



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

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

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 September 14, 2023
- B. September 2023 Payables –preliminary
- C. September 2023 Financials - preliminary

Staff clarified that the September 2023 Payables is not preliminary.

Lamar moved for approval of the consent agenda as written, seconded by Kelly. Roll Call Vote; Ayes: Unanimous (6). 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. Idaho Counties Risk Management Program Joint Powers Subscriber Agreement (A) – Cody Riddle

The Idaho Counties Risk Management Program (ICRMP) provides the Agency with liability and property insurance coverage. ICRMP has updated its Joint Powers Subscriber Agreement that describes member’s rights and obligations, ICRMP governance and other general provisions. ICRMP is requesting the Chair’s signature on the updated Joint Powers Subscriber Agreement. This has been reviewed by legal counsel.

Staff provided information regarding ICRMP and what the updated Joint Powers Agreement (JPA) means to the Agency. Legal Counsel reviewed the agreement, and it does not make any changes to the Agency’s policy or coverage, only clarifies the member obligations. ICRMP does pool risk between different counties and participants and has a Board of county members that reviews coverage applications and addresses possible “bad actors”. ICRMP also provides regular training opportunities for participants. Staff will look into accessing the online ICRMP trainings for the Agency board members.

Lamar moved to approve the ICRMP JPA, as recommended by Staff. The motion was seconded by Tompkins. Roll Call Vote; Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Update on the Design of the Sixth and Jackson Property – Cody Riddle

On September 14, 2023 the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Hotel, LLC, represented by Carly Lilly and George Skandalos for development of the property located on the southwest corner of Sixth and Jackson Streets. The development team will provide an update on the planning and design efforts that have occurred since execution of the agreement.

Riddle informed the Agency that the Developers deposit was submitted before the October 6th deadline and talked about the next steps in the ENA. Skandalos talked to the Board about some design updates and the progress that has been made towards the submission of Phase 1 Development Plans, which is due December 1st. They have engaged the architect to further develop the original plans and ordered additional geotechnical reports. Skandalos wants to bring more design information for the Board’s preliminary review at the next meeting in November. He also talked about the different financial agencies they are collaborating with for this project. The Board asked for drawings to be brought back to the next meeting and encouraged Skandalos to provide regular updates, between the deadlines in the ENA.

The Board discussed the placement of the monitoring wells and was updated by Riddle on progress Department of Environmental Quality (DEQ) has made with their assistance. Two passing subsequent quarterly tests are required to satisfy testing requirements and permanently remove all the wells. The Developer talked about some changes to the building design regarding the second-floor office spaces, noting that the proposed changes would not take away from any residential areas. They are considering utilizing a modular wall system (DIRTT) for the commercial offices, which would include shared conference rooms, shared kitchens, and high-speed internet. The Board noted that the second-floor office spaces would act as a natural buffer between the potentially louder retail and restaurant space on the first-floor and the quieter residential spaces on the third-floor.

5. General Agency Updates – Cody Riddle

- *General Agency business*

The Agency’s Strategic Plan expires in 2025, so it will need to be updated next year. Staff plans to have a discussion on the agenda at the next meeting.

McGeehan declared the meeting adjourned at 7:53 a.m.



Steve McGeehan, Agency Chair

11-27-23

Date