



Meeting Minutes: Thursday, May 15, 2025, 7:30 a.m.

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

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

Tompkins called the meeting to order at 7:31 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 17, 2025

**B.** April 2025 Payables

**C.** April 2025 Financials

Kelly moved for approval of the consent agenda as presented, seconded by Lamar. Vote by Acclamation: 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. Request for Temporary Parking at Sixth and Jackson Street Property (A) – Cody Riddle**

*The City of Moscow has requested approval to use the Agency's property, on the southwest corner of Sixth and Jackson Streets, for approximately 60 days of public parking. The temporary use will mitigate impacts associated with a sewer line replacement project in the alley west of Main Street, between Sixth and Fourth Streets. This project will intermittently limit access to the public parking lot on Jackson Street. With the Agency's approval, the City would stripe, maintain, and enforce parking standards on the Sixth and Jackson Street property for 60 days.*

Riddle informed the Board of the City of Moscow's request, as described above, and recommended the Agency's approval. The City would place signs on the Sixth and Jackson Street property, indicating that the parking is only for temporary use. The start date for the project has not been set for the downtown alley project, so the temporary parking dates are flexible. The proposal would be for a City managed construction project, not a private developer.

Lamar moved to approve the City's request to use the Sixth and Jackson St property for sixty days as intermittent, temporary parking as part of the downtown sewer line replacement project. Davis seconded the motion. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

#### **4. Legacy Crossing Update**

*Property owners adjacent to the Agency's Sixth and Jackson Street property and representatives of the University of Idaho will provide the Board with an update on their planning efforts for Legacy Crossing. This could include potential plans for expansion onto the Agency's property should the opportunity become available with a formal Request for Proposal (RFP) process.*

Riddle briefly reviewed the history of the Sixth and Jackson Street property and introduced the adjacent property owners to talk about how the development of that property could work with their plans.

Céline Acord, from the University of Idaho (UI), presented some of the recent work that has been done for the UI long-range planning project (see attached). The City and UI are working together for some proposed street improvement projects. The upcoming Hello Walk pedestrian bridge is planned for construction in 2026. UI has identified fourteen (14) projects that are the highest priority.

Andrew Crapuchettes, who owns property to the south of the subject parcel, spoke with the Board about his vision for the Sixth and Jackson Street corner. There was a discussion about any parking needs for the property to be met with the adjacent lots. The Board talked about dividing the property to provide more flexibility for developers. Crapuchettes sees the property being used for building a year-round market and plaza for food trucks.

Niles Peterson, Executive Direction for Hills and Rivers Housing Trust, and Rusty Olps, property owner to the west of the subject parcel, presented some of their ideas for the property's proposed use and development (see attached). Their proposed joint building idea would be a mixed use of residential and commercial.

Staff will schedule time on a future agenda to develop a plan for the Sixth and Jackson Street property. The Board continued to discuss potential uses.

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

- *The next regular meeting of the Urban Renewal Agency is scheduled for June 5, 2025.*
  - The next meeting may be rescheduled.
- *General Agency Business:*
  - Staff is working with the Parks Department to create a plan for planting trees along the Sixth and Jackson Street property.

**The meeting adjourned at 8:56 a.m.**



Steve McGeehan, Agency Chair



Date



**MEMORANDUM OF UNDERSTANDING  
BETWEEN CITY OF MOSCOW, IDAHO AND  
THE MOSCOW URBAN RENEWAL AGENCY**

THIS MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MOSCOW, IDAHO AND THE MOSCOW URBAN RENEWAL AGENCY (hereinafter "MOU") is made and entered into this 20<sup>th</sup> day of June, 2025, by and between the City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter "CITY") and Moscow Urban Renewal Agency, a public agency of the State of Idaho, 504 South Washington Street, Moscow, Idaho, 83843 (hereinafter "MURA").

WHEREAS, MURA owns unimproved real property at the corner of Sixth Street and Jackson Street in the City of Moscow, Idaho (hereinafter "Premises"); and

WHEREAS, CITY desires to temporarily utilize the Premises for public parking in anticipation of a construction project that requires partial closure of the South Jackson Street City parking lot; and

WHEREAS, MURA is willing to allow CITY to utilize the Premises for public parking; and

WHEREAS, MURA desires assurances from CITY in order for CITY to use MURA's Premises;

NOW, THEREFORE, for and in consideration of the mutual covenants and representations set forth herein, MURA and CITY hereby agree that the matters stated above are found to be true and correct and incorporated herein by reference as if copied in their entirety and agree to the following:

**SECTION 1: USE OF PREMISES, TERM AND COMPENSATION**

MURA will allow CITY the use of its Premises for CITY public parking beginning June 23, 2025, and ending when the construction project is complete, approximately sixty (60) days from the beginning of construction. The Parties agree that no compensation shall be paid to MURA for use of the Premises.

**SECTION 2: TERMINATION**

Either Party may terminate this MOU at any time by providing written notice of termination to the other Party.

**SECTION 3: INDEMNITY**

The Parties are governmental entities subject to statutory and constitutional restrictions concerning the acceptance of liability. The Parties' liabilities are further governed by the Idaho Tort Claims Act. It is the intention of the Parties that each will be responsible for its own acts and omissions and those of its officers and employees acting with the course and scope of their employment.

Further, the Parties understand that the Idaho Torts Claims Act, Idaho Code § 6-903(2)(ii), states that each Party's liability is secondary to the obligation of an insurer or indemnitor of any automobile or other vehicle not owned or leased by the Party.

#### SECTION 4: GENERAL TERMS

- A. No Separate Entity Created, Joint Venture and No Agency Relationship: Nothing contained in this MOU shall be in any way construed as creating a separate legal entity or expressing or implying that the Parties have joined together in any joint venture partnership or agency relationship.
- B. Entire Agreement and Modification: This MOU contains the entire agreement between the Parties and no statements, promises or inducements made by either Party, or agents of either Party, are valid or binding unless contained herein. This MOU may not be enlarged, modified or altered except upon written agreement signed by the Parties hereto.
- C. Severability: The terms of this MOU are severable. If any part of this MOU is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of the MOU will, nevertheless, remain in full force and effect so long as the remainder of this MOU is reasonably capable of completion.
- D. Compliance with Law: MURA and CITY agree that each Party shall conduct its obligations pursuant to this MOU and in conformance with all applicable laws, ordinances and regulations of all governmental and regulatory agencies having jurisdiction.
- E. Jurisdiction and Venue: It is agreed that this MOU shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning this MOU, it is agreed that the proper venue shall be the District Court of the Second Judicial District of the State of Idaho, in and for the County of Latah.
- F. Costs and Attorney's Fees: In the event either Party incurs legal expenses to enforce the terms and conditions of this MOU, the prevailing Party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.
- G. No Waiver: The failure of MURA or CITY to insist on strict performance of any of the terms and conditions in this MOU shall not be deemed a waiver of the rights or remedies that either Party may have regarding that specific instance and shall not be deemed a waiver of any subsequent breach or default in any of the terms and conditions hereof.
- H. Authority to Execute: The persons executing this MOU on behalf of their respective Parties represent and warrant that the foregoing is true and correct and that they have the authority to do so under law and from their respective Parties under the penalty of perjury pursuant to the law of the State of Idaho.



- I. Binding Authority: MURA and CITY each represents and warrants to the other that this MOU (i) has been validly executed and delivered; (ii) has been duly authorized; and (iii) constitutes a valid binding MOU of such Party enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed as of the date and year first written above.

MOSCOW URBAN RENEWAL AGENCY

  
Cody Riddle, Executive Director

CITY OF MOSCOW, IDAHO


  
Arthur D. Bettge, Mayor

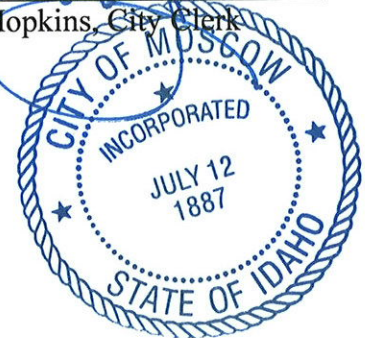
ATTEST

  
Jennifer Fleischman, MURA Clerk



ATTEST

  
Laurie M. Hopkins, City Clerk





University  
of Idaho

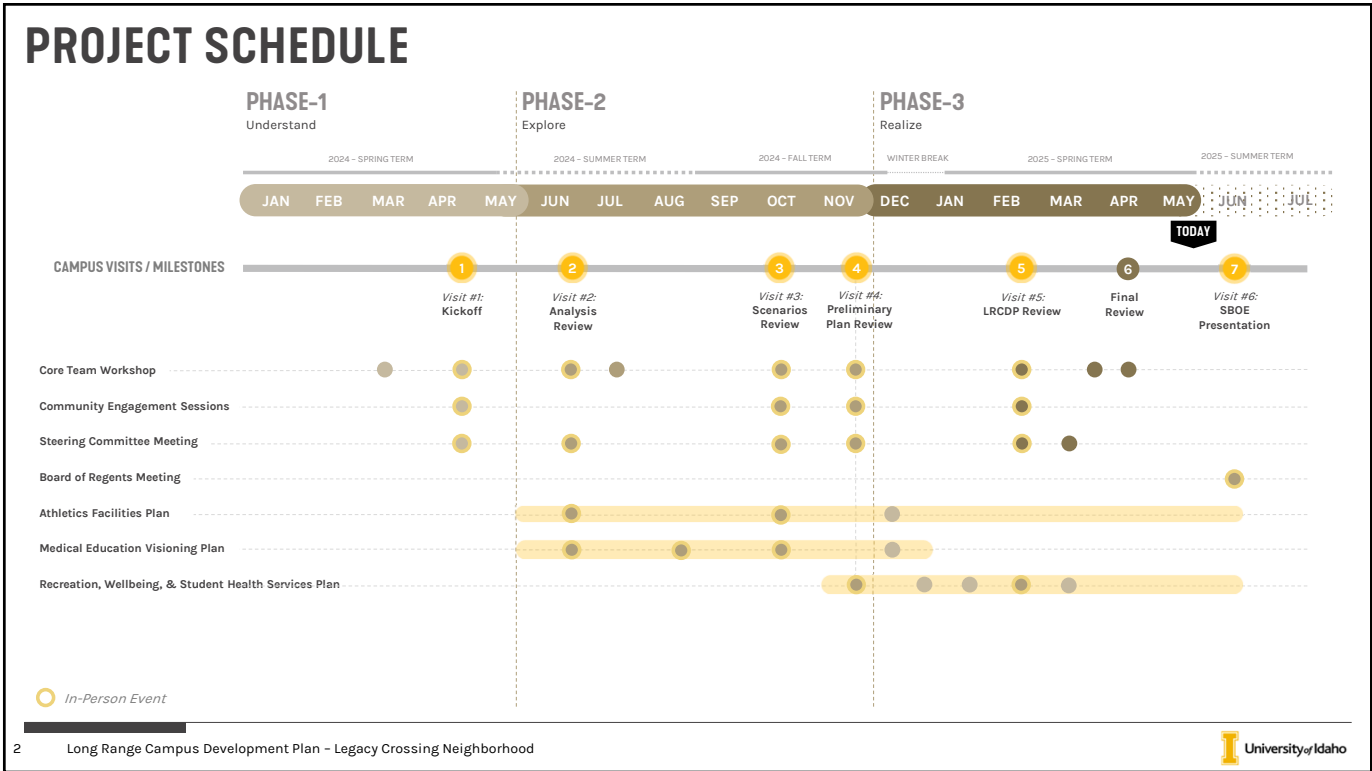
# LEGACY CROSSING NEIGHBORHOOD

City of Moscow  
Urban Renewal Agency

May 15, 2025

Ray Pankopf & Céline Acord  
Architectural & Engineering Services  
Budget & Planning

1



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## GUIDING PRINCIPLES



**CULTIVATE A STUDENT-CENTERED COLLABORATIVE EXPERIENCE**



**INVEST IN ACADEMIC & RESEARCH SPACE**



**ENHANCE THE CAMPUS LIFE EXPERIENCE**

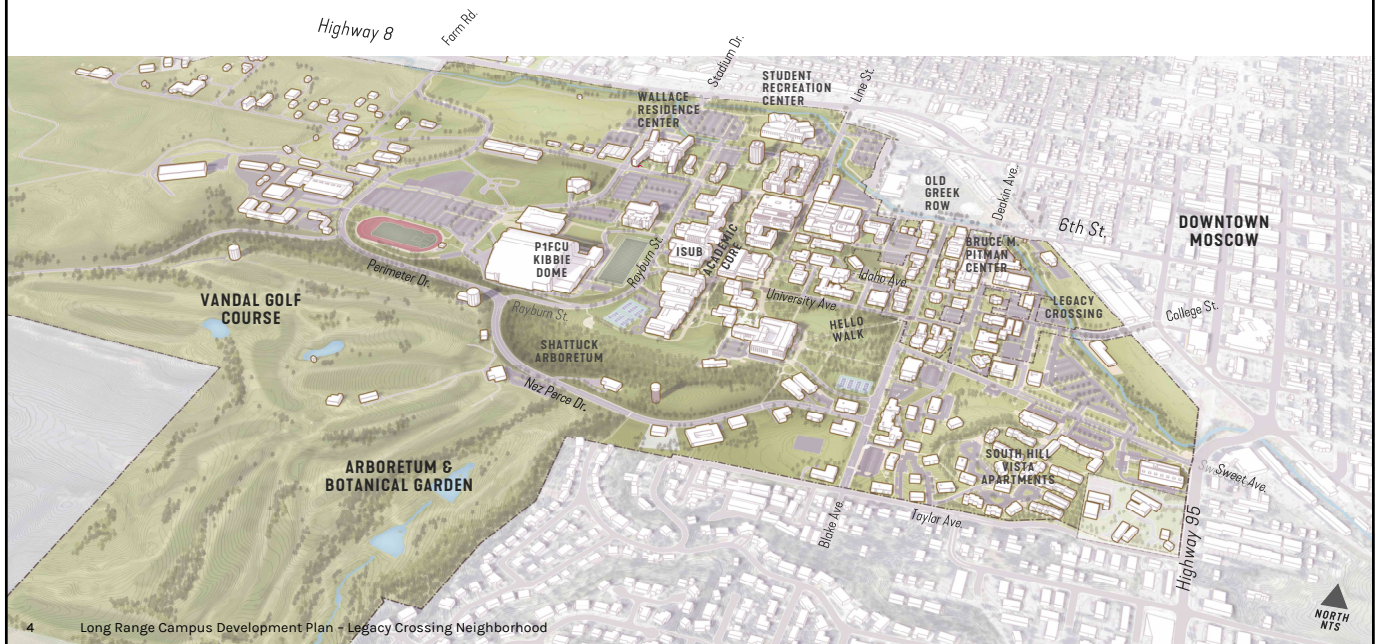


**CREATE A RESILIENT FUTURE**



**CONNECT WITH THE MOSCOW COMMUNITY, THE STATE & BEYOND**

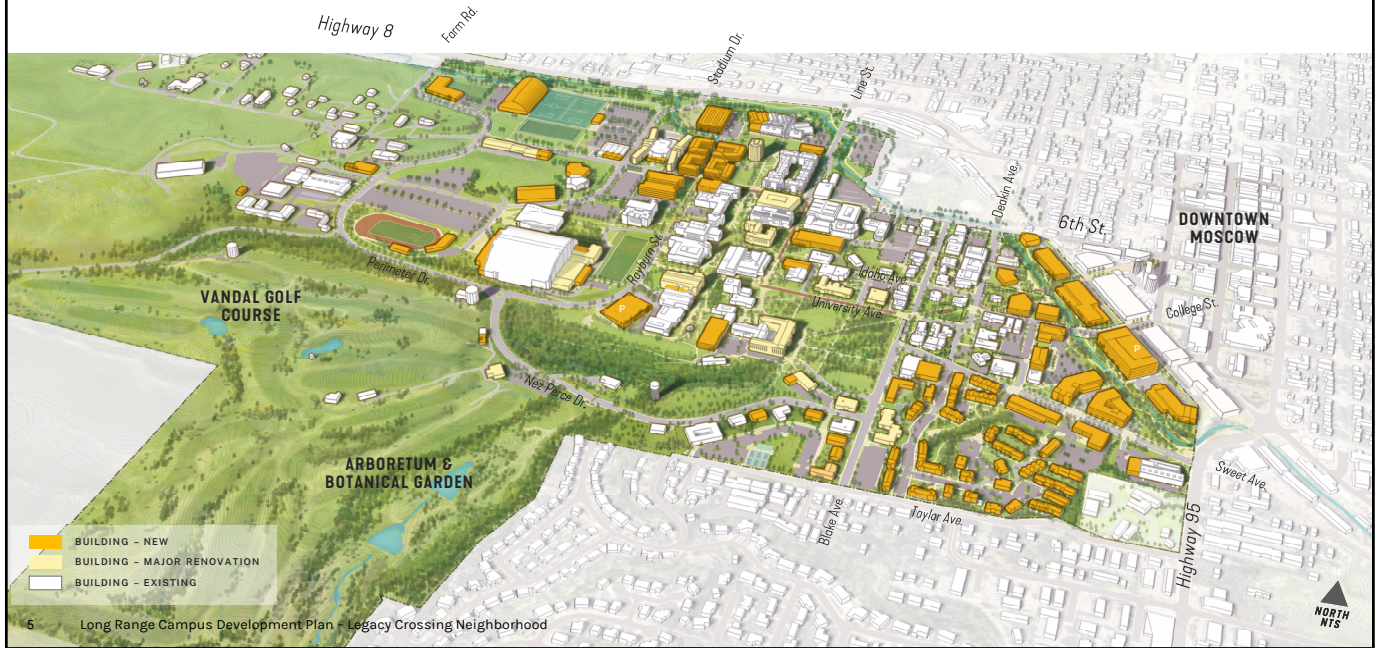
## CAMPUS TODAY





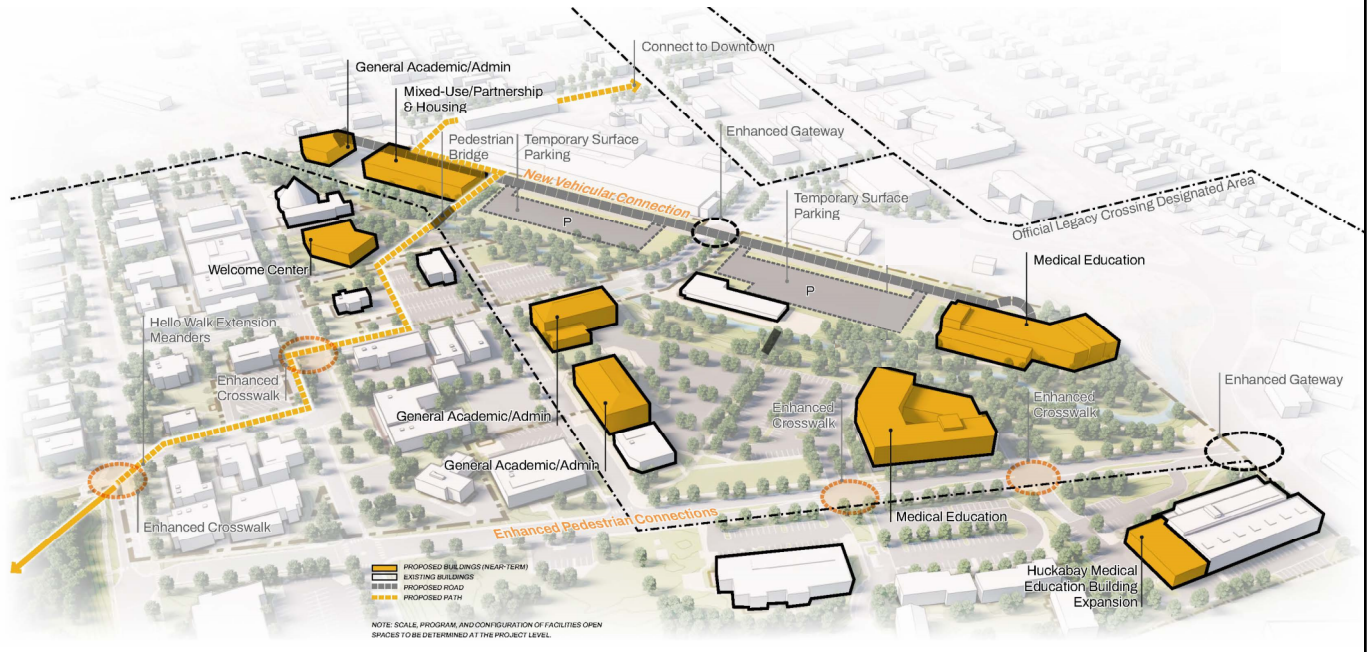
# VISION 2050

DRAFT: 5-2-25



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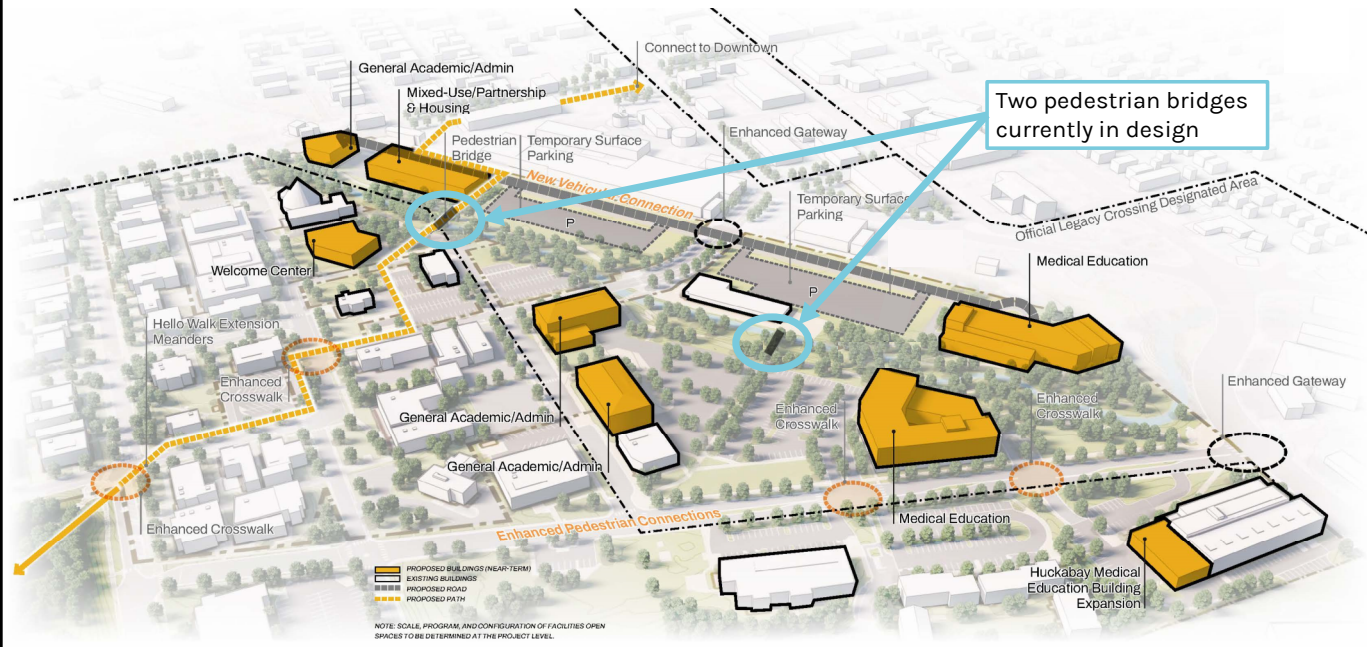
## LEGACY CROSSING – NEAR TERM DEVELOPMENT



6



## LEGACY CROSSING – NEAR TERM DEVELOPMENT



7 Long Range Campus Development Plan – Legacy Crossing Neighborhood



7

## PEDESTRIAN BRIDGES

- Funding approved for two pedestrian bridges on July 1, 2024
- Engineer selected and kick off meeting occurred in April 2025
- Anticipated construction in 2026

### #1 Bridge: Hello Walk Alignment



### #2 Bridge: Lot 60 Path Alignment



Similar Bridge near Student Recreation Center

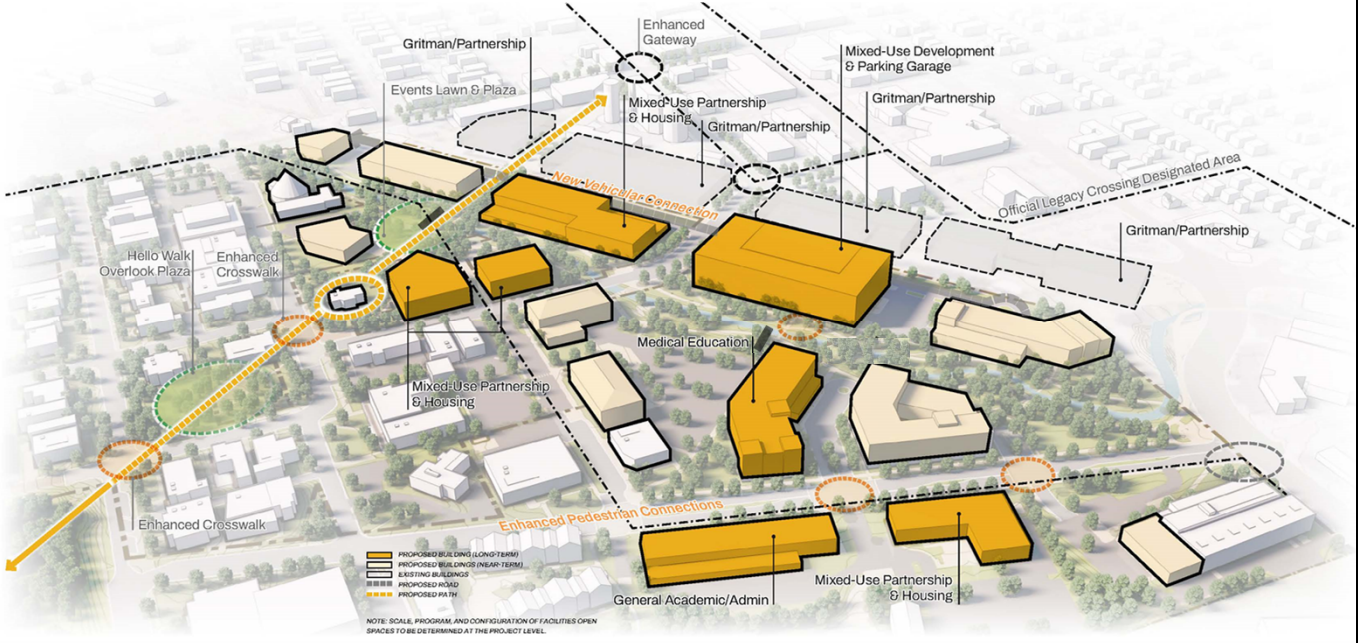
8 Long Range Campus Development Plan – Legacy Crossing Neighborhood



8



## LEGACY CROSSING – LONG TERM DEVELOPMENT

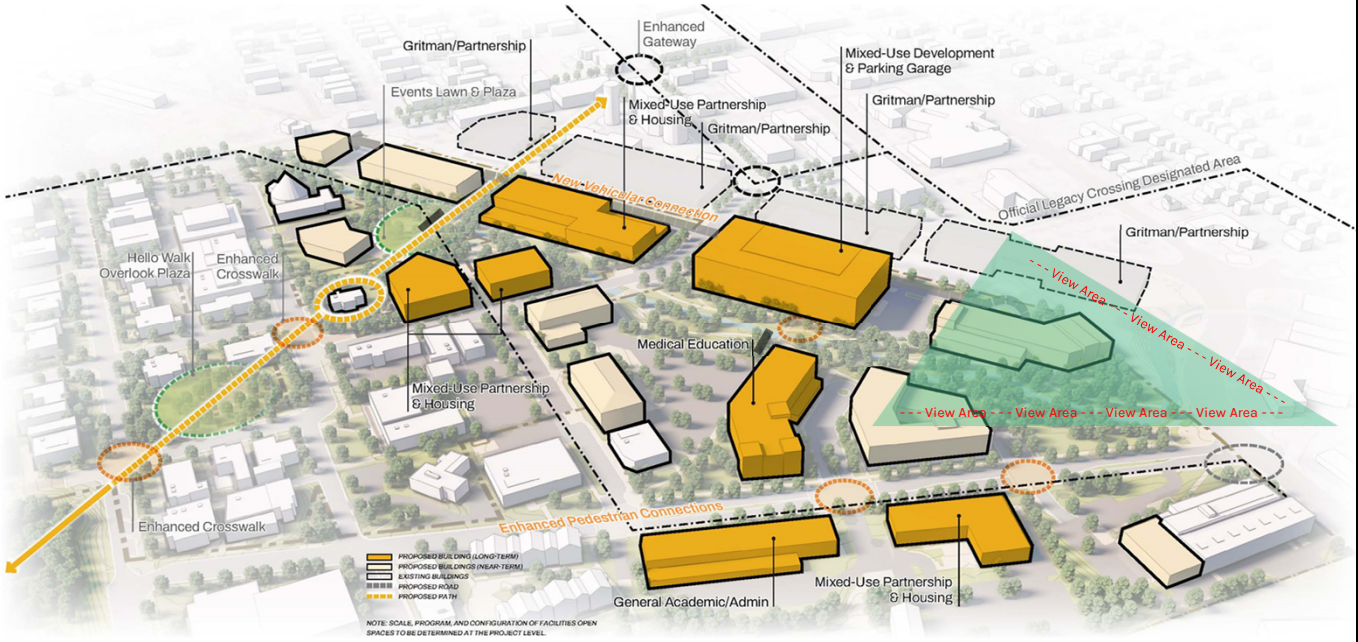


9 Long Range Campus Development Plan – Legacy Crossing Neighborhood



9

## LEGACY CROSSING – LONG TERM DEVELOPMENT



10 Long Range Campus Development Plan – Legacy Crossing Neighborhood

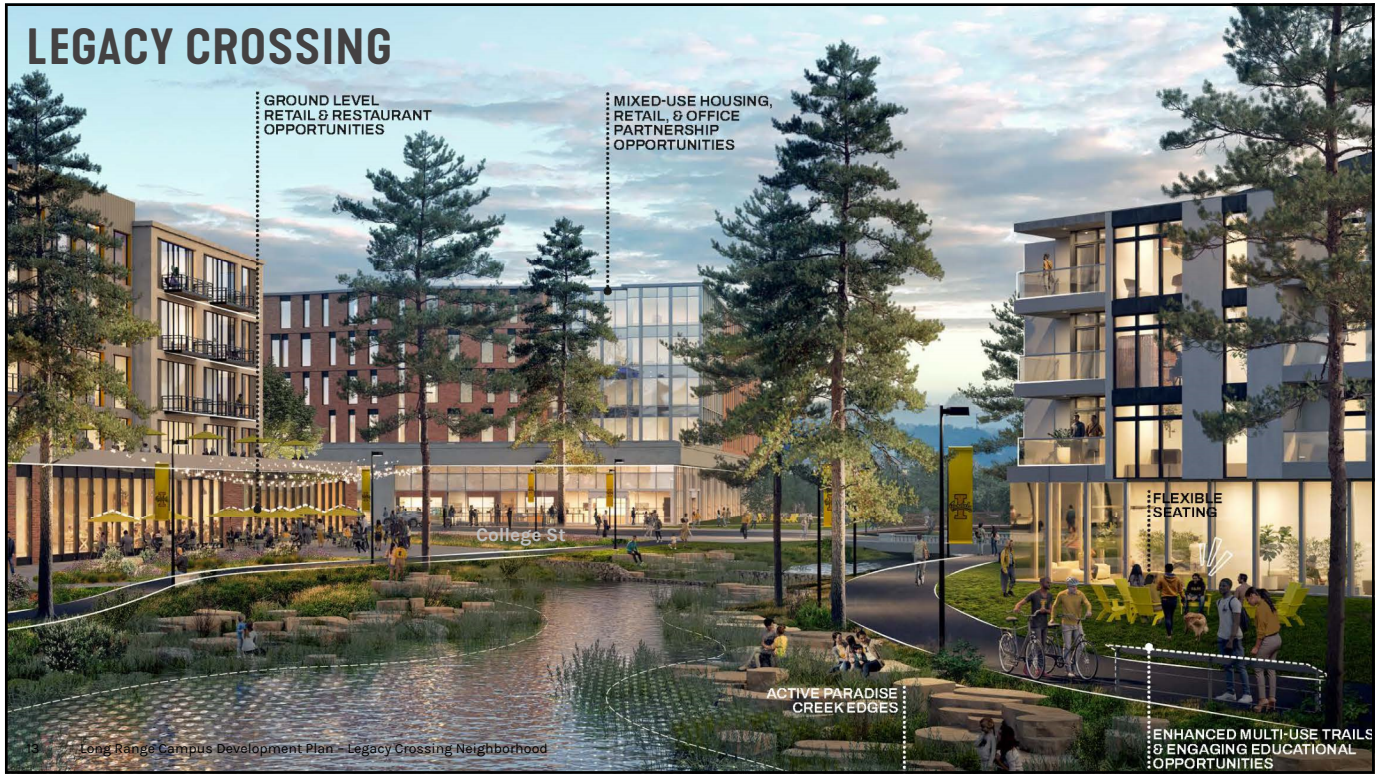


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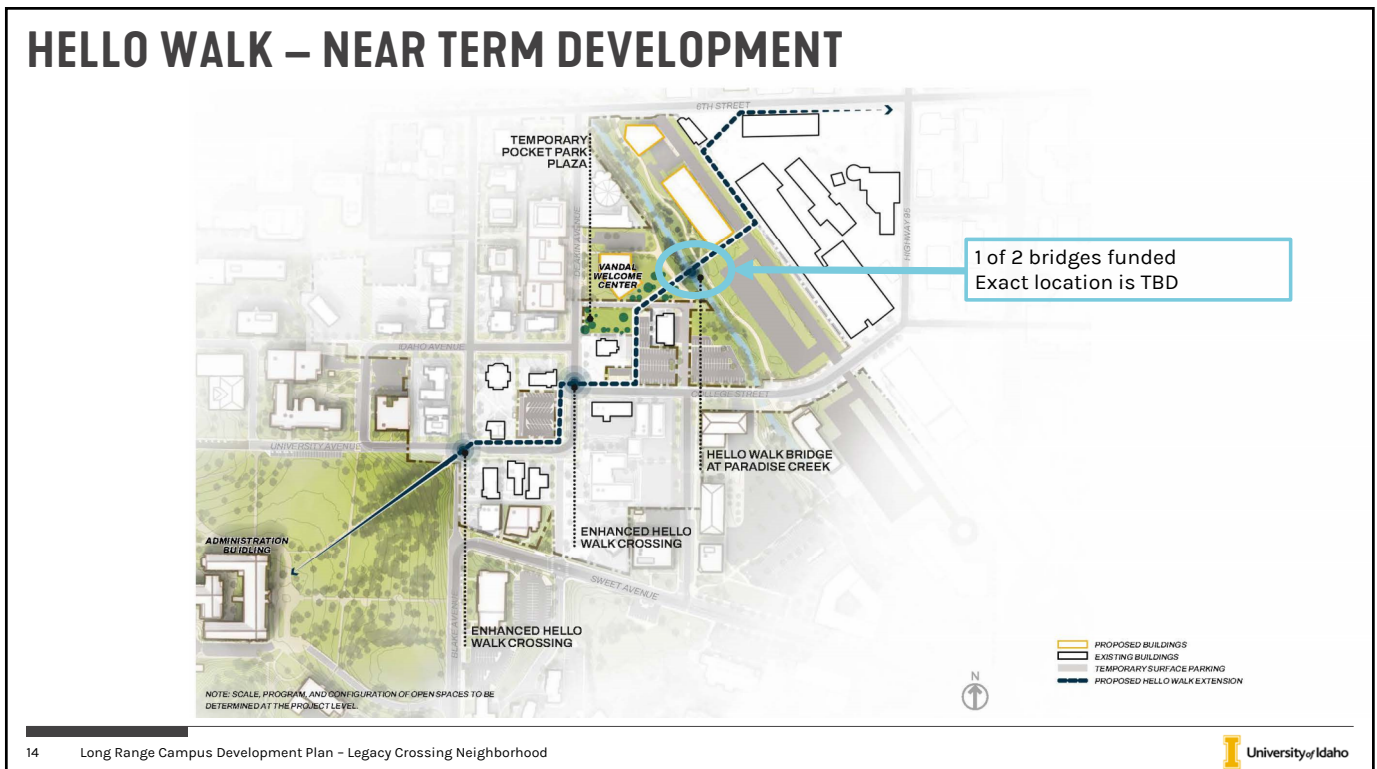






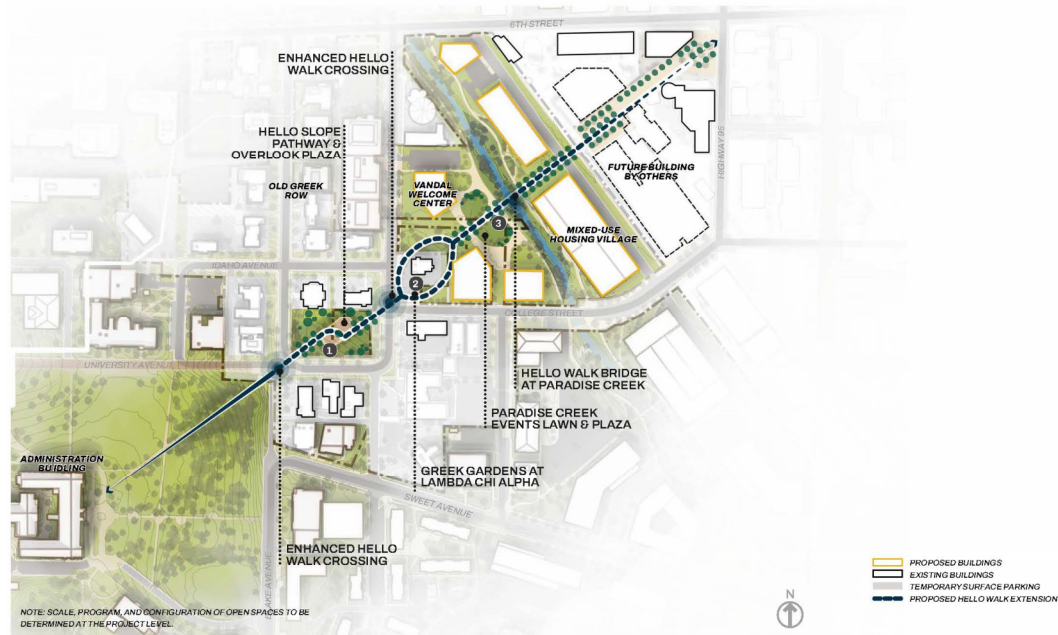


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## HELLO WALK – LONG TERM DEVELOPMENT



15 Long Range Campus Development Plan – Legacy Crossing Neighborhood



15

## NEXT STEPS



### MAY

- Finalize Wellness Plan
- Finalize Athletics Plan
- Finalize LRCDP Document and Submit 95% Draft to Board of Regents on May 12



### JUNE

- Final Presentation to Board of Regents on June 16/17

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# Mixed use Community Land Trust Idea



A potential collaboration  
Hills and Rivers Housing Trust  
Andrew Crapuchettes  
Rusty Olps

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## Reasons to consider a new RFP

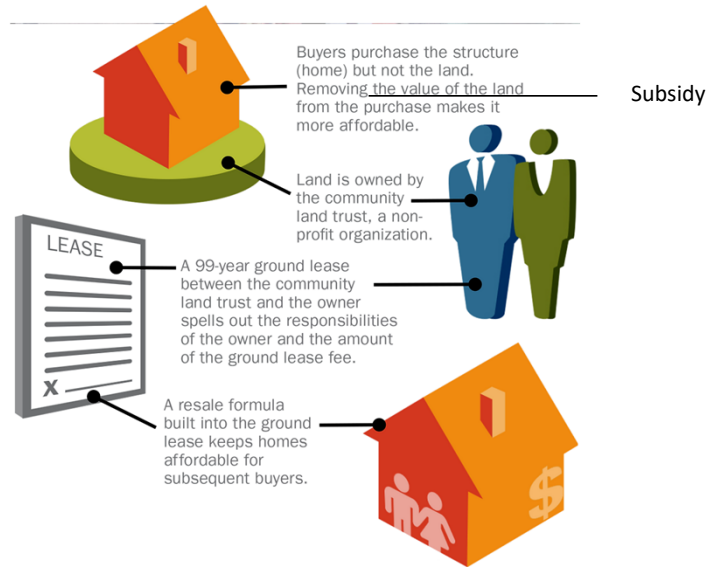
- Community Land Trusts can do multiple kinds of work (housing, commercial) and could bring new kinds of funding to the table
- CLT's can conserve community investment over time
- Existing design is already well understood
  - Supports Hello Walk vision
  - Collaboration could enhance south side of Hello Walk with public plaza
  - Interim extension of Hello Walk west as far as Taco Time

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## How does a Community Land Trust work?

Key features of the lease

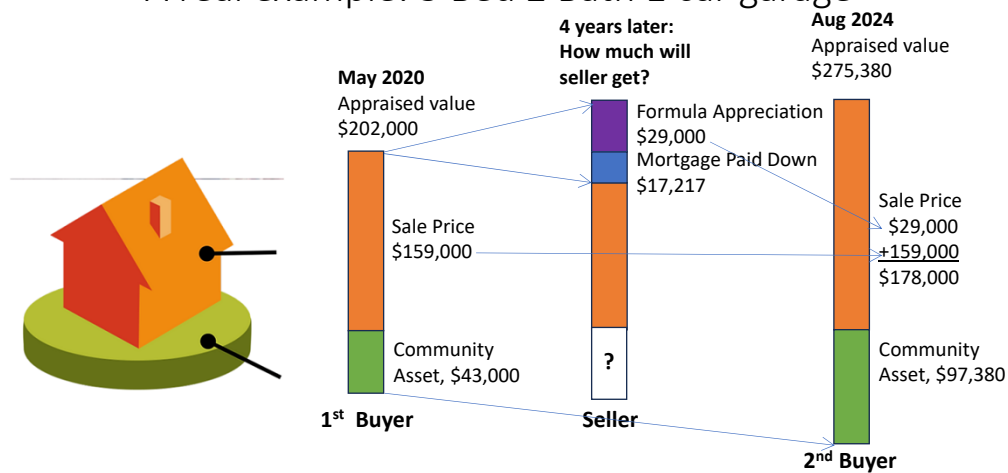
1. Owner must occupy the house
2. Must sell to another income qualified buyer
3. Max. sale price inflates with wages, not real estate market



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## A CLT Stewards the Subsidy

A real example: 3 Bed 2 Bath 1 car garage



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## Thoughts to consider in creating a new RFP

- CLT uses subsidy to create affordability; different from private sector
- Subsidy needed: \$150,000-200,000 per house
- Subsidy can take time to assemble
- Federal Home Loan Bank of Des Moines' Affordable Housing Program
  - HRHT has almost received this funding in the past
  - Points for donated land: URA donate to HRHT
  - Max \$150,000 per house
  - Requires a banking partner: WaFd is willing to consider partnering