of their properties adjacent to the Legacy Crossing site. Staff from the University will provide an overview and update on this process.

Riddle introduced Toni Broyles, from University of Idaho Auxiliary Services, who provided a brief review of the University's intention for the land adjacent to the 6th and Jackson Street property. The University plans to build various types of housing on a couple parcels, including some that is specifically for retired faculty and staff. All of the new housing would be compliant with current ADA standards. The University advertised a Request for Proposals to procure a master developer to help create a comprehensive plan for all the properties they own in the Sixth and Jackson Street area. A flood plain study would be considered with any development along Paradise Creek. The Board and staff talked about several buildings in the immediate area and how the land could be utilized in the future if it ever became available for purchase.

Knit is the design architect for the previous Police Department building, which was purchased by the University and is set to be converted to the Prichard Art Gallery. The architect donated some time for the project and it is hoped that the construction will be completed sometime in 2024.

The Board discussed the intersection of Hwy 95 and Jackson Street and how that impacts the connectivity of drivers and pedestrians to downtown. They proposed a crossing of Paradise Creek somewhere between Styner Avenue and Hwy 95 as a means for creating more pedestrian access. There continued to be conversation regarding the Hwy 95 intersection with Hwy 8.

4. Annual Monitoring Report for the 6th and Jackson Street Site – Cody Riddle

Staff will provide an update on the annual groundwater monitoring results for testing that occurred earlier this year on the Agency's property at 6th and Jackson.

Riddle reviewed the monitoring report that Alta provided for the Agency about the 6th and Jackson property. Staff will be meeting with the Department of Environmental Quality (DEQ) to try and resolve any remaining concerns, and discuss a way to bring things up to state standards so it can be finalized. There was a recommendation that monitoring be moved to a quarterly cycle instead of annual, but that would come before the Board at a later time for a more thorough discussion.

5. General Agency Updates – Cody Riddle

- *General Agency business*
- The Board requested a meeting with the Gritman Board to talk about their plans.
- A discussion regarding virtual attendance options will be added to a future agenda.
- Riddle will provide an update on the Downtown Streetscape Design Study project.
- Bird may be dropping off e-scooters as soon as the end of May 2023.

Beauchamp declared the meeting adjourned at 8:12 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
April 30, 2023

	Total Funds
ASSETS	
Cash	10,621
Investments - LGIP	2,825,793
Investments-Zions Debt Reserve	44,391
Other Assets	5,260
Land	679,420
Total Assets	\$ 3,565,485
LIABILITIES	
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	277,537
FUND BALANCES	
Net Investment in Capital Assets	486,420
Restricted Fund Balance	44,312
Unrestricted Fund Balance	2,757,216
Total Fund Balance	3,287,948
Total Liabilities and Fund Balance	\$ 3,565,485

April-23
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4873	UCITYMOS 2300001501 15911-03312023	City of Moscow City Admin Fees Apr'23 Mar'23 Utilities 6th & Jackson	04/06/2023	4,612.08 328.56
Total for Check Number 4873:				4,940.64
4874	UMOSPULD 173178	Tribune Publishing Company URA Annual Report '22 Filing	04/06/2023	38.12
Total for Check Number 4874:				38.12
4875	WELCHCOM 46016040-008 2/2	Welch-Comer Engineers Phase 5	04/06/2023	420.00
Total for Check Number 4875:				420.00
4876	UAVISTA 1563734669-04192023	Avista Utilities Mar'23 Electric for Legacy Property	04/20/2023	15.45
Total for Check Number 4876:				15.45
Total bills for April 2023:				\$ 5,414.21

April-23
Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4873	04/06/2023	Moscow Urban Renewal Agency	City of Moscow		4,940.64
4874	04/06/2023	Moscow Urban Renewal Agency	Tribune Publishing Company		38.12
4875	04/06/2023	Moscow Urban Renewal Agency	Welch-Comer Engineers		420.00
4876	04/20/2023	Moscow Urban Renewal Agency	Avista Utilities		15.45
			Report Total:	\$ -	5,414.21

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

April-23



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	\$ 32,284.56	\$ 23,060.44	58.33%
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	\$ -	\$ 19.95	\$ 480.05	3.99%
890-880-644-10	Advertising & Publishing	\$ 500.00	\$ -	\$ -	\$ 500.00	0.00%
890-880-644-16	Land Sale Expenses	\$ 5,000.00	\$ 38.12	\$ 86.88	\$ 4,913.12	1.74%
890-880-668-10	Liability Insurance-General	\$ 1,833.00	\$ -	\$ 1,889.00	\$ (56.00)	103.06%
E02	Contractual	\$ 73,534.00	\$ 4,650.20	\$ 35,530.39	\$ 38,003.61	48.32%
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	\$ -	\$ 67.50	\$ 432.50	13.50%
890-880-669-11	Dist. of Net Prop. Sale Procee	\$ 89,302.00	\$ -	\$ -	\$ 89,302.00	0.00%
E03	Commodities	\$ 92,802.00	\$ -	\$ 67.50	\$ 92,734.50	0.07%
880	URA General Fund	\$ 166,336.00	\$ 4,650.20	\$ 35,597.89	\$ 130,738.11	21.40%

General Ledger
Expense vs. Budget

April-23



Sort Level	Description	Amended Budget	Period Amt	End Bal	Variance	% Budget Used
895	URA Legacy District					
890-895-642-10	Professional Services-Legacy	\$ 5,000.00	\$ -	\$ 4,746.20	\$ 253.80	94.92%
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	\$ -	\$ 688.61	\$ 311.39	68.86%
E02	Contractual	\$ 8,000.00	\$ -	\$ 5,434.81	\$ 2,565.19	67.94%
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	\$ 344.01	\$ 2,240.16	\$ 1,259.84	64.00%
890-895-658-51	Development Participation	\$ 1,025,500.00	\$ 420.00	\$ 30,659.25	\$ 994,840.75	2.99%
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	\$ -	100.00%
890-895-676-17	Owner Participation Agreements	\$ 62,926.00	\$ -	\$ 24,095.36	\$ 38,830.64	38.29%
E03	Commodities	\$ 1,099,971.00	\$ 764.01	\$ 61,994.77	\$ 1,037,976.23	5.64%
890-895-890-00	Transfer To: General Fund	\$ 70,984.00	\$ -	\$ -	\$ 70,984.00	0.00%

General Ledger
Expense vs. Budget

April-23



Sort Level	Description	Amended		Period Amt	End Bal	Variance	% Budget Used			
		Budget								
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	\$	764.01	\$	67,429.58	\$	1,126,525.42	5.65%
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	\$	-	\$	1,247.03	\$	7,224.97	14.72%
E05	Debt Service	\$	43,472.00	\$	-	\$	1,247.03	\$	42,224.97	2.87%
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	\$	-	\$	1,247.03	\$	1,280,708.97	0.10%
890	Moscow Urban Renewal Agency	\$	2,642,247.00	\$	5,414.21	\$	104,274.50	\$	2,537,972.50	3.95%

General Ledger
Revenue Analysis

April 2023



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	\$ 4,090.59	\$ 569,965.72	\$ 295,034.28	\$ 295,034.28	34.11%	65.89%
890-000-471-00	Investment Earnings	\$ 4,500.00	\$ 10,354.66	\$ 43,495.94	\$ (38,995.94)	\$ (38,995.94)	-866.58%	966.58%
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	\$ 14,445.25	\$ 613,461.66	\$ 416,324.34	\$ 416,324.34	40.43%	59.57%
Revenue Total		\$ 1,029,786.00	\$ 14,445.25	\$ 613,461.66	\$ 416,324.34	\$ 416,324.34	40.43%	59.57%

LEGACY CROSSING DEVELOPMENT PROPOSAL

Moscow Urban Renewal Agency
05/05/2023



Carly Lilly & George Skandalos

LEGACY CROSSING DEVELOPMENT PROPOSAL

May 5, 2023

Cody Riddle, Executive Director
504 S Washington Street
Moscow, Idaho 83843

Re: Request for Proposal
Legacy Crossing Lot Proposal

To Cody Riddle and MURA Members,

We believe your desire for an “urban development of an esthetically pleasing and efficient mixed-use project that complements downtown” incorporating “eating and drinking establishments and residential... uses that will create energy and excitement and activate this key location” a very inspiring vision. We relish the possibility to team with you to bring our community an exceptional design solution. Opportunities such as this do not occur often, and we stand ready to design and build a nexus for Moscow that fully meets the expectations you have outlined in your RFP project objective.

The strength of our proposal is our proven commitment to the Moscow community and our desire to relocate our extremely successful anchor tenant, Sangria Grille, to this location. When Sangria Grille was in operation, it pulled from Moscow’s downtown core, and we would like to bring those customers back to downtown. Our restaurants have a feel and energy that are a perfect fit for your expectations for this specific site. Our vision for this building is threefold.

First, we want to provide vibrancy and energy on the ground floor. We will do this by focusing on leasing the retail spaces to small local businesses that are invested in the success of downtown Moscow and that will stay open past 5pm on weekdays and all day on weekends. Second, using our experience owning and leasing commercial office space in downtown Moscow, at both the Moscow Hotel building and the former US Bank building, on the corner of 3rd and Main, we know that there is a dire need for individual office/workspaces with shared amenities. To attend to this need, we have designed the entire second floor be flexible workspaces. Lastly, and this is something that is near and dear to our hearts, we want to provide upper floor residential apartments that cater to every segment of Moscow’s population. Because we are firm believers in equity in all we do, we will dedicate twenty percent of the apartments as affordable housing. We feel that we have the perfect mix of uses to meet your vision for this site. A bustling vibrant dining and retail scene on the ground floor. A second floor comprised of workspaces housing a variety of businesses, and three floors of residential apartments, with tenants from all walks of life. As we have in the past, you can count on us to provide a quality end product that all can be proud of.

We have teamed with a talented architecture firm, Atelier Jones, a Seattle based woman owned firm, known throughout the Northwest for their many successful mixed-use buildings. They have the experience to design and detail spaces that are special with a sense of place. Founded by Susan Jones, FAIA, Atelier Jones’s work has been recognized by numerous national, regional, and local design awards and been published nationally and internationally. We have also partnered with Baker Construction & Development. Based in Spokane, Baker Construction and Development

is a premier construction and development company that has delivered multiple projects of this size across the western US and in the Moscow/Pullman market. As you will see with our attached concept design, we have invested much energy into advancing our concept to a point where you are able to understand what we are proposing. Our desire is to provide a facility that brings a vibrant energy to the downtown core and is a pedestrian draw. We desire to create a “bridge” or nexus between the University of Idaho campus and downtown. We truly embrace your expectations and desires to transform this unique site.

Due to the significant amount of work, we have put into developing the concept drawings for this proposal, we understand the issues pertaining to this site very well. The level of work and research already completed will allow us to ramp up our efforts quickly. We are ready to begin work ASAP.

In response to your solicitation, we appreciate your consideration of our proposal. We would consider it a privilege to partner with you, the MURA and City of Moscow, in creating the very best solution possible.

Sincerely,

George Skandalos
Partner

Carly Lilly
Partner

Our Development Team

INTRODUCTION

We are extremely excited to share our vision for the regeneration of the Legacy Crossing neighborhood expanding and enhancing Moscow's downtown core. Our vision includes a vibrant urban facility full of activity all day and evening. Our experience, knowledge of the community, and past successes uniquely position us to be able to maximize the potential of the Legacy Crossing development site offered by the Moscow Urban Renewal Agency (MURA). Our proposal is to develop an anchor facility that will provide a "bridge" between Moscow's downtown and the University of Idaho. Our mixed-use facility would provide for expanded dining, entertainment, working and living experience opportunities at a critical location for the City of Moscow. We fully embrace the MURA's vision and feel we are the right partners to bring your desires to reality.

SKANDALILLY HOSPITALITY - GEORGE SKANDALOS & CARLY LILLY

Together we have over fifty years of combined successful experience as managers and chefs in the restaurant and hospitality industry, beginning in Southern California and now in Moscow. Carly grew up in Moscow and together with George she wanted to come back to her hometown to open a restaurant cooking Peruvian food using vegetables and meats grown and raised in the surrounding area. After moving to Moscow, our partnership was established, and we have developed two highly successful restaurants. Sangria Grille opened in 2004 and was an immediate smashing success from day one. It continued to be one of the most popular dinner restaurants on the Palouse until the day it closed for relocation. The establishment received and numerous awards and very favorable reviews for the dining experience and cuisine offered. Sangria's continued popularity led us to open our second highly successful restaurant, Maialina Pizzeria Napoletana in 2013 in

downtown Moscow. In 2018 we purchased the historic Moscow Hotel. The Moscow Hotel is home to 48 apartments, 11 commercial tenants comprised of offices and retail spaces, the Garden Lounge bar and 4 short term rentals.

We are deeply invested in our staff, patrons, and community. Our philosophy extends beyond business; it is deeply rooted in bettering our community. Over the past 20 years, we have grown our company strategically to provide better jobs and wages to our employees as well as opportunities for them to grow and learn. We have increasingly focused on locally sourced ingredients and have continued to work toward establishing and cultivating relationships with local farmers and purveyors.

Beyond providing an outstanding dining experience, it has been a priority of ours to help educate others that we partner with. This includes teaching local farmers how to sell to restaurants, providing staff with extensive training and field trips to farms, and educating our patrons on the importance of buying local. Our commitment to farm to table education continues through the scholarship opportunities we have provided to the WSU Farm to Table Organic Program and paying for staff to attend the WSU/ACF culinary certificate program.



atelierjones LLC

George and Carly have teamed with atelierjones LLC, led by architect Susan Jones, FAIA, to place their vision into reality. atelierjones is a Seattle based firm that has extensive experience designing multi-use buildings in urban settings. Susan Jones, is an award winning architect, professor of architecture at the University of Washington and the chief architect on this project. She was just recently in Moscow as the Keynote speaker for the Designing with Wood competition at U of I and WSU. The firm A highly nimble architectural woman-owned firm, *atelierjones* has been devoted to the vision that design can engender large-scale sustainable changes in our carbon-intensive US building industry since inception in 2003. Design-award winning, *atelierjones* is a national leader in implementing innovative lower carbon construction technologies to help lower the carbon footprint of the industry. Current design projects in their Seattle office include one of the first 8-story mass timber workforce housing projects in the US, as well as mass timber prefabricated modular homes under construction in California and in the mountains of the PNW.

Baker Construction & Development Inc.

To ensure this project can be built on time and on budget, George and Carly have teamed up with, Baker Construction & Development. Established in 1951 and based in Spokane, WA since 1972, Baker is a premier commercial construction and development company. Having delivered hundreds of millions of dollars of in place construction, projects ranging from \$200,000 to \$40 Million, Baker has a demonstrated track record of success. Baker has developed and constructed many commercial and residential and mixed-use buildings in the Moscow/Pullman market and is familiar with doing work in this region.

PAST SUCCESS - LOCAL PROJECTS

Sangria Grille and Maialina are not only known locally for the exceptional dining experiences provided, but they have also been recognized nationally. The FlipKey Blog “searched through every state in the union to find the 50 most loved, most talked about, and most delicious restaurants worth traveling for.” Its lone Idaho selection was the Sangria Grille. Culture Trip has listed Sangria as one of Idaho’s 10 best restaurants. The Inlander stated, “A menu that has kept this business thriving, while so many others

have come and gone” and “the result is magic in the mouth...” Trip Advisor has given Sangria their 2014 Certificate of Excellence. Building design wise, Maialina received an Orchid Award in 2013 for Excellence in Historic Preservation. Critical acclaim is very familiar to George and Carly. They make sure any venture undertaken is extraordinary. Research, planning, passion are the keys to their success.

atelierjones vast experience in urban mixed-use projects and designing workforce housing makes them the perfect partner for this project.

Baker Construction & Development’s list of past successes and local projects is too long to list. In the interest of brevity, go to their website which has a myriad of examples of projects they have completed, just like the one we are trying to build.

TEAM GOALS & OBJECTIVES

The goals for our proposed development can be summarized as follows:

Sense of Place- Create an exciting and vibrant sense of place where people want to gather.

Reinforce Downtown Core- Provide a development that reinforces Moscow’s downtown core and gives people a space to live, work and play.

Housing and workspace for All- Create housing and workspace that is affordable to a wide audience.

Strengthen UI Tie to Downtown- Provide for a strong tie between the UI campus and the downtown core.

Urban Environment- Provide an urban environment where the pedestrian and cyclist are of primary importance rather than the automobile.

Embrace MURA Vision- Fully commit to the vision and roadmap of the MURA for Legacy Crossing.

Work with Others- Work closely with other Legacy Crossing future developments to create a cohesive neighborhood.



Our Vision

We are very enthused to share the vision we have for this development with you especially since our vision aligns so closely with the stated MURA vision. Our vision includes:

Shared Vision- Our vision includes a project that shares the MURA vision for a special development.

A Place for People- Our vision includes an active place for people. A place where people want to gather. Where people, not the automobile, are the focus.

Transparency- Our vision includes a building that brings outside in and inside out. Large transparent windows will provide a view of activity within. Our building's form and transparency will express the activity of its occupants and uses.

Vibrancy- Our vision includes multiple settings and activities creating canvas of excitement indoors and out.

Connection- Our vision includes a strong pedestrian axis that ties the University with the downtown core. We love your desire for the inclusion of a Hello Walk. We view this feature as a very cool amenity rather than an obstacle. We envision creating a corridor with points of interest to draw pedestrian and bike traffic creating a better user experience.

Extend the Downtown Core- Our vision is for a project that extends and enhances Moscow's downtown core. An effective Hello Walk is a part of this vision, but also Sangria Grille relocating downtown will instantly create that extension.

Urban Form- Our vision includes a project with an urban form as desired by the Legacy Crossing Building Design Guidelines. The building, rather than a parking lot, is located close to the street placing a greater emphasis on pedestrian traffic.

Farm to Table- Our vision includes the farm to table philosophy already in place with Sangria Grille and Maialina. Our proposal will allow us to grow more on site providing for greater education of our staff and patrons of the importance of local food sourcing.

Reclaim, Reuse, Repurpose, Rehabilitate-

Our vision includes a project that embraces sustainability including reclaimed water that nourishes food ingredients grown on site and on the roof.

PUBLIC & PRIVATE PARTNERSHIP

Since our goals are so closely aligned with those of the Moscow Urban Renewal District, we are extremely excited at the possibility to partner in the development of this project following the Legacy Crossing template that has been established.

Moscow is the "Heart of the Arts". We are open to partnering opportunities for the inclusion of public art, possibly along Hello Walk or street sidewalks.

Our concept design has included the City's right of way improvements identified at the corner of the project site at Sixth Street. It is our desire to coordinate City right of way improvements with our project enhancing the streetscape as much as possible.



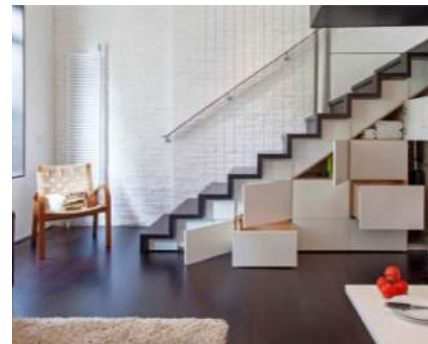
SUSTAINABILITY

Sustainability is a concept that we hold very close to the hearts. Our vision includes following LEED Guidelines in the development of our project. As stated earlier, reclaimed water for use on site is very important to us allowing us to be good stewards of the earth daily. We expect to greatly reduce storm water runoff. We have a strong desire to do our part to protect the aquifer serving our community. Our past successful track record of embracing a philosophy of "reclaim, reuse, repurpose, rehabilitate" is on display at our Orchid Award winning Maialina Restaurant.

In the completion of that project, we used naturally felled cedar trees from Moscow Mountain for ceiling beams and planter boxes. An American Elm tree that naturally fell in East City Park was used for a community table. Wine barrels from Walla Walla wine country were repurposed as patio planters. Old bleacher seats from St. Mary's High School were reclaimed and used as booth seating. 100% of the brick used on the exterior and restaurant's oven came from various farmhouses and their chimneys located on the Palouse. Local craftsmen and

contractors were used in the completion of the build out.

Following LEED guidelines in the design and construction of our proposed building, once again, placing our beliefs into action. Our vision includes the use of waterless urinals, dual flush toilets, reuse of grey water, reclaimed storm water, along with other LEED recommended sustainable goals.



Our Concept

A SPECIAL PLACE FOR PEOPLE

The reason we want to move Sangria downtown is that we feel that a strong downtown core is what sets Moscow apart. Sangria having been one of the most popular restaurants in town, pulled away customers from the downtown core. We want to bring them back by locating the restaurant downtown. Also, the fact that the restaurant will be located on the corner of Sixth Street and Jackson will help to further strengthen the corridor between the University and downtown.

Our concept is to create a development with a sense of place. We would like to see a welcoming environment that will beckon people to gather here. Interior and exterior spaces are designed to flow between one and another. The mixed-use facility envisioned includes living, working and restaurant spaces. Our concept includes a design that will invite people into the building and through the property. It will have an urban feel infused with nature (planters, gardens, and living wall screens). Natural light will stream into the building. Activity will be on display through its exterior transparency.

We are using the simple massing here to allow for a higher level of finish with some of the materials, particularly around the base. The brick is a beautiful manganese iron spot, with a slightly blue sheen in the sunlight. We pulled in some color, inspired by the lovely plaza in front of Maialina in the form of the extruded window frames and the portal around the lobby entry to add some depth. The size of the windows allows the residential scale to read, the vertical proportions nod toward the intent of the design guidelines. We also think the simplicity of the form allows the wood structure in the main retail space to shine and not be overshadowed by complexity.





CONNECTING MOSCOW

Besides strengthening the downtown core, our development provides for a connecting pedestrian corridor between Moscow's downtown core and the UI campus. Our design includes welcoming replications of the iconic East City

Park arch as thresholds to the Hello Walk. Also provided are paver patterns matching the Legacy Design Standards ensuring that when future developments complete their portions of the walk pedestrians will have a seamless experience. Providing for points of interest to create increased pedestrian traffic and an enhanced experience are envisioned along with screening of the limited parking provided.

PROJECT INFORMATION

Zone: Urban Mixed Use, Legacy Crossing Overlay Zone

Zoning Guidelines: Legacy Crossing Overlay Zone Guidelines

Anticipated Uses: Restaurants (food & beverage), retail, office/workspaces and Apartments

Parking Required: 67 spaces required, minus 50% LCO reduction, minus -10% bike parking offset = **31 spaces** (24 spaces on site, 7 spaces off-site)

Parking Shown: 24 spaces

Additional Parking Spaces: provided from the private parking lot George and Carly own in the 301 Main St. Building.

Loading, Refuse, & Recycling areas provided

Site Size: North Parcel 16,249, SF South Parcel 11,012 SF

Building Size: 52,885 GSF

1 Level retail: 11,639 GSF

1 Level office: 10,311 GSF

3 Levels residential: 51 units total

~21 studios (325 GSF)

~24 one bedroom (490 GSF)

~6 two bedroom (675 GSF)

MIXED USE DEVELOPMENT *for*

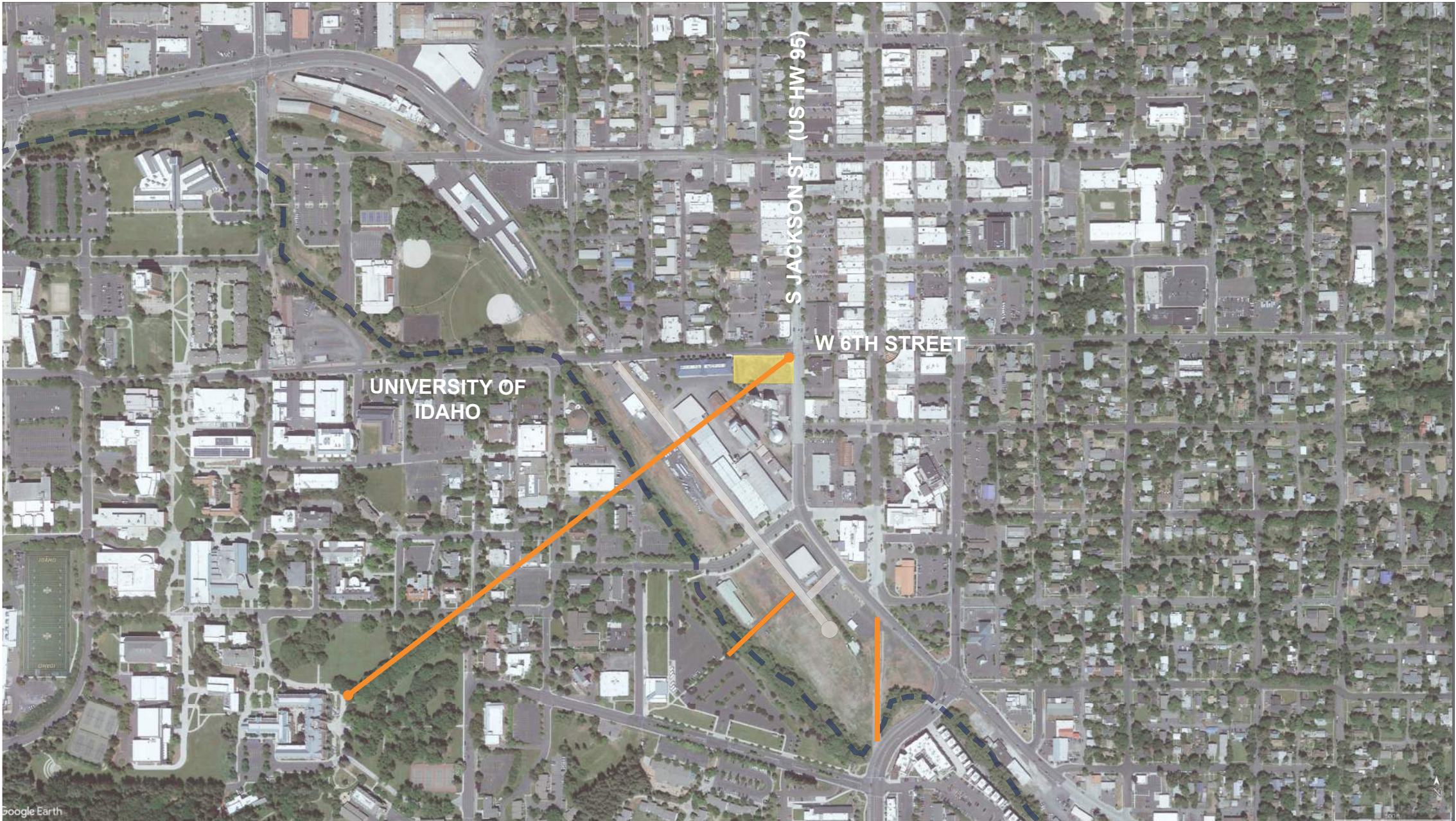
LEGACY CROSSING

atelierjones, llc
architecture | ecodeign | planning

MOSCOW HOTEL, LLC

W 6TH ST & S JACKSON ST
MOSCOW, IDAHO 83843

VICINITY PLAN



VICINITY PLAN



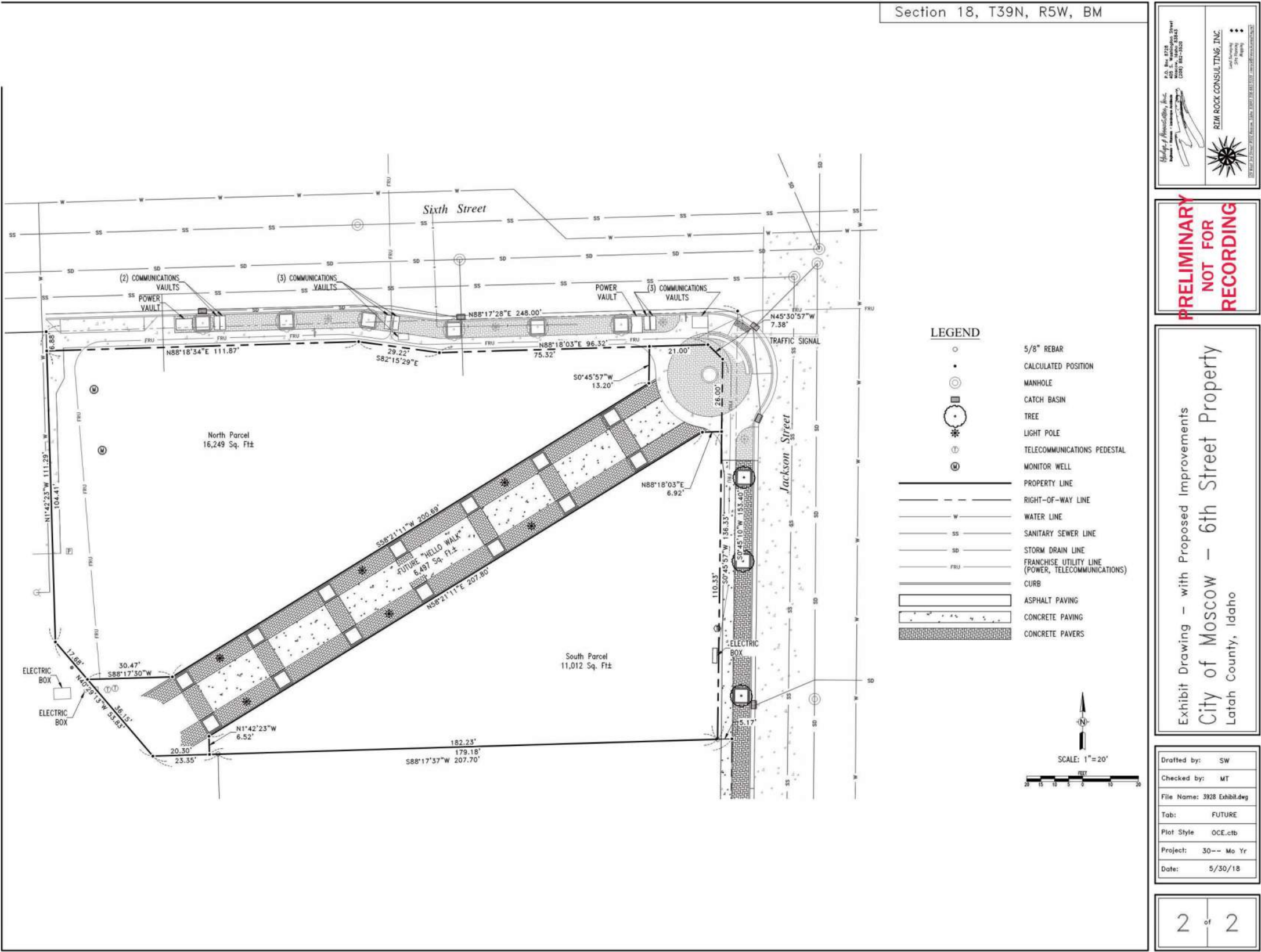
SITE PHOTOS



ZONING ANALYSIS

SITE	Two lots at the southwest corner of 6th Street and Jackson Street in Moscow, ID North Parcel: 16,249 square feet, South Parcel: 11012 square feet. Currently vacant following environmental remediation	PARKING AND LOADING/ACCESS	- Access from Jackson Street should be limited due to the high speed traffic from US Highway 95 - Rear service and loading is preferred, via private drive access - Parking should be setback 2' from the property line.
ZONE	Urban Mixed Comercial within the Legacy Crossing Overlay District		
PERMITTED USES	The uses of the envisioned mixed-use project, including office, retail, residential, and accessory parking are all allowed.		Parking Minimum 50% of total [1.25/ studio, 1.17 / 2 bed, 2.25 / 3 bed], no required parking for retail or office. 35% of spaces can be compact.
HEIGHT/AREA SPECIFIC STANDARDS	The height limit for UMC zoning is 65' The height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, solar panels, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.		Parking may be reduced by 10% if bicycle parking equal to 4x the replaces auto mobile parking spaces is provided. Bike parking must be 25-50% sheltered, well lit, and conveniently accessible. Bike parking minimums: 0.5 spaces per unit, 1 space per 1000 SF office or retail, [2'x6'] Should be located inside structured parking
BUILDING PLACEMENT	- No setbacks, building should be within 5' of front and side property lines. Maximum setbacks are 15; for up to 20% of the frontage. - Corners should be angles or rounded. - Minimum Height 20' or two stories. - Max height at build-to line is 60ft or 5 stories, 15ft setback up to maximum height of 65ft	ART	- Podium parking should be screened from view or be placed behind habitable space. - If retail exceeds 10,000 SF one loading berth will be required. [30' x 12' x 14' – 6" h]
FACADE REQUIREMENTS	- Front façade main entrance - Clear floor level distinctions - No blank walls or continuous glass curtain walls - Ground floor retail 50-85% clear glazing. All other uses minimum 35% glazing at ground floor. - All other floors minimum 20% glazing, vertical orientation - Facades facing public streets or pedestrians ways should contain 75% projections to provide shelter - Appropriate façade articulation, preference for masonry façade materials	SUSTAINABILITY	Incorporate integrated public art into kay public spaces, mainly the corner of 6th and Jackcon - Low impact stormwater design - Public transit ready - Ample sheltered bike parking
SIDEWALKS	District Guidelines: 5' furniture zone (tree wells 30' on center) + 9' pedestrian zone + 9' parallel parking (6th St. only)		
PEDESTRIAN CORRIDORS	Designated paving patterns, designated canopy trees, street furniture, public art		
SCREENING/LANDSCAPING	Landscaping, screening and street tree requirements are specified. Parking should be screened by a 3ft landscape buffer with trees spaces 40'. Landscape islands are required where parking exceeds 30 spaces, one island 8ft wide per 12 spaces.		
WASTE/STORAGE	Waste removal should be accessible without blocking the street and should be screened from view.		

FUTURE SITE PLAN

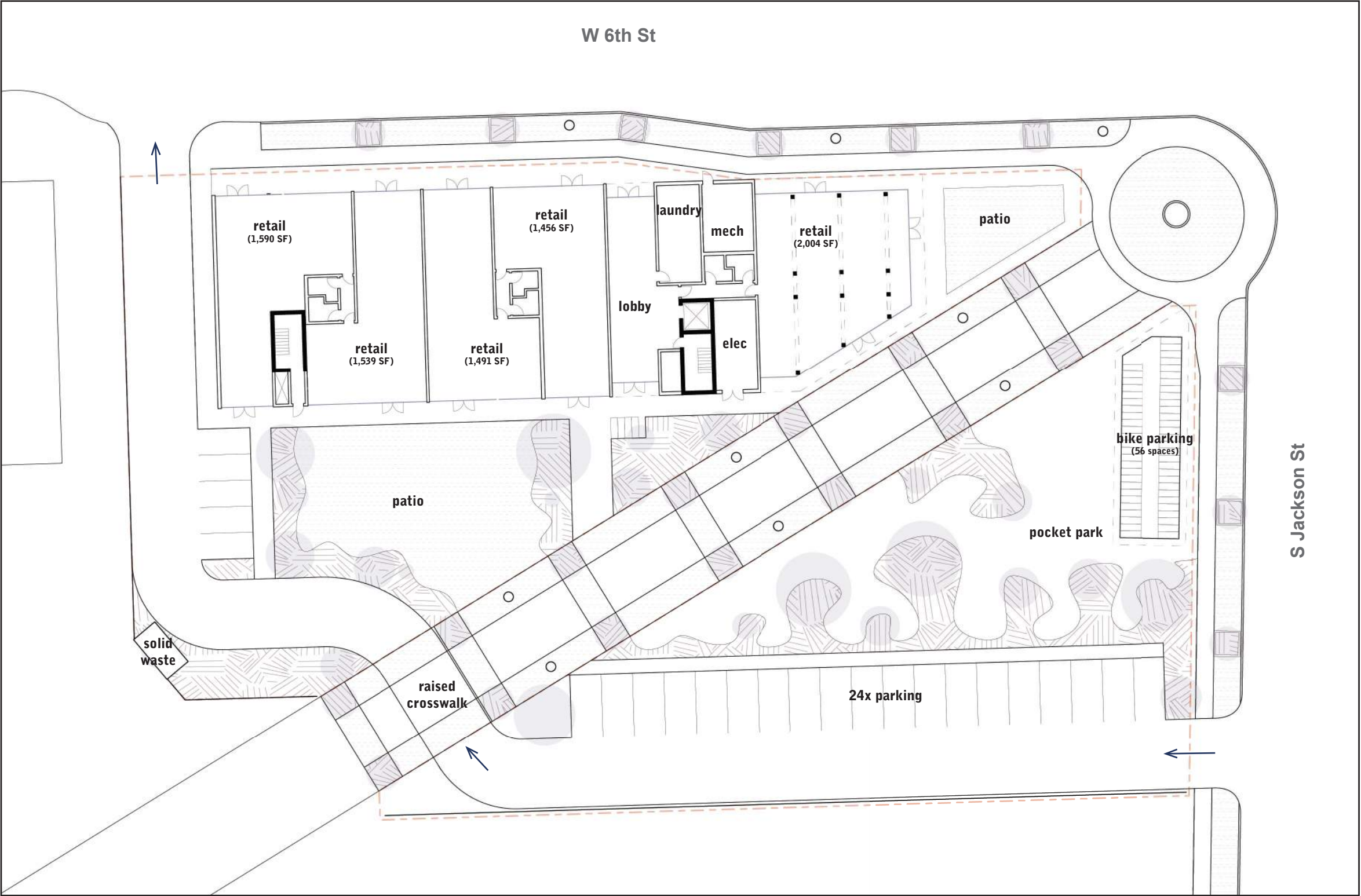


MASSING



NORTH PARCEL	3 levels residential
	21 studio (325 SF)
	24 one bedroom (490 SF)
	6 two bedroom (675 SF)
	51 units total
TOTAL	23,953 NRSF
	30,934.5 GSF
	1 level office (9,238 GFA, 10,311.5 GSF)
ASSUMED BUDGET	1 level retail (8,080 GFA, 11,639 GSF)
	52,885 GSF
PARKING	@ \$250/ SF = \$13.2 M
BIKE PARKING	67 spaces required
	- 50% LCO reduction
	-10% bike parking offset
	= 31 spaces
	24 spaces on-site
BIKE PARKING	7 spaces off-site
	26 residential
	18 retail / office
	12 (auto parking offset)
	= 56 spaces

FLOOR PLANS

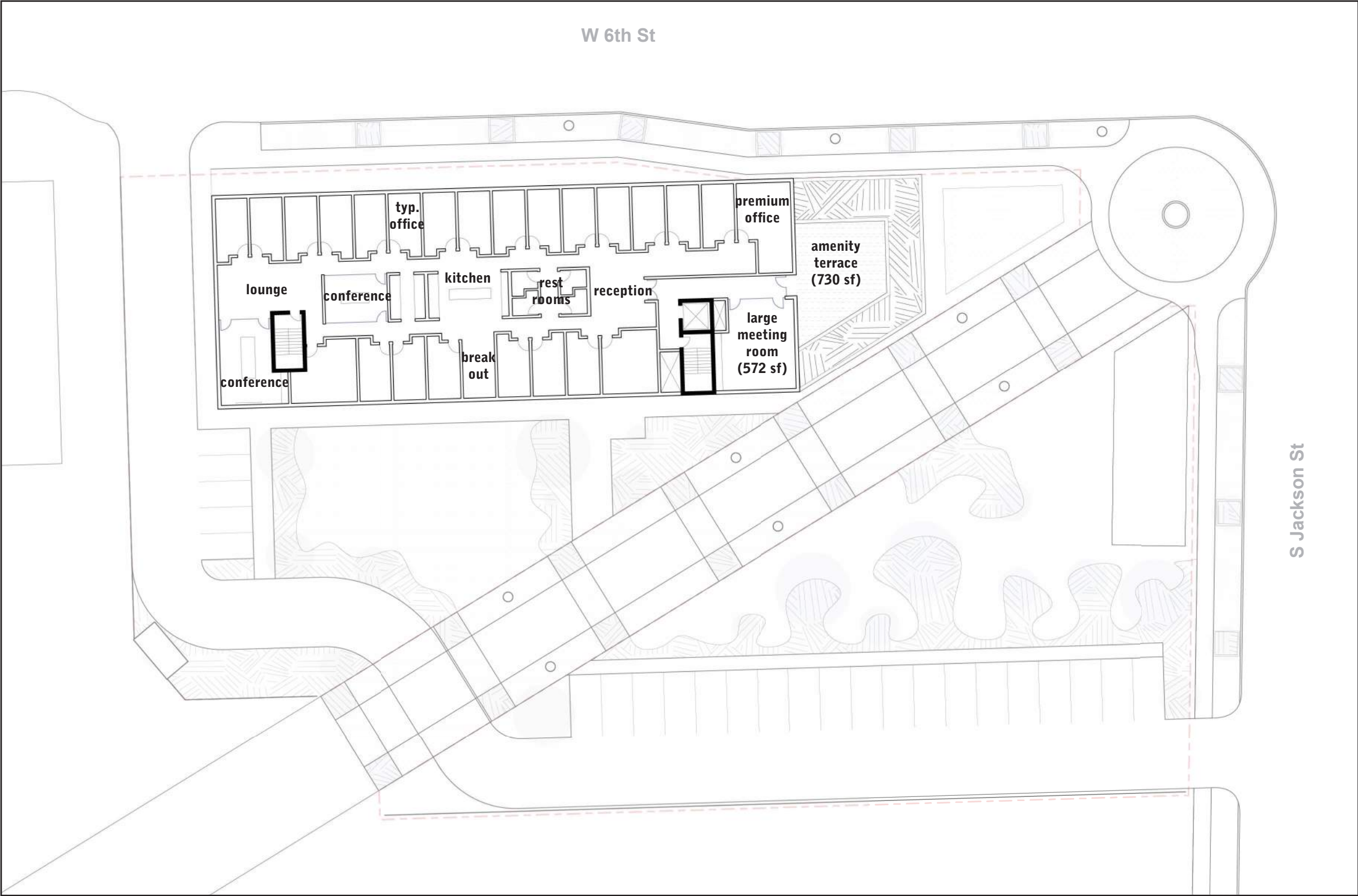


GROUND LEVEL

small retail (avg. 1500 SF)
large retail (2004 SF)

8,080 GFA
11,639 GSF

FLOOR PLANS

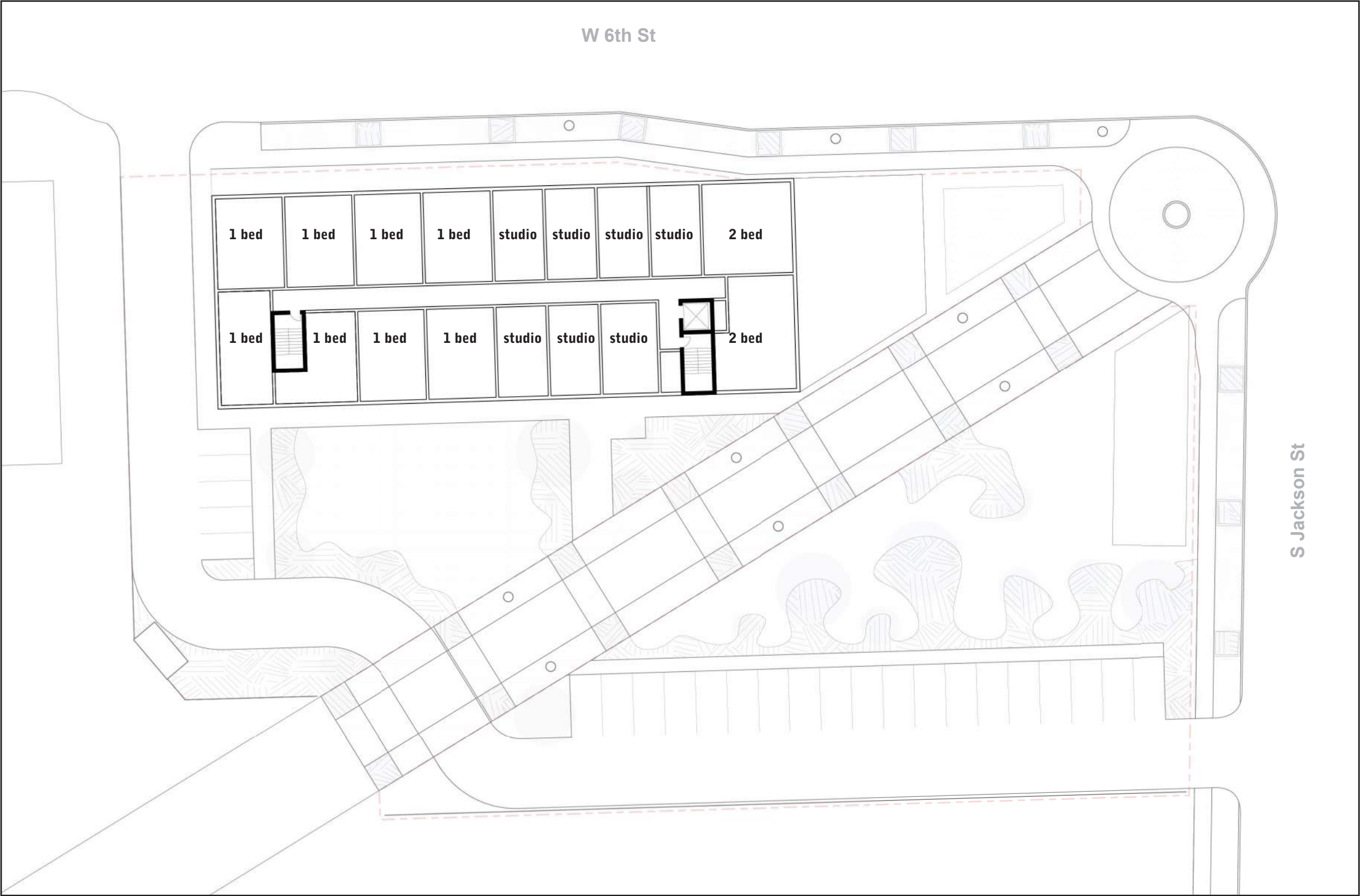


LEVEL 2

office / co-working
21 Private Offices (150 SF)
3 Premium Offices (300 SF)
shared amenity (1302 SF)

9,238 GFA
10,311.5 GSF

FLOOR PLANS



LEVELS 3-5 3 levels residential
21 studio (325 SF)
24 one bedroom (490 SF)
6 two bedroom (675 SF)
51 units total

23,953 NRSF
30,934.5 GSF

MARKET ANALYSIS

Sangria Grille's customer appeal was wide within our large and diverse target market of professionals, visiting parents, grad-students, and upper middle-class families. It served the greater Quad-City area of Moscow, Pullman, Lewiston, Clarkston and have enjoyed a 15% population growth since 2000. Regarding Moscow, Men's Journal named this "hip little city" one of the nation's five best places to live among college towns.



Sangria Grille, serving its traditional Peruvian cuisine prepared using locally sourced ingredients, manages to transport diners thousands of miles away even as they eat food largely grown in their hometown. We are part of the upward-trending farm to table movement. While this movement is philosophically tied to the notion of hyper-local economic growth and investment, its increasing ubiquity has earned attention on the national stage.

According to the U.S. Department of Agriculture, nationally, farm-to-table restaurants and in turn farmers' markets have tripled their direct sales of food over the last 15 years. Also, according to the USDA, farmers are dedicating more and more land to organic production in response to consumer demand, with total organic acreage increasing at a rate of 15 percent annually. Seasonal and sustainable food is even finding its way to the menus of chain restaurants. According to Nation's Restaurant News, farm-to-table is one of today's fastest-growing foodservice trends.

We believe sourcing locally gives us a competitive advantage over other restaurants in the area. Within the Locavore community, of which the inhabitants of Moscow are a part, promoting and eating "local food" is a kind of food patriotism, aimed at counteracting the forces of globalization that have put U.S. family farmers at risk. As this is our philosophy as well, we

enjoyed sustained success over the 18 years we were open, as we naturally cater to this market. Should our competitors adopt this strategy, we believe it will not only further strengthen and solidify our position as the perceived leader of this movement, but also bolster the spending power of the local economy itself.

By increasing seating by 50%, the expansion/ relocation project at Legacy Crossing would allow us to increase customer counts as well as attract new business in the forms of company parties, wedding events, graduation celebrations and dinners for traveling university sports teams and coaches.

Sangria Grille was very committed to sourcing from local growers, ranchers, and artisans. Unfortunately for the community, the very complicated, time and resource demanding process of working with so many individual farmers that we have been able to hone and perfect has a high barrier to entry. This is strategically advantageous for us as it is difficult for other restaurants to replicate. However, we are positioning ourselves to be the community leader in assisting other business to follow suit, which to us, will have an added PR benefit.

Locally grown produce is one of the hottest menu trends, coming in behind only locally sourced meats and seafood, according to the National Restaurant Association's survey of nearly 1,300 professional chefs, all members of the American Culinary Federation. In addition, "Hyper-local sourcing," such as restaurant gardens and Restaurant Supported Agriculture agreements with local farmers, claims sixth- place on a list of twenty-five.

Over half of the respondents polled by the global market research company Mintel in a recent foodservice sustainability report, said, "they were willing to pay more for local and sustainable food." We feel confident in continuing on this trajectory as Sangria Grille grows to fulfill its true potential in the Palouse Region.



Our market research of the apartment housing market has netted some interesting information. We have learned that downtown is the most desired location for renters. They love the downtown core, living where the action is. Higher rents for smaller apartments are the norm. Our proposed development at Legacy Crossing is for 51 apartments with size and types of apartments matching this market research analysis.

Our research on office space has yielded the same findings as what we found for our apartment research. There is a need and high demand for smaller offices spaces with shared amenities, such as conference rooms and kitchenette.

Our Proforma

A PLAN FOR SUCCESS

The success of any development is founded on quality research, investigation, and development to fully understand the issues. We have completed our due diligence for this proposed development. We have analyzed project costs, anticipated profit/loss projections, and market conditions (what this development will support). We fully expect adjustments in our assumptions as we coordinate with you, refine our design, and finalize financing. Conditions will change and we'll react accordingly.

Sangria Grille as the anchor tenant provides a solid foundation for a successful development. We fully anticipate our success of serving niche markets based on quality, service, and a commitment to local purveyors to continue.

CONSTRUCTION COST

The construction costs we have developed are based on the higher quality project we anticipate completing.

Both construction and projects costs have been included in our cost model (hard and soft costs). Anticipated building and site costs are included. We are anticipating some assistance from the MURA with the development of right-of-way improvements and Hello Walk as well as New Market Tax Credit (NMTC) Funding. Our experience with successful past restaurant buildouts allows us to fully understand the required project costs beyond construction costs. These costs will be continually updated as more information is obtained for the project, scope is refined, and the design is adjusted.

FUNDING SOURCES

Funding to complete the project is anticipated to come from the following three sources:

- Owner Capital
- Conventional Loan
- New Market Tax Credit Funding
- URA Grant Funding (offsite and public space development)





atelierjones, llc
architecture | ecodesign | planning

Date 4/27/23

Preliminary

George and Carly's Project
6th & Jackson, Moscow, ID

Land SF	27,213					SF EA
				Units		
Building A	52,885			Studios	21	352
	0			1 bd Rm	24	490
	0.00			2 bd Rm	6	675
Building(s) Square Footage	52,885			TOTAL Apt. Units	51	
				Retail	1	8,080
Direct Costs	\$	PSF		Office	1	9,238
				TOTAL LEASE SF		
LAND -				TOTAL Building		
Property Purchase Price	100,000.00	3.67		GSF		
				TOTAL LEASE SF		
				Common lobby, mechanical, elevator and stairs		
				Percent of non-lease space		
Total Land	100,000.00					
SITEWORK						
Demolition						
Site Improvements & Excavation	0.00					
(Included in Building Construction)						
Off Site Improvements						
Total Sitework	0.00	0.00				
BUILDING SHELL -						
ROM Estimate of Const. Costs	13,221,250.00					
at \$250/psf						
Total Building Const Cost.	13,221,250.00	250.00				
Garages/Carports/Storage						
Garages	0.00	0				
Carports	0.00	0				
Storage Units	0.00	0				
Total- Other Buildings	0.00					
TOTAL BUILDING CONST.	13,221,250.00	250.00				
OTHER DIRECT COSTS						
General Conditions						
Construction Fees						
Change Orders						
Sales Tax on const. costs	0.00	0.0%	ID Use Tax included in above			
Monument Sign						
Total Direct Costs - Other	0.00					
TOTAL DIRECT COSTS	13,321,250.00					

INDIRECT COSTS		
ARCHITECTURAL & ENG.		
Full Architectural and Engineering	750,000.00	Est 6% of Const costs. Need proposal from A&E
Arch. Reimb. (Printing Ship Etc.		
Engineering - Civil & Structural		
Engineering- Electrical/ Mech./ Plumbing		
Landscape Arch. And others		
NREC		N/A
Total Arch & Engr.	750,000.00	
CONSULTANTS		
Appraisal	9,000.00	**
Soils Testing (Geotech Report)	6,000.00	**
Surveying	4,500.00	**
Environmental (Phase-1ESA1)	2,500.00	**
Other Special Inspections - Mat Testing	30,000.00	**
Total Consultants	52,000.00	RC Added
PERMITS & ASSESSMENTS		
Plan Review and Building Permit	200,000.00	Est By G.S.
Other permits		
GFC's- General Facilites Charges		
Sewer Connection Fees	15,000.00	George checking into this.
Water Meter & Fees	20,000.00	George checking into this.
Electrical Service- Avista		
Other - Traffic Study if required		
Total Permit Fees & Assessmts	235,000.00	
FINANCING COSTS		
Construction/Perm Loan Fee	43,000.00	**
Other lender fees	0.00	est. .5% of loan
Title & Loan Closing Costs	3,500.00	
Legal Costs (Loan)		
Lender Inspection Fee		
Other - Checks & Service Chgs.		
Total Financing Costs	46,500.00	
LEASING FEES		
Marketing Costs	0.00	
All other Tenants		
Total Lease Fees	0.00	
OTHER EXPENSES		
Legal & Partnership Organization	25,000.00	
Real Estate Taxes		
Liability Ins - property	1,000.00	**
Fencing		rough est.
Other		
Total Other Expenses	26,000.00	
CONSTRUCTION INTEREST		
Construction Interest	390,000.00	**
Interest only during construction		during construction
Total Construction Interest	390,000.00	
DEVELOPMENT FEE		
Development Expense	100,000.00	**
		Cover your expenses
Total Development Fee	100,000.00	
Project Contingency	687,763.00	
TOTAL INDIRECT COSTS	2,287,263.00	
TOTAL PROJECT COSTS	15,608,513.00	PSF 295.1406448

PROJECTED INCOME		Monthly		
		Per Unit/SF		
	Units or SF	Rate	Monthly	Annual
Studio Apartments	21	1,030.00	21,630.00	259,560
1 bedroom Apartments	24	1,165.58	27,973.92	335,687
2 bedroom Apartments	6	1,499.63	8,997.78	107,973
Office Space PSF (\$39 psf/yr)	9,238	3.25	30,023.50	360,282
Retail Space PSF (\$24 psf/yr)	8080	2.00	16,160.00	193,920
Apartment Unit Income	17,369		104,785.20	1,257,422.40
				0
Storage Units	0	0.00	-	0
Garages	0	0.00	-	0
Carports	0	0.00	-	0
Other- Unit Income	25,449		-	0.00
Combined Income			104,785.20	1,257,422
Vacancy Allowance	5.0%		(5,239.26)	(62,871) **
Other Expenses			-	0
Mgmt. & NNN Expense- inc. utilities	12.0%		(12,574.22)	(150,891) Prop Tx. Ins. Apt & Retail Op
Building maint/replacement reserve			-	(31,250.00) **
Partner Expense and Asset Management Fees			-	0.00
Note: Elect/Gas billed direct to tenants			-	
Net Operating Income:			86,971.72	1,012,410.59
Rent as a % of Cost:			6.49%	
SUMMARY				
Capitalization Rate:	5.75%			
Total Value			\$ 17,607,141	
			\$	
Less Construction Cost:			(15,608,513)	
Gross Profit			\$ 1,998,628	
Total Construction Cost:			\$ 15,608,513	
Less NMTC	23%		\$ (3,589,958)	
Less Est. Bank Debt:	60.0% LTC		\$ (9,365,108)	
Est. Owner Equity Required:			\$ 2,653,447	rounded close to G.S.'s goal

LOAN ANALYSIS

Estimated Loan Amount	(9,365,108)
Term (Years)	7
Interest Rate:	7.00%
Amortization Period (Mo.)	300
Annual Payment	794,288
Monthly Payment	66,191
Debt Service Coverage Ratio	1.27
Value of Security:	0
Loan to Value Ratio:	(0.53)
Loan Per Building Square Ft.	\$ (344.14)
Value per Building Square Ft.	\$ 332.93

Project Sell Value at	5.75%	CAP	\$17,607,140.73
Less Project Cost			-\$15,608,513.00
Gross Profit	(Est)		\$1,998,627.73
Less Selling Expense	6%		-\$1,056,428.44
Estimated Net Profit (Pre-Tax)			\$942,199.29

Cash on Cash	
Annual Net Operating Income	\$ 1,012,411
Less Annual Loan Payments	\$(794,288)
Estimated Annual Cash Flow	\$ 218,123
Partner Capital Invested	\$ 2,300,000
Annual Return - Cash on Cash	9.48%
(Excludes Principal paydown & depreciation)	

Construction Interest Calculator	
Loan amount	\$ (9,365,108)
Int % +.0	0.0500
# of months for const. (fraction of 12)	1.08
Construction Interest Payment \$	\$(328,715)

Our Timeline

SCHEDULE MILESTONES

In an ideal world we would begin construction late spring or early summer to ensure as much work could be completed prior to the fall rains coming. We would like to process project start with you if you are amenable to discussing further.

As you can tell, we have completed much leg work on our proposed design and have the experience of doing this once before, so we know what pitfalls to avoid. This does provide us with a leg up on getting started on design ASAP. We are excited to begin work on our new facility as quickly as possible.

Once the MURA selection and negotiations are complete, we will begin refinement of our project scope and design. We see this effort beginning with a partnering meeting with the MURA to process goals and vision. We would like to make sure we are developing our project in lockstep with you. Once we are complete with that task, we will coordinate our design proposal with the City of Moscow's Community Development Department make sure the rest of our design work goes smoothly and is in conformance with City expectations, adopted codes, and ordinances. This will finalize our schematic design for the project.

We will then proceed with design development, construction document development, bidding, and

construction. We have a hard target of getting design finalized by the end of September to be able to submit for a New Market Tax Credit with MOFI. Their funding cycle starts in October and selections are made by November. We anticipate construction of to start sometime in the early spring of 2024 and to be completed July 2025 with the move-in of Sangria Grille. In order to expedite process and to ensure this project is buildable with have pre-selected Baker Construction & Development and they will be involved in the entire development, design and construction phase.



Points to Consider

Constraints to development

Having proposed and been chosen to be the developer of this RFP in the past, and chosen not to move forward with it, gave us substantial insight into why this particular location is so difficult to develop. This is further evidenced by the subsequent developer chosen after us, also not being able to move forward, and this after 5 years of having the project. The issues with this project boil down to three things:

1. Scale

Scale matters. To be efficient with costs, there needs to be economies of scale created by the size of the building. The bigger the building, the cheaper it is to build. The ground floor/foundation and the roof will be a part of any building thus, all the floors inbetween get cheaper as you go up. To scale up you must be well capitalized in order to undertake a large project. We are!

2. Parking

Due to the design constraints placed on the property, such as the Hello Walk bisecting the property, parking creation on site is limited, which in turn limits how big the building that can be built can be. In this regard we have an ace in the hole in that we own 25 parking spaces located at the former US Bank building at 301 S Main St. These can be used to satisfy our parking requirements and allow

us to build a building that would have up to housing 81 units.

3. Anchor Tenant

Any other developer would have to go out and find an tenants to rent the commercial space. We bring the anchor tenant in Sangria Grille which would take up half the retail space and immediately “anchor” the building. Sangria is a proven concept with a 20 year track record of success. We are successful restauranteurs with two upscale concepts in Moscow and have other businesses that we have in the pipeline that would be a perfect fit for this building.

Experience Managing a Mixed-Use Building

As owners of the Moscow Hotel building in downtown Moscow, we bring extensive experience in managing a mixed-use building, comprised of the very same types of the tenants as the building we are proposing. Because of our experience, we have a good feel for the level of demand for housing, office space and retail space. We know the amenities that all those groups desire.

Affordable Housing

As landlord with 48 apartments in Moscow, we recognize that there is a very real need in our community for affordable workforce housing. Our aim is to address that need by dedicating 20% of all rental units to affordable housing.



We Put our Money Where our Mouth Is

Our track record speaks for itself! We will always spend more to do things right, make things look better and do right by our community. Whether that is doing cosmetic upgrades to the Moscow Hotel, that will do nothing for the bottom line, but will be aesthetically pleasing, thus enhancing the look of downtown Moscow, or by maintaining affordable rents for our residential tenants that are below market rents on a needs basis or being the single largest purchaser of local foods in our market. You can always count on us to consider “how does this better our community?,” when we do a project.



**SIXTH & JACKSON DEVELOPMENT SUMMARY
COVER LETTER**

May 5, 2023

TO: MURA

Cody Riddle, Executive Director
504 S. Washington St.
Moscow, Idaho

FROM: Aaron Rench

RE: Sixth & Jackson Development Summary

Dear Cody:

Please find the enclosed development summary for the property of Sixth & Jackson.

Within the plan you will find: (1) development summary; (2) architectural designs; and (3) pro forma. We hope you find these satisfactory and that our plans will further enhance the city of Moscow. Please let us know if we can provide any additional information.

The corner lot of Sixth & Jackson was once the site of a local produce shop, Otto's Produce, which was my first job in Moscow when I moved here as a college student in 1999. I would love to see this corner come to life and be a vibrant space, connecting both Downtown and the University. We are excited for the opportunity to work with the City of Moscow and look forward to your feedback.

Thank you for your time and consideration.

Sincerely,

Aaron Rench
aaronrench@gmail.com

SIXTH & JACKSON



Project Summary

The Sixth & Jackson Development Project (the "Project") consists of 6,500 sq. ft. of leasable commercial space on the ground level plus 50 residential units on the upper four stories (total 62,000 sq. ft.). The Project will strengthen the city of Moscow by providing modern commercial space and cost effective apartments for professionals and students. As a city home to 25,000 residents and over 10,000 undergraduate students, Moscow has recently been voted the top place to raise a family by marketwatch.com and is primed to continue stable growth over the next 50+ years. With this in mind, the Sixth & Jackson Development aims to serve the community of Moscow for decades to come.

Architectural Concept

The Project features modern finishes which will elevate the downtown corridor and tie in with the city's stylistic direction. The commercial space is designed to attract 3-4 high profile anchor tenants to support the residents and the community. The residential space will be composed of ten one-bedroom / one-bath units (20%), thirty two-bedroom / two bath-units (60%), and ten three-bedroom / two-bath units (20%). Additionally, the Project includes a rooftop deck and recreational space, perfect for community events.

Investment

The Project's estimated cost is \$13.7MM and is expected to be completed within 24 months. Plans have been designed by local architectural firm, North House Design, who has completed a number of equivalent projects in Moscow. Construction will be performed by Carlton Builders, a local firm experienced in residential builds to bolster the Moscow economy. Additionally, our team has engaged VISER Management consulting [composed of GC, attorney + CPA] who bring experience in property development/management to aid the project's on time and on budget completion.

City Impact

The aesthetic nature of the Project itself will create immediate positive excitement in the community and set the standard of excellence for residential living, which will increase values within the Moscow real estate market. The Project will provide more than sufficient parking for retail customers and residents, which is top of mind given proximity to the university. Sixth & Jackson is a community epicenter with its proximity to stores, restaurants and the University, which will be amplified with the addition of our proposed design. Residents at Sixth & Jackson will enjoy convenient travel via bike or walk to the University and down as they take advantage of the new retail spaces.

Conclusion

The Sixth & Jackson Development will lead the way for future projects to serve the needs of Moscow through modern design enhancing the stylistic direction of the city in a cost effective manner. We believe our plan will exceed the expectations of the City and have the utmost confidence our team will execute based on experience and track record. Our team is excited to work with you to build a focal point for the City in this location. Thank you for the opportunity and consideration. We are willing and able to execute a Disposition and Development Agreement upon selection.

Sincerely,

Aaron Rench
aaronrench@gmail.com

Exhibit A
Architecture Design





Note: Please reference plans for additional renderings.

Exhibit B

Proforma

Mix (Quantity)	Sq ft per unit	Extended sq ft	Rent per unit per month
1 bed / 1 bath (10)	300	3,000	\$1,350
2 bed / 2 bath (30)	750	22,500	\$2,300
3 bed / 2 bath (10)	1,000	10,000	\$3,000
Leasable Retail (total)	6,500	6,500	\$3.75 per sq. ft

Estimated project costs

Land & Sitework	\$430,000
Development	\$13,020,000
Amenities	\$250,000
Total	\$13,700,000

Projections (Annualized)

Total Project sq ft	62,000
% Occupied	95%
Rent per sq ft	\$2.80

Rents	\$1,411,961
CAMs	\$78,000
Total Income	\$1,489,961

Expenses

Property Management	\$148,996
Maintenance	\$74,498
G&A	\$51,600
Other	\$60,750
Property taxes	\$138,500
Contingency	\$111,747
Total Expenses	\$586,091

Net Operating Income	\$903,870
-----------------------------	------------------

Note: Sq ft per unit is leasable space.

Subject to: City approval, finalized budget and lender approval.

GENERAL NOTES

The general contractor shall fully comply with the 2018 IRC and all additional state and local code requirements. 2018 IEC and 2018 IMC shall be used. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities.

Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The general contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. The general contractor shall notify this office with any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

This plan set, combined with the building contract, provides building details for the residential project. The contractor shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed. All work shall be done in accordance with international building codes and local codes. contractor shall be responsible and bear any fines or penalties for code, ordinance, regulation or building process violations.

Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. the engineer/ designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. contractor shall verify and is responsible for all dimensions (including rough openings).

Exhaust all vents and fans directly to outside via metal ducts, provide 90 cfm (min) fans to provide 5 air changes per hour in baths containing tub and / or shower and in laundry rooms.

Manufacturer's standard specifications and materials approved for project use are hereby made part of these notes with the same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with manufacturer's specifications and procedures.

Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arise between the specifications and drawings, the requirements deemed most stringent shall be used.

Details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the work as determined by the architect shall be included in the work as if it were specified or indicated on the drawings.

No deviation from the drawings or specifications or intent of same shall be made without the architect's written authorization.

LEGEND

A.C.I.	AMERICAN CONCRETE INSTITUTE
B.LDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL./ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GP.	GYPSUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (..)
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

ENERGY CODE

SYSTEM	2018 IECC CODE REQUIRED MINIMUMS
Windows:	U-Value: 0.00
Skylights:	U-Value: 0.00
Roof:	R-38 or R-30 (continugus above deck)
Walls:	R-20 or R-13 (cavity) + R-3.8 (continuous)
Floor:	R-30
Heated Slab:	R-15 for 24" below + R-5 full slab
Unheated Slab:	R-10 for 24" below

APPLICABLE CODES

Applicable Codes	2018 IRC 2018 IECC W/2009 Residential Amendments 2015 UPC 2017 NEC 2018 MEC 2018 IFC 2009 ICC/ANSI A117.1
------------------	---

DESIGN CRITERIA

OCCUPANCY CLASSIFICATION:	R
CONSTRUCTION TYPE:	TYPE V-B
ALLOWABLE AREA:	XXX
ALLOWABLE NO. OF STORIES:	XXX
FIRE WALLS:	XXX
SPRINKLER PROTECTION:	NOT REQUIRED
STANDPIPE PROTECTION:	NOT REQUIRED
FIRE ALARM DETECTION:	FULL
GROSS SQUARE FOOTAGE:	X,XXX SF
ACTUAL NO. OF STORIES:	X
GROUND SNOW LOAD:	64 PSF
ROOF SNOW LOAD:	40 PSF
WIND SPEED:	115 MPH-RES., 115 ULTIMATE COMM.
SEISMIC CATEGORY:	B
WEATHERING DAMAGE:	SEVERE
FROST LINE DEPTH:	30 INCHES
TERMITE INFESTATION:	SLIGHT TO MODERATE
WINTER DESIGN TEMP.:	10 DEGREES F
ROOF ICE BARRIER:	REQUIRED
FLOOD HAZARD MAP DATES:	FEB 1980, REVISED APR 2002
AIR FREEZING INDEX:	960
MEAN ANNUAL TEMP.:	47 DEGREES F
WIND EXPOSURE:	8
SOIL:	2,000 PSF ALLOWABLE (ASSUMED), TO BE VERIFIED AT TIME OF EXCAVATION



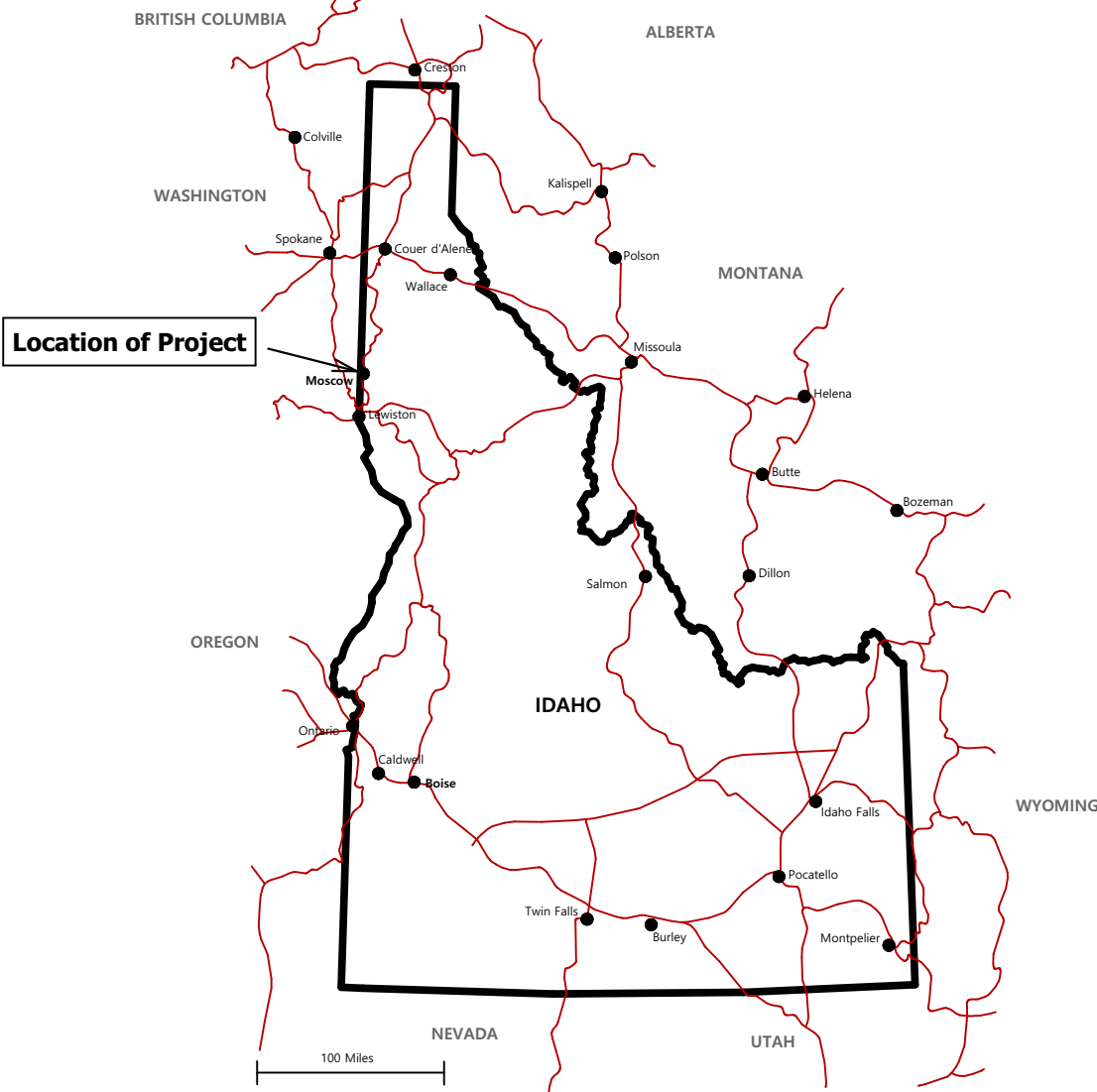
SIXTH & JACKSON MIXED- USE

PROJECT DESCRIPTION

ADDRESS:	000 Main Street	Moscow, ID 83843
USES:	Commercial, Multi Family Residential	
OCCUPANT LOAD:	TBD	
GROUND FLOOR ANCHOR TENANT(S)	6500 SQ.FT	
THREE BEDROOM TWO BATH	x10	
TWO BEDROOM TWO BATH	x30	
ONE BEDROOM ONE BATH	x10	
MISC OFFICE SUITES ON SECOND FLOOR	x3	
BUILDING HEIGHT	63'	
BUILDING FOOTPRINT	13850 SQ.FT	
TOTAL BUILDING SQ.FOOTAGE	62,000 SQ.FT	

SHEET LIST

	ARCHITECTURAL	STRUCTURAL
A-1	Cover Sheet	
A-2	Floor Plans	
A-3	Floor Plan	
A-4	Cross Section	
A-5	Elevation	
A-6	Elevations	



NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rensch
Moscow ID 83843

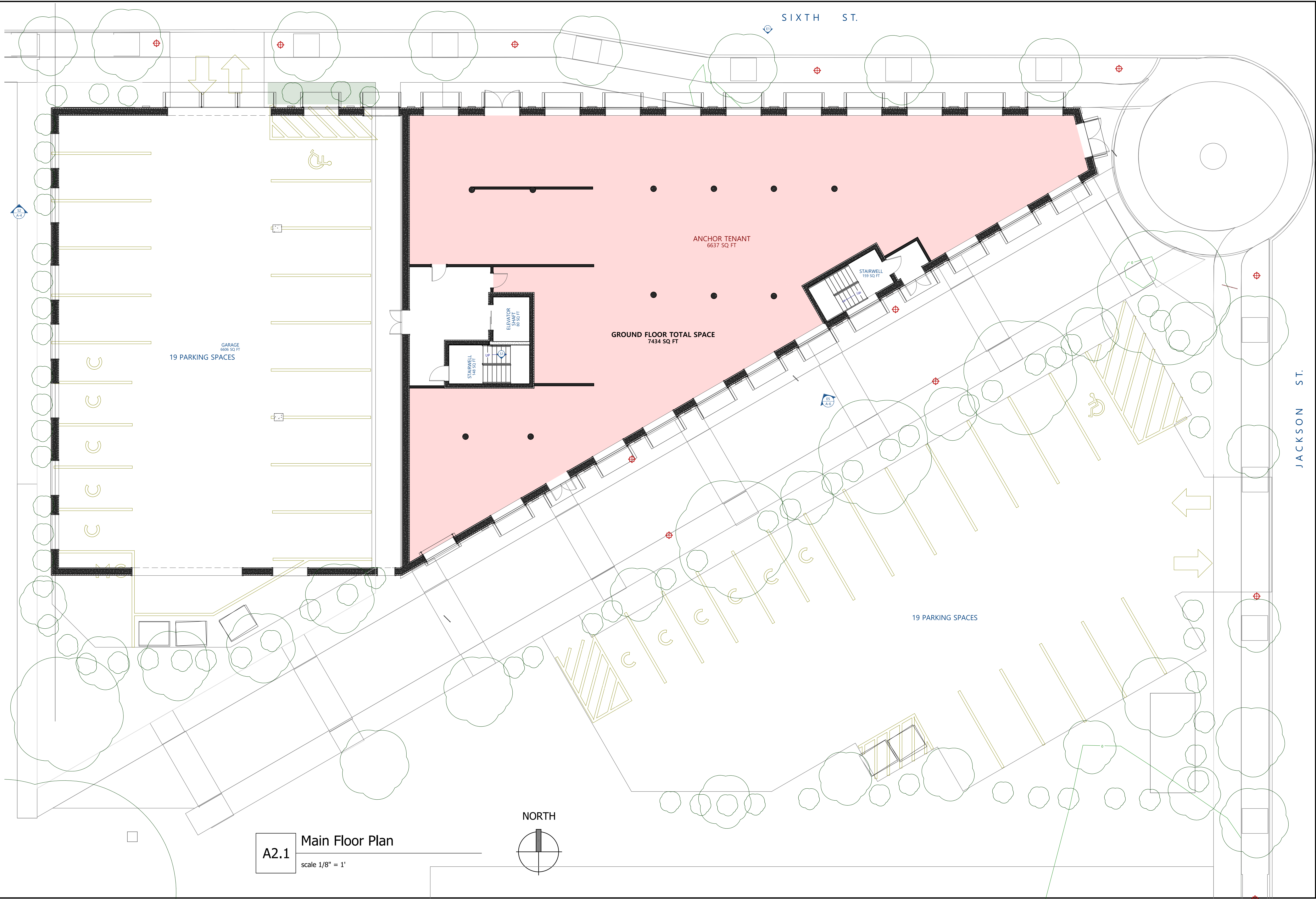
SIXTH & JACKSON MIXED-USE

PRELIMINARY

Date: 5/5/2023
Project No: 021-038

Cover Sheet

A-1



A2.1 Main Floor Plan
 scale 1/8" = 1'

NORTH HOUSE

NORTH HOUSE DRAFTING & DESIGN COMPANY
 116 N JACKSON STREET
 Moscow ID 83843
 PO BOX 8052
 208-596-2470

Drawn by: **Luke Ryan**
 DDB 996-2470

Checked by: **LB**

Revisions	Date

Builder:
 Contractor
 N Main St
 Moscow, ID 83843

Owner:
 Aaron Rensch
 Moscow ID 83843

Project:

SIXTH & JACKSON MIXED-USE

6TH AND JACKSON MOSCOW, ID 83843

PRELIMINARY

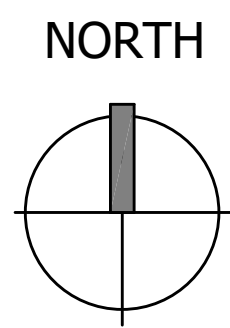
Date: 5/5/2023
 Project No: 021-038

Floor Plans

A-2



A3.2 Floors 2-5
scale 1/8" = 1'



NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
716 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
DOB 96-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rensch
Moscow ID 83843

Project: **SIXTH & JACKSON MIXED-USE**
6TH AND JACKSON MOSCOW, ID 83843

PRELIMINARY

Date: 5/5/2023
Project No: 021-038

Floor Plan

A-3

FIVE STORY MIXED USE BUILDING- RETAIL, RESTAURANT & RESIDENTIAL	
GROUND FLOOR ANCHOR TENANT(S)	6500 SQ FT
THREE BEDROOM TWO BATH	x10
TWO BEDROOM TWO BATH	x30
ONE BEDROOM ONE BATH	x10
MISC OFFICE SUITES ON SECOND FLOOR	x3
BUILDING HEIGHT	63'
BUILDING FOOTPRINT	13850 SQ FT
TOTAL BUILDING SQ FOOTAGE	62,000 SQ FT



S1 Cross Section
scale 1/8" = 1'



A5.3 North Elevation
scale 1/8" = 1'

NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
DOB 9/6-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rench
Moscow ID 83843

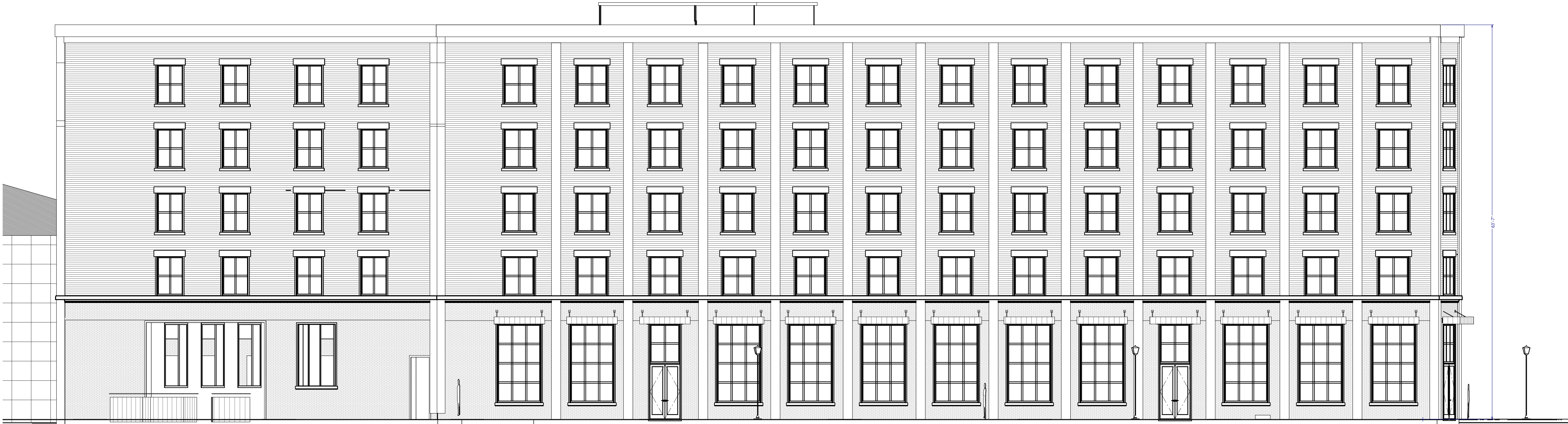
Project: **SIXTH & JACKSON MIXED-USE**
6TH AND JACKSON MOSCOW, ID 83843

PRELIMINARY

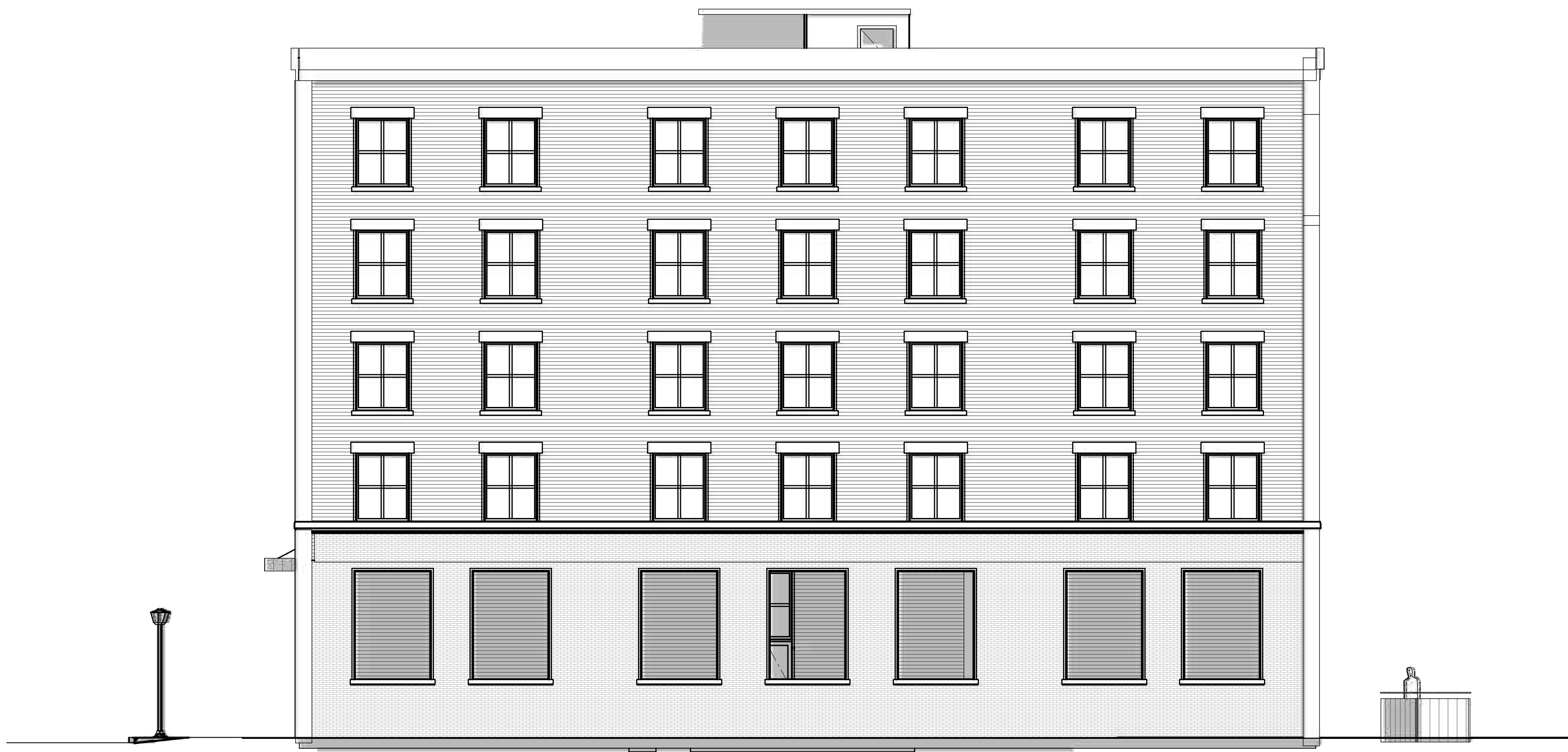
Date: 5/5/2023
Project No: 021-038

Elevation

A-5



A6.1 South Elevation
scale 1/8" = 1'



A6.2 West Elevation
scale 1/8" = 1'

NORTH HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
DOB 9/6-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rench
Moscow ID 83843

Project:
SIXTH & JACKSON MIXED-USE
6TH AND JACKSON
MOSCOW, ID 83843

PRELIMINARY

Date: 5/5/2023
Project No: 021-038

Elevations



NORTH
HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
208 596-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rench
Moscow ID 83843

Project: **SIXTH & JACKSON MIXED-USE**
6TH AND JACKSON
MOSCOW, ID 83843

PRELIMINARY

Date: 5/5/2023
Project No: 021-638



NORTH
HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
DOB 9/6-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rensch
Moscow ID 83843

Project: **SIXTH & JACKSON MIXED-USE**
6TH AND JACKSON MOSCOW, ID 83843

PRELIMINARY

Date: 5/5/2023
Project No: 021-038



NORTH
HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan
DOB 596-2470

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Ranch
Moscow ID 83843

Project: **SIXTH & JACKSON MIXED-USE**
6TH AND JACKSON
MOSCOW, ID 83843

PRELIMINARY

Date: 5/5/2023
Project No: 021-638



NORTH
HOUSE

NORTH HOUSE DRAFTING
& DESIGN COMPANY
116 N JACKSON STREET
Moscow ID 83843
PO BOX 8052
208-596-2470

Drawn by
Luke Ryan

Checked by
LB

Revisions	Date

Builder:
Contractor
N Main St
Moscow, ID 83843

Owner:
Aaron Rench
Moscow ID 83843

SIXTH & JACKSON MIXED-USE

PRELIMINARY

Date: 5/5/2023
Project No: 021-038