



Meeting Minutes: February 21, 2019, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Also in Attendance
Steve McGeehan, Chair	Art Bettge	Bill Belknap, Executive Director
Trent Bice		Anne Peterson, Clerk
Steve Drown		Brittany Gunderson, Treasurer
Dave McGraw		
Ron Smith		
Brandy Sullivan		

McGeehan called the meeting to order at 7:00 a.m.

1. **Consent Agenda** - 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 February 7, 2019

B. January 2019 Payables

C. January 2019 Financials

Smith moved approval, seconded by Drown. Motion carried.

2. **Public Comment for items *not on agenda*:** Three minute limit.

None.

3. **Deliberation of Sixth and Jackson Proposals (A) – Bill Belknap**

*On September 8, 2018, the Agency published a request for proposals for the disposition and development of the portions of the Sixth and Jackson property that would remain after the development of Hello Walk. Three proposals were received by the submission deadline of December 21, 2018 and one was withdrawn thereafter. The Board received presentations of the two remaining proposals, asked questions of the respondents, and accepted public comment at the Board's on February 7, 2019 meeting. The Board members were then provided evaluation scoring sheets to individually evaluate the proposals. These evaluations have been compiled for the Board's review and continued deliberation. The Board may choose to accept a proposal, reject all proposals, or take other action as deemed appropriate.*

**ACTION:** *Upon continued review and deliberation, accept a proposal and direct staff to prepare the associated Exclusive Negotiation Agreement; reject all proposals; or, take other action as deemed appropriate.*

Belknap explained the scoring instrument was based on the following four general criteria from the RFP:

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

- Probability of the proposed development's success based upon the stability of the developer, market analysis, business plan, and timeline.
- Developer's expectations of the MURA for the project's success.

Each criteria was further divided into subcategories, and scores were weighted to determine an overall composite score for each proposal. The Olps/Storm proposal came in at 6.79 and Big Sky CG/GM at 6.61. Five Board members ranked the Olps/Storm proposal as number one, and two ranked the Big Sky proposal as their top choice.

Sullivan stated both proposals met the desired criteria and the close scores would make it a challenging decision. Bice said two aspects of the Olps proposal that stood out to him were the option for additional parking and that they already have an anchor tenant. Smith liked both proposals, but thought Big Sky's proposal did a better job of drawing University people downtown, although the Olps project was directed at young professionals which would support downtown very well. He thought either one could be successful. McGeehan said both applicants appeared to understand the expectations, had development experience in the community, and understood the University/Downtown relationship. Sullivan noted that both proposed buildings were significantly taller and more imposing than anything else downtown. Bice agreed, but thought the silos next door complemented the height. Belknap said the design standards limit structures to 60 feet or five stories, with an option to go higher with a Conditional Use Permit. He also pointed out the McConnell Building and Moscow Hotel are four stories tall and almost 5 if you consider the parapet wall heights. Drown liked the brick façade of Big Sky's proposal better and thought the Olps proposal would have benefitted from engaging an architect. McGraw recalled that the Sangria Group determined the additional stories of apartments were needed to make the project financially feasible. He added that both proposals were significantly different than what was envisioned ten years ago. Belknap said the early student concepts included four- to five-story mixed-use buildings plus a parking structure. Sullivan said the vision for the parcel was to provide a connection between downtown and campus, so she was concerned that a very tall building would block that connection. McGeehan said both proposals offered imposing structures but he thought that Hello Walk and a landscaped parking lot would provide sufficient open space. Drown understood the University's portion of Hello Walk would be a meandering path so he wondered if the piece on the 6<sup>th</sup> & Jackson lot could be something other than the straight line dissecting the parcel. Belknap said he had sketched up the lot many times and believes it is simply too small to change the location of Hello Walk and still leave space for parking. Belknap reminded the Board they were currently tasked with selecting a concept, and various adjustments could be negotiated during the ENA process.

McGeehan noted that neither proposal mentioned need for Agency assistance. Sullivan asked if the MURA could partner on an underground parking structure and Belknap replied the Agency could only partner on public parking, and on this site shallow groundwater levels and sand layers on the site would preclude underground use. Based solely on parking, Sullivan said the Olps proposal came closer to providing the required number of spaces. Bice reiterated that Olps' suggestion for nearby parking was very attractive. Discussion of the parking issues within Moscow culminated in Board members agreeing that much of the problem stems from "long-term storage" of vehicles rather than short-term use.

With regard to the desire for after-5 activity, Sullivan said neither proposal offers a restaurant/bar type activity, but she thought potential tenants for the Big Sky project might offer more evening activity than the Olps project. She said the evening activity at her One World coffee shop is mostly driven by special music events. Drown thought for the vitality of the community it was very important for the Agency to consider which project provided the best opportunity for creating gathering spaces, and to remember the new generation is viewing Moscow in new and unique ways. Sullivan thought the Big Sky project provided more open, shared public space. Drown noted that the EMSI expansion downtown resulted

from their employees' desire for an urban-type workspace in a small town. McGeehan noted the Alturas Park concept is no longer popular.

McGeehan asked for a motion to accept a proposal or reject both. Sullivan thought the Olps project provided better parking options but Big Sky provided greater opportunities for mixed use and evening activity. Drown appreciated that Olps already has an anchor tenant but he thought the character of the Big Sky building was more interesting. Belknap reminded the Board that the proposals were scored against published RFP criteria, so to not choose the highest-ranked proposal would be unusual. Sullivan didn't think the scores were significantly different, although she acknowledged that five of the seven Board members ranked Olps' proposal higher. McGeehan said each proposal has its strong points, and through all the comments and scoring, each Board member has indicated which proposal is their favorite.

Drown moved acceptance of the Olps proposal and directed staff to prepare the ENA. Bice seconded the motion. Sullivan asked Belknap to remind them of the negotiation timeframe. Belknap explained the process and said the Agreement could be ready for the next meeting but the negotiations, fair use appraisal, development documents, etc. would take about six months to complete. Motion to accept the Olps/Storm proposal and direct staff to prepare the associated Exclusive Negotiation Agreement carried unanimously, and McGeehan thanked everyone for participating in this tough, important discussion.

#### **4. Dumas Seed Warehouse Redevelopment Project Review (A) – Bill Belknap**

*Noel Blum recently purchased the prior Dumas Seed Warehouse property with the intent of developing the site. The remaining brick powerhouse building was separated from the main property and sold to Mr. Garrett Thompson with the intent of preserving and repurposing the existing building. Mr. Blum will begin development of his property this spring. There are several public improvements surrounding the site that Staff is proposing the Agency partner with Mr. Blum, Mr. Thompson, and the City within FY2019 and FY2020. These improvements include the construction of a pedestrian pathway, participation in frontage improvements for the Thompson frontage, and reconstruction of Almon Street from 3<sup>rd</sup> Street to A Street and First Street from Almon to Jackson. Two of these public improvements (Almon Street and the pathway) are already contained within the Agency's five year capital improvement plan. Staff is seeking Board authorization to prepare participation agreements with the relevant parties to document the Agency's financial participation.*

**ACTION:** *Approve the proposed financial participation and authorize staff to prepare and execute the associated participation agreement; or take such other on deemed appropriate.*

Belknap showed the proposed project elevations and site plan, and described the City's long-time desire to create a pedestrian route from north and east of this property into the downtown core, somewhat following the old railroad bed. The City and Blum have already entered into an MOA to provide public access into Otness Park. In addition, the City is purchasing additional right-of-way on A Street to allow for construction of a turn lane on east-bound A Street to north-bound Almon Street. The desire is to provide continuous sidewalk and frontage improvements around the entire block, as well as roadway reconstruction between A and Third Streets. Garrett Thompson owns the northeast corner of the block, and although he is not required to do frontage improvements on that corner, he has agreed to contribute 50% of the cost. Belknap suggested the Agency could also participate the pedestrian pathway on the south side of the project and the pedestrian pathway lighting improvements. Lastly, he recommended \$150,000 toward reconstruction of Almon Street between Third and A Streets, and First Street between Almon and Jackson Streets. With the Board's approval, Belknap said he would proceed with creating Participation Agreements with the developers. Agency members concurred.



**5. Public Records Custodian Designation Resolution (A) – Bill Belknap**

*During the 2018 legislative session, the legislature modified Idaho Code Section 74-119 requiring every public entity to adopt guidelines concerning public records including where records are located, the primary custodian of the records, and an alternate custodian for "contingencies." Staff has prepared the required resolution for the Board's review and approval which designates the Board Clerk as the primary custodian and the Executive Director as the alternate custodian.*

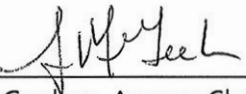
**ACTION:** *Approve the proposed public records custodian resolution, or take other action as deemed appropriate.*

Smith moved approval of the Resolution as written, seconded by Sullivan. Motion carried.

**6. General Agency Updates – Bill Belknap**

None.

The meeting adjourned at 8:19 AM.

  
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Steve McGeenan, Agency Chair

3-7-19  
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Date