



Meeting Agenda: Thursday, February 21, 2019, 7:00 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 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

ACTION: Approve the consent agenda or take such other action deemed appropriate.

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

3. **Deliberation on 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 Three proposals were received by the submission deadline of December 21, 2018 and one was withdrawn thereafter.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.

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 3rd 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

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TIDD 883-7019, as soon as possible so that arrangements may be made.

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.

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.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business



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

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

McGeehan called the meeting to order at 7:05 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 January 17, 2019

Bettge moved approval, seconded by Sullivan. Motion carried.

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

Victoria Seever, 121 N Lilly, suggested thinking outside the box for downtown parking solutions. A parking structure that included lots of public art could make it eligible for grant funding to offset construction costs, and also serve as a marketing tool and provide historical depictions of the area. Cell towers on the roof or commercial space on the ground floor would also generate income.

- 3. Presentation of Sixth and Jackson Proposals**

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. The respondents have been invited to present their proposals to the Board and answer any questions that the Board may have. After the proposal presentations, an opportunity for brief public comments will be provided.

ACTION: *Receive the proposal presentations and accept any public comment provided; or take other action as deemed appropriate.*

Belknap presented a brief history of the MURA property leading up to the current RFP. He announced that the Wintz Company proposal had been withdrawn.

First Presenter: Big Sky CM/GC

Blaine McMahan has a Construction Management degree from WSU and 23 years' experience in commercial and residential construction in the Northwest. His project partners, Robert and Lauri Uhrich of RGU Architects, have 20 years' experience with higher education and community connections. Mr. Uhrich explained the key component of their project concept is tying the community with campus and providing needed housing. Mrs. Uhrich added that their vision promotes economic growth and provides missing services within the community by providing affordable housing on the upper floors, with technology-ready retail space and a daycare on the ground floor. McMahan said 85% of the project participants are local and they also plan to use local resources to the extent possible. Several anchor

tenants have already reached out to them with interest in the project which would provide 50% occupancy before construction even begins. One potential tenant is The Locker Room, a popular men's sport salon that offers grooming services, big screen tvs, and beer.

Smith asked for more detail on the affordable housing piece. Respondents replied that their price mark is about 15% below the Identity project but admitted the data needs to be studied further to determine what is considered "affordable", and that they may need to add another floor of apartments to make the pro-forma work. The apartments would be marketed primarily to the student population and their market analysis indicates that one-bedroom apartments are the most affordable and in highest demand. Sullivan asked whether their analysis included consideration of how the recent Identity project has affected Moscow's rental market and McMahan said it did not. Sullivan asked if they would consider separating apartment rent from parking rent to incentivize residents to *not* bring cars, and respondents said they could do that. Mr. Uhrich said in his experience, the Locker Room customers typically walk in so he didn't think the retail use would create much parking demand.

Bice asked how they could accommodate parking for 40 tenants, daycare traffic, and retail use with only 31 parking spaces. McMahan said it is very difficult with Hello Walk in the middle, but said options that would provide for more parking include moving Hello Walk to the north of the project, or building above Hello Walk which would provide covered space for other uses and open up current footprint space for more parking. McGeehan asked what the building would look like after 5 pm and the type of activity anticipated in the evening. McGahan said there would be lots of site lighting. Ms. Uhrich thought the rental office space would remain busy after 5 pm for professors and others, and added that they could also consider a restaurant or bar tenant. Mr. Uhrich thought there was a need for the daycare to be open from 7am to 10pm.

Second Presenter: Rusty Olps/Austin Storm

Rusty Olps introduced himself as an infill developer working in Moscow for 13 years and his business partner, Austin Storm, has been a retail owner in downtown Moscow for nine years. Storm's business, The Storm Cellar, will be the anchor tenant. Olps said the Moscow Flatiron Project has been under development since May 2018 and he considers it a workable solution for the parcel. Storm wants to expand his business within the downtown core and would like to provide more opportunities for the consignment space concept currently operating within his business. Olps said they embraced the constraints of Hello Walk within the project and incorporated the historical surroundings of the grain elevators into the design of their building. Three stories of studio apartments are crowned by rooftop space suitable for events and gardening. Olps is interested in the young professional tenant demographic, for both office and residential space, and his parking proposal is slightly higher than that currently required by Moscow Code. Olps wants to make as much greenspace as possible and leasable garden spots. His building has "vertical and horizontal balance of conviviality", and the retail space will be a hub of activity into the evening.

Bettge asked how the parking would work for all the proposed uses. Luke Ryan, concept designer, said the offices and retail use would all be by foot traffic so the 36 parking spaces would be designated exclusively for the 42 residential units, plus a couple delivery spaces. Bice asked about their intended construction labor force and Olps said he would draw from his local group of friends and associates he has worked with over many years in the construction business. Sullivan asked if parking would be sufficient and Storm replied that in his opinion the complaints about downtown parking come from people expecting to park immediately in front of their destination. Olps said he owns other properties within 500 feet of this project where he could incentivize long-term parking for those tenants who don't drive often because everything they need is within walking distance. Bettge asked about their anticipated evening presence. Storm said his store is open until 6 pm and they also have plans for special event activity at the site. Olps said he envisions a very busy seasonal event use of the rooftop space.

Drown thought incentivizing students to not bring cars would be valuable and liked that the rooftop garden idea would help with stormwater runoff.

Public Comment:

Victoria Seever, 121 N Lilly, said parking continues to be her biggest concern but she liked the flexibility, collaboration, and design aspects of both proposals. She thought the projects were very similar and had hoped to see a greater variety of options for this keystone corner. She thought the parcel should have another use than more apartments, and added that it is within MURA's ability and mission to wait for the right project.

Stuart Scott, one of 143 downtown residents, liked both projects and was anxious to see something developed on this important parcel. However, he was also very concerned about the impact on parking and said although both proposals meet Code, neither are sufficient. He served on a Downtown Parking committee several years ago and cited historical City records documenting the need for additional parking requirements for multifamily projects.

Garrett Thompson, 212 Eighth Street, said Crites Seed supports both proposals. They especially like the suggestion of redirecting Hello Walk because, as designed, it runs directly into an existing Crites Seed building and he said no one should assume that they intend to move anytime soon. He added that private developers cannot be expected to solve the downtown parking problem.

Pat Fuerst, 1370 Bristol Road, agreed with the previously stated parking concerns. He thought too many projects have been approved without enough parking provided, including the development where he lives now and where he lived previously on Edinborough. He thought the MURA should wait for the right project that looks like it belongs in Moscow.

- 4. Exclusive Negotiation Agreement for Lots 1, 2, 3 & 4 Block 2 of Alturas Technology Park Phase II**
On December 8, 2018, the Agency published a require for proposals for the development and disposition of Lots 1, 2, 3 & 4, Block 2, of the Alturas Technology Park Phase II. One proposal was received from Economic Modeling, LLC which conducts business as EMSI, a technology and data analysis company located in Moscow. EMSI is proposing to develop a new 50,000 sf office facility upon the subject lots within the Alturas Technology Park. Staff has prepared an Exclusive Negotiation Agreement with Economic Modeling, LLC for the Board's consideration and approval.

ACTION: *Approve the proposed Exclusive Negotiation Agreement with Economic Modeling, LLC; or take such other on deemed appropriate.*

Following Belknap's introduction as described above, Smith moved approval, seconded by Bettge. There were no questions or comments and the motion carried unanimously.

5. General Agency Updates – Bill Belknap

None.

The meeting adjourned at 8:44 AM.

Steve McGeehan, Agency Chair

Date



Balance Sheet
January 31, 2019

	Total Funds
ASSETS	
Cash	5,881
Investments - LGIP	515,338
Investments-Zions Debt Reserve	44,437
Other Assets	5,260
Land Held For Resale	531,256
Land	679,420
Total Assets	1,781,592
LIABILITIES	
Deposits Payable	5,000
Series 2010 Bond - due within one year	29,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	290,000
Latah County payback agreement - due after one year	98,037
Total Liabilities	425,537
FUND BALANCES	
Net Investment in Capital Assets	376,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	757,939
Total Fund Balance	1,178,983
Retained Earnings:	177,072
Total Fund Balance and Retained Earnings:	1,356,055
Total Liabilities, Fund Balance and Retained Earnings:	\$1,781,592

January-19
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4603	UAVISTA	Avista	1/11/2019	
	Dec2018	6th & Jackson Service (December 2018)		13.39
Total for Check Number 4603:				13.39
4604	UACTUSI	Cactus International, Inc.	1/11/2019	
	2019	URA domain name renewal (www.moscowura.com)		19.95
Total for Check Number 4604:				19.95
4605	UCITYMOS	City of Moscow	1/11/2019	
	4716386	City admin. services (January 2018)		4,097.75
	Dec2018	City utilities (December 2018)		214.90
Total for Check Number 4605:				4,312.65
Total bills for January 2019:				\$ 4,345.99

January-19

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4603	01/11/2019	Moscow Urban Renewal Agency	Avista	-	13.39
4604	01/11/2019	Moscow Urban Renewal Agency	Cactus International, Inc.	-	19.95
4605	01/11/2019	Moscow Urban Renewal Agency	City of Moscow	-	4,097.75
4605	01/11/2019	Moscow Urban Renewal Agency	City of Moscow	-	214.90
Report Total:				\$ -	4,345.99

Steve McGeehan, Chairperson

Bill Belknap, Executive Director

Accounts payable expenditures as contained herein were made in compliance with the duly adopted budget for the current fiscal year and according to Idaho law.

Brittany Gunderson, Treasurer

General Ledger
Revenue Analysis

January 2019



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollec	% Received
890	Moscow Urban Renewal Agency							
890-000-00-410-01	Property Taxes - Legacy	\$ 325,000.00	\$ 164,255.88	\$ 198,144.72	\$ 126,855.28	\$ 126,855.28	39.03%	60.97%
890-000-00-431-11	EPA Clean-up Grant - Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
890-000-00-471-00	Investment Earnings	\$ 1,500.00	\$ 693.58	\$ 1,987.55	\$ (487.55)	\$ (487.55)	-32.50%	132.50%
890-000-00-478-10	Sale of Land - Alturas	\$ 135,210.00	\$ -	\$ -	\$ 135,210.00	\$ 135,210.00	100.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 611,710.00	\$ 164,949.46	\$ 200,132.27	\$ 411,577.73	\$ 411,577.73	67.28%	32.72%
Revenue Total		\$ 611,710.00	\$ 164,949.46	\$ 200,132.27	\$ 411,577.73	\$ 411,577.73	67.28%	32.72%

General Ledger Expense vs. Budget

January-19



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA - General Agency						
890-880-10-642-00	Administrative Services	\$ 49,173.00	\$ 4,097.75	\$ 16,391.00	\$ 32,782.00	\$ 32,782.00	33.33%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ -	\$ 850.00	\$ 5,150.00	\$ 5,150.00	14.17%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	0.00%
890-880-10-642-30	Professional Services-Computer	\$ 1,000.00	\$ 19.95	\$ 19.95	\$ 980.05	\$ 980.05	2.00%
890-880-10-644-10	Marketing Expense-General	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-644-16	Land Sale Expenses	\$ 10,210.00	\$ -	\$ -	\$ 10,210.00	\$ 10,210.00	0.00%
890-880-10-668-10	Liability Insurance-General	\$ 1,700.00	\$ -	\$ 1,582.00	\$ 118.00	\$ 118.00	93.06%
E02	Contractual	\$ 74,083.00	\$ 4,117.70	\$ 18,842.95	\$ 55,240.05	\$ 55,240.05	25.43%
890-880-10-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	0.00%
890-880-10-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	\$ 400.00	0.00%
890-880-10-644-15	Alturas Marketing/Maintenance	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	0.00%
890-880-10-647-10	Travel & Meetings-General	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-649-10	Professional Development	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-669-10	Misc. Expense-General	\$ 500.00	\$ -	\$ 32.92	\$ 467.08	\$ 467.08	6.58%
890-880-10-669-11	Dis. Of Net Prop. Sale Proceeds	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,500.00	\$ -	\$ 32.92	\$ 131,467.08	\$ 131,467.08	0.03%
880	URA - General Agency	\$ 205,583.00	\$ 4,117.70	\$ 18,875.87	\$ 186,707.13	\$ 186,707.13	9.18%

Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
895	URA - Legacy Crossing						
890-895-10-642-10	Professional Services-Legacy	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	0.00%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	0.00%
890-895-10-644-10	Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 36,000.00	\$ -	\$ -	\$ 36,000.00	\$ 36,000.00	0.00%
890-895-10-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-652-10	Heat, Lights & Utilities	\$ 1,800.00	\$ 228.29	\$ 684.87	\$ 1,115.13	\$ 1,115.13	38.05%
890-895-10-658-51	Development Participation	\$ 215,000.00	\$ -	\$ -	\$ 215,000.00	\$ 215,000.00	0.00%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,800.00	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00	0.00%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 86,367.00	\$ -	\$ -	\$ 86,367.00	\$ 86,367.00	0.00%
E03	Commodities	\$ 309,967.00	\$ 3,728.29	\$ 4,184.87	\$ 305,782.13	\$ 305,782.13	1.35%
890-895-10-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-890-00	Transfer To: General Fund	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
895	URA - Legacy Crossing	\$ 419,917.00	\$ 3,728.29	\$ 4,184.87	\$ 415,732.13	\$ 415,732.13	1.00%

Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
899	Dept						
890-899-12-790-01	Bond Principal - Legacy	\$ 319,000.00	\$ -	\$ -	\$ 319,000.00	\$ 319,000.00	0.00%
890-899-12-791-01	Bond Interest - Legacy	\$ 14,590.00	\$ -	\$ -	\$ 14,590.00	\$ 14,590.00	0.00%
E05	Debt Service	\$ 333,590.00	\$ -	\$ -	\$ 333,590.00	\$ 333,590.00	0.00%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 25,290.00	\$ -	\$ -	\$ 25,290.00	\$ 25,290.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 22,926.00	\$ -	\$ -	\$ 22,926.00	\$ 22,926.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 17,136.00	\$ -	\$ -	\$ 17,136.00	\$ 17,136.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ 5,260.00	\$ -	\$ -	\$ 5,260.00	\$ 5,260.00	0.00%
E95	Ending Fund Balance	\$ 70,612.00	\$ -	\$ -	\$ 70,612.00	\$ 70,612.00	0.00%
899	Dept	\$ 404,202.00	\$ -	\$ -	\$ 404,202.00	\$ 404,202.00	0.00%
890	Moscow Urban Renewal Agency	\$ 1,029,702.00	\$ 7,845.99	\$ 23,060.74	\$ 1,006,641.26	\$ 1,006,641.26	2.24%

Review Group Composite Proposal Scores		
Criteria	Olps/Storm	Big Sky CM/GC
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.	3.63	3.50
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan	1.44	1.29
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline	1.24	1.44
4. Developer's expectations of the MURA for the project's success.	0.48	0.38
Total Score	6.79	6.61
Reviewer Proposal Ranking		
Reviewer 1	1	2
Reviewer 2	1	2
Reviewer 3	1	2
Reviewer 4	1	2
Reviewer 5	2	1
Reviewer 6	2	1
Reviewer 7	1	2
Review Group Composite Ranking	1	2

Olps/Storm								
Criteria	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Reviewer 6	Reviewer 7	Composite Score
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.	3.56	3.34	3.82	3.82	3.45	3.58	3.87	3.63
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan	1.31	1.53	1.41	1.75	1.09	1.37	1.59	1.44
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline	0.98	1.35	1.55	1.38	0.88	1.60	0.95	1.24
4. Developer's expectations of the MURA for the project's success.	0.67	0.27	0.40	0.27	0.00	0.83	0.93	0.48
Total Score	6.50	6.49	7.18	7.20	5.42	7.38	7.34	6.79

Big Sky CM/GC								
Criteria	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Reviewer 6	Reviewer 7	Composite Score
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan.	3.05	3.05	3.53	3.84	3.74	3.76	3.95	3.50
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan	1.21	1.28	1.25	1.32	1.24	1.44	1.21	1.29
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis	0.95	1.18	1.63	1.60	1.55	1.75	1.38	1.44
4. Developer's expectations of the MURA for the project's success.	0.67	0.27	0.50	0.00	0.00	0.87	0.70	0.38
Total Score	5.89	5.77	6.90	6.76	6.53	7.82	7.24	6.61

Review Criteria	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Reviewer 6	Reviewer 7
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan?							
6th and Jackson Request for Proposals (RFP) Stated Project Objectives:							
1.1 Proposed project is an aesthetically pleasing and efficient urban mixed use development that complements downtown, and which incorporates the intent of the Legacy Crossing Plan and Legacy Crossing Overlay District Design Guidelines.	The design nod to the silos is good and provides transition. More façade work would be nice.			The proposed project is aesthetically pleasing and addresses mixed use development with retail and office spaces on the ground floor, residential apartments on floors 2-4, and artist studios, collective work space w/ amenities on the 5th floor. The proposal also incorporates Hello Walk into the design.	Function of building does; look of building does not.	There is some question in my mind if smooth stucco is complementary to downtown. But is aesthetically pleasing.	Renderings of exterior are complementary to existing historical silos in color and material/finish resulting in esthetically attractive building for the site. Elevation is significantly higher than downtown buildings and other nearby retail establishments. Meets mixed use criteria and incorporates intent of Legacy Crossing Plan.
1.2 The proposed project takes advantage of this keystone location and will enhance the linkage between downtown and University of Idaho campus.	The "after 5" issue is present but the first floor design may enable change of use in the future.			The proposed project takes advantage of this keystone location and has the potential to enhance the linkage between downtown and the university by incorporating Hello Walk and providing studio apartments and artist studios.	It's a huge building. In my mind it does not "create energy and excitement."	I am not convinced the project will attract traffic from UI or promote a linkage. Directed at young professionals.	The proposed mix of uses can serve both university and downtown needs, helping to link the two areas by its' diversity of uses. Not clear if collective work space and executive board room will be available to public or only those renting offices on 5 th floor.
1.3 Proposed project incorporates entertainment and/or eating and drinking establishments and residential and/or hospitality uses that will create energy and excitement and activate the surrounding area.	Main floor retail closing early in the evening does not offer evening vibrancy.		Rooftop garden?	The proposed project is comprised primarily of studio apartments with an anchor retail business on the first floor. The proposal does not incorporate entertainment and/or eating and drinking establishments and residential and/or hospitality uses that will create energy and excitement and activate the surrounding area.		Again, I think it attracts some energy during the day but no excitement or energy that attracts or supports linkage with UI.	Residential uses incorporated, but no entertainment and/or eating and drinking establishments. Retail/ground floor anticipated to be closed at 6:00 pm.
Legacy Crossing Urban Renewal Plan Goals and Objectives							
Section 100: Introduction							
100.1 Proposed project supports the transition of properties from former agricultural and/or industrial uses to new uses, to create more cohesive zoning and land use arrangements.	Provision of retail is good; 5th story offices is an enhancement.			The proposed project is a definite improvement over the former agricultural and industrial uses.		Yes	Fully meets mixed use criteria for Urban Mixed Commercial Zone and transitions property from former ag use making the property more in sync with surrounding zones and land uses.
100.3 Proposed project will enhance the economic conditions and vibrancy of the surrounding area.				The proposed project will enhance the economic conditions by incorporating a popular anchor store. However, it is likely that this development will not be particularly vibrant once the store closes for the evening (compared with an eating or drinking establishment).		During the day and promotes economic conditions for young professionals.	Surrounding businesses should benefit from increased residential presence in close proximity and project may spur additional development throughout Legacy Crossing.
100.2 Proposed project adds to the quality of civic life and improves the public safety of citizens and visitors.	Reuse of vacant lot is a beneficial change.			The proposed project improves the quality of civic life by creating an aesthetically pleasing building design and including Hello Walk. Other than adequate lighting, I do not see an improvement in public safety.		Yes	Will add to the quality of civic life by increasing residential living options downtown, potentially reducing the need for vehicles when doing business downtown which can result in improved safety for bicycles and pedestrians in congested areas. Increased lighting and activity on site will increase safety after dark.
Section 302: Urban Renewal Plan Objectives							
302.1 Proposed project supports new commercial and mixed use developments upon the subject property and surrounding area.	Commercial use ok but could benefit from after 5 use. Rental office space a big plus.	Not aware of natural resources.		Proposed project supports new commercial and mixed use developments upon the subject property by incorporating retail with residential uses		Yes	Immediate creation of mixed use development on subject property will be achieved. Developers may be drawn to projects and development in surrounding areas in Legacy Crossing in response to this project being successful. Presence of residents on site may support creation of other nearby services and amenities.
302.2 Proposed project will help to eliminate unsafe and hazardous conditions in the surrounding area.	Vacant lots are unsafe by definition.			Proposed project will help to eliminate unsafe and hazardous conditions in the surrounding area by converting an empty lot into a modern building. Also providing a path for walking and riding and adequate lighting, will improve safety			Residential units in such close proximity to services in downtown core may reduce the number of vehicles in the core thereby alleviating vehicle congestion and improving bicycle and pedestrian safety.
302.3 Proposed project will reduce or eliminate blight and deterioration in the surrounding area.				Converting an empty lot into a modern building will certainly eliminate blight and deterioration of the surrounding area.			Will eliminate blight on subject property and may inspire other land owners/developers to pursue projects in surrounding blighted areas.
302.4 Proposed project will improve multi-modal transit and multi-modal parking opportunities throughout the Project Area.	Bike parking (uncovered) is shown. Pedestrian access is present.			Proposal does not address multi-modal transit other than Hello Walk would encourage walking. The schematic appears to include bike parking adjacent to the car parking area.		I think this will promote multi-modal transit; could put demand on parking.	Bicycle and pedestrian access are preserved with Hello Walk. Exceeds required number of bicycle spaces, however more detail needed to determine compliance with required specifications for bike facilities. Other modalities such as zip cars are not addressed. Remains to be seen if there will be sufficient vehicular parking for residents and users of retail and office spaces, however exceeds parking requirements for this zone. Some concern of effects of spillover parking on surrounding area.
302.5 Proposed project promotes sustainable development intended to minimize environmental impacts and promotes wise use of natural resources, including water resources.	Green roof helps with stormwater and HVAC costs. Potential availability of long-term vehicle storage a major plus.		Not really addressed but possible given site design.	Use of ICF (Insulated Concrete Form) promotes energy savings and allows for controlled air exchange. Also, no nasty chemicals in ICF. Wise use of water resources not addressed.		Green rooftop a good amenity.	By nature of high density on small footprint, with minimal paved surface for parking, achieves an element of sustainability. No information or references to plans to minimize environmental impacts with building design, materials, water or energy conservation considerations. Stormwater management not addressed.

302.6 Proposed project includes mixed land uses that will attract, encourage and assist the development of new businesses within the Project Area.	Rental office space; flexibility of first floor remodel/reuse is beneficial.			Proposed project includes mixed land uses that will attract, encourage and assist the development of new businesses within the Project Area.			Residential and office units can support other businesses in Project Area.
302.7 Proposed project incorporates public open spaces and amenities that will contribute to a new sense of place or "placemaking" in the surrounding area.	Only Hello Walk present. No proposed public art.		Rooftop garden space.	Project design includes public open spaces in conjunction with Hello Walk		I think it is possible.	There appear to be small green spaces in the corners of the parking lot, but no designated public open space or amenities are clearly identified.
Section 400: Uses Permitted in the Project Area							
400.1 The land uses included within the proposed project support the intents and purposes of the Urban Mixed Commercial District (see below)	Not much "after 5" use shown, though use of green roof may help with this.		Client very interested in promoting student commerce.	The project meets the intent of the UMC by proposing mixed use development with retail and office spaces, residential apartments, and artist loft studios, collective work space w/ amenities on the 5th floor. The proposal does not incorporate entertainment and/or eating and drinking establishments and residential and/or hospitality uses.		Provides residential, professional, retail.	Proposes inclusion of 3 of the 6 types of commercial uses listed in below description of UMC
Intent of the Urban Mixed Commercial (UMC) District: The principal purpose of the UMC Zoning District is to provide a location for urban mixed development including a range of compatible commercial uses such as retail, eating and drinking, and hospitality establishments, professional and personal service uses, as well as residential uses. The UMC Zoning District is intended to promote the urban development form, promote a mixture of commercial and residential land uses. This Zoning District is appropriately applied in close proximity to the Central Business District and the downtown area where the urban form of development is appropriate and intensity of allowed commercial land uses can be accommodated.							
Section 403: Other Land Uses							
403.1 Street layout is in accordance with the objectives of this Plan and the design standards of the City of Moscow or the Idaho Department of Transportation.	Apparently meets requirements. More architectural detail needed to really determine.			Street layout appears to meet Plan Objectives and design standards for the City of Moscow and the ITD by including entrance/ext designs on both Sixth and Jackson streets.			
Section 404: General Controls and Limitations							
404.1 Landscaping shall be developed in the Legacy Crossing Project Area to ensure optimum use of living plant material.	Perhaps satisfied; probably can be worked on in progress.		Good mix of plants. Emphasis on agriculture [Indecipherable]	Landscaping not specifically addressed in proposal, but schematics include trees and shrubs		Not clear how this is addressed at ground level.	Exceeds required number of trees around parking area and provides for landscape buffers between parking and walkway.
404.2 Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.	Looks ok...			Space not specifically addressed in proposal, but schematics indicate adequate space around building			
Section 405: Design for Development							
405.1 Proposed project will create an attractive and pleasant environment in the Project Area.	Pretty well done, but some architectural help be would good.		Architect needs to address [Indecipherable] materials	The proposed project is aesthetically pleasing and the incorporation of Hello Walk into the design creates a pleasant environment		Extra floor kind of imposing	May be imposing from some sight lines and may block views from the northwest approach due to height, but attractive building and site plan.
405.2 Proposed project gives consideration to good design and other amenities to enhance the aesthetic quality of the Project Area.	Looks pretty good. The "nod" to the silos is good.		Hiring of architect to bring quality of design is needed.	The architecture involves a flatiron design which fits well with the triangle shape of the parcel. The building exterior, including window design, is aesthetically pleasing			
2. Compliance of the proposed development with the Urban Mixed Commercial zoning regulations, Legacy Crossing Overlay District, Legacy Crossing Overlay District Design Guidelines and the Legacy Crossing Plan							
Proposed Use(s)							
Proposed uses allowed?							
Legacy Crossing Overlay (LCO) Design Guidelines							
1. Pedestrian Corridor Facilities	Sidewalks & Hello Walk			Proposal lacks detail on Hello Walk			Only partial compliance with Hello-Walk detail, however follows location in design guidelines.
2. Building Placement	Triangle lot is tough.						
3. Building Height	In keeping with silos & downtown.						Significantly higher elevation as compared to surrounding businesses/buildings to the east, west, and north, but within required guidelines.
4. General Building Façade Design	Needs façade relief.		Could use contrasting material.				
5. Window Openings							
6. Projecting Façade Elements	No projections.			Projecting façade elements such as the metal awnings shown on the plans must extend for 75% or more of the façades which are adjacent to public streets or pedestrian ways. While the proposal includes metal awnings, they only make up 68% of the Sixth Street and Hello-Walk frontages and will need to be expanded to meet the 75% threshold.			Approximately 68% of façade widths adjacent to public streets or pedestrian ways contain metal awnings and requirement is for at least 75 percent.
7. Façade Articulation	No articulation.		Could be better				
8. Building Materials			Suggest brick panels?				
9. Required Off-Street Parking	Meets requirements. Off-site parking possibility is good.			Meets minimum requirements			Exceeds requirement for UMC, however there are concerns of spillover parking problems into surrounding areas as requirements are lower than other zones.
10. Off-Street Parking Placement	Difficult triangle.						
11. Surface Parking Landscape Guidelines	Some work done.						
12. Key Public Spaces	Some on roof, Hello Walk		Rooftop				

13. Public Art Integration	None shown.		Apparently	Public artwork has been identified adjacent to Hello-Walk in the southwest corner of the property. There are no public art features shown on the installation locations identified in Figure 8.1.		No addressed.	Public artwork location identified in southwest corner, but no art features are shown in other two installation locations identified in overlay district design guidelines
14. Stormwater Management	Green roof		None indicated!	Stormwater management not addressed			Not addressed
15. Bicycle Parking Facilities	Uncovered bike parking		Potentially	Meets minimum requirements			Number of bicycle parking spaces are exceeded, however not enough detail is provided to determine compliance with specific requirements.
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline							
Stability of Developer							
3.1 Developer and/or developer's project team have a proven track record in the development of similar projects.	Several previous projects.			Developer and project team have proven track record with commercial, residential, and mixed-use construction projects			Other projects in downtown area have been successful and aesthetically pleasing. No examples of prior mixed-use project of this size.
3.2 Developer and/or developer's project team have knowledge of market conditions and experience operating similar business operations.	Local business experience; still should better research "after 5" uses.	Having property in Moscow gives them experience.	Good discussion about potential Moscow market.	Developer has demonstrated experience with successful business ventures (e.g. over \$5,000,000 in income producing real estate acquisitions in the last four years alone).			Have completed several projects in this area and have experience with local market.
Market Analysis and Demand							
3.3 Developer has provided an analysis of market demand to support proposed project.	Anecdotal knowledge of what works.			The proposal provides a brief market analysis in the opening letter			No market demand analysis provided
3.4 Based upon developer's market analysis, there is adequate market demand to support the type and quantity of uses described within the proposed project.	No hard data provided.	Have secured an anchor tenant.		Appears to adequate demand for apartments; the proposed anchor store (Storm Cellar) is a successful business in downtown Moscow.			No market demand analysis provided
Project Business Plan and Pro Forma							
3.5 Developer's project business plan/pro- forma demonstrates short and long-term financial feasibility of proposed project.	No financials seen.			Pro forma included			To be determined if there is market for the rent assumptions on larger square footage studios listed in proforma
3.6 Developer has demonstrated adequate financial resources to undertake the project as proposed.		Don't know.		Proposal lists the participation of several local investors who have participated in previously successful business ventures.			Not specified, however co-developers have several other completed business enterprises and the cover letter references several interested investors and offers disclosure of names.
Project Phasing and Timeline							
3.7 Developer has provided a realistic timeline for project design and construction in accordance with Agency goals and objectives.	Vague, but still early in the project.		Verbal in presentation.	Proposal does not list specific information on a timeline for project design and construction. The cover letter lists to years to make this project a reality.			No specifics – states that project would be completed within the next two years without detailed timeline provided.
3.8 Any proposed project phasing is feasible, consistent with anticipated market demand, and consistent with Agency goals of objectives.	Proposal still somewhat undeveloped. Provision of rental office space and apartments is good.			Proposal does not list specific information on a timeline for project design and construction. The cover letter lists to years to make this project a reality.			Project phasing is not provided.
4. Developer's expectations of the MURA for the project's success							
MURA Assistance Requested							
4.1 MURA assistance described within proposal is consistent with MURA legal authorities	Support for frontage improvements to be provided		per waiver document?	MURA assistance is not addressed in proposal			No expectations of MURA expressed.
4.2 Extent of proposed MURA assistance feasible in consideration of anticipated project valuation.	Previously MURA programmed.			MURA assistance is not addressed in proposal		Based on plan, seems pretty solid; no real assistance or involvement from MURA anticipated.	No proposed MURA assistance
4.3 Proposed property purchase price consistent with anticipated proper market value of subject property.	Unknown			Proposed purchase price is consistent with the price discussed during the earlier RFP process			

Big Sky CM/GC

Review Criteria	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Reviewer 6	Reviewer 7
1. How the proposed development meets the MURA's goals and objectives for the Legacy Crossing area as outlined in the Legacy Crossing Plan?							
6th and Jackson Request for Proposals (RFP) Stated Project Objectives:							
1.1 Proposed project is an aesthetically pleasing and efficient urban mixed-use development that complements downtown, and which incorporates the intent of the Legacy Crossing Plan and Legacy Crossing Overlay District Design Guidelines.	Aesthetics don't necessarily bridge the downtown/UI design palette. But overall ok design.		Contrasting materials good.	The proposed project is aesthetically pleasing and addresses mixed use development with light retail and business space on level one and residential apartments on floors 2-4. The proposal also incorporates Hello Walk into the design.		Complements downtown; aesthetically pleasing	Meets efficient mixed use criteria. Exterior aesthetics do not include historic elements of downtown buildings or adjacent silos, but are similar to other commercial buildings immediately to the north, west and east. Minimal landscaping shown.
1.2 The proposed project takes advantage of this keystone location and will enhance the linkage between downtown and University of Idaho campus.	The "after 5" issue, top of page 3 of RFP, doesn't seem well addressed.			The proposed project takes advantage of this keystone location and has the potential to enhance the linkage between downtown, the university, and the emerging workforce by incorporating Hello Walk and providing studio apartments and adaptable light retail workspaces.		It has the potential to provide linkage day/night.	The proposed mix of uses can serve both university and downtown needs, helping to link the two areas by its' diversity of uses. Shared workspace including reception, conference rooms and presentation space can serve university needs bringing visitors to campus closer to downtown core.
1.3 Proposed project incorporates entertainment and/or eating and drinking establishments and residential and/or hospitality uses that will create energy and excitement and activate the surrounding area.	Per above.		Possible convenience store	The proposed project is comprised primarily of apartments with retail business space on the first floor. The proposal indicates the possibility of small food/drink service. The proposal also incorporates a rooftop garden area which has the potential to host gatherings and create excitement. The specific retail tenants and business are not yet known and hence, the potential to create energy and excitement, and activate the surrounding area, is unknown.		Has potential to provide mention of two possible retail service establishments	Proposal includes residential, rental workspace, child care center, possible retail and/or eating & drinking establishment and includes modular design on ground floor to provide flexibility and adaptability depending on market and future needs.
Legacy Crossing Urban Renewal Plan Goals and Objectives							
Section 100: Introduction							
100.1 Proposed project supports the transition of properties from former agricultural and/or industrial uses to new uses, to create more cohesive zoning and land use arrangements.	Represents a beginning, albeit an incomplete vision for a keystone property.			The proposed project is a significant improvement over the former agricultural and industrial uses.		Yes	Fully meets mixed use criteria for Urban Mixed Commercial Zone and transitions property from former ag use making the property more in sync with surrounding zones and land uses.
100.3 Proposed project will enhance the economic conditions and vibrancy of the surrounding area.		No anchor tenant.		The proposed project will enhance the economic conditions by incorporating a popular anchor store. However, it is likely that this development will not be particularly vibrant once the store closes for the evening (compared with an eating or drinking establishment).			Surrounding businesses should benefit from increased residential presence in close proximity and project may spur additional development throughout Legacy Crossing. Shared on-demand rental workspace available to general public and will serve both one time and long term needs of surrounding area as well as visitors to Moscow.
100.2 Proposed project adds to the quality of civic life and improves the public safety of citizens and visitors.	Reuse of a bare lot will be a boost to the area.		Parking design possible conflict.	The proposed project improves the quality of civic life by creating an aesthetically pleasing building design and including Hello Walk. Other than adequate lighting, I do not see an improvement in public safety.		Besides entertainment industry, also provides daycare and tech space and meeting space.	Will add to the quality of civic life by increasing residential living options downtown, potentially reducing the need for vehicles when doing business downtown which can result in improved safety for bicycles and pedestrians in congested areas. Increased lighting and activity on site will increase safety after dark. If child care is deemed to be in demand, it will support needs of employees throughout the downtown corridor and nearby University.
Section 302: Urban Renewal Plan Objectives							
302.1 Proposed project supports new commercial and mixed use developments upon the subject property and surrounding area.	Mixed use, yes. Commercial somewhat, but an incomplete vision.		Housing plus shops	Proposed project supports new commercial and mixed use developments upon the subject property by incorporating retail with residential uses.		Yes	Immediate creation of mixed use development on subject property will be achieved. Developers may be drawn to projects and development in surrounding areas in Legacy Crossing in response to this project being successful. Presence of residents on site may support creation of other nearby services and amenities.
302.2 Proposed project will help to eliminate unsafe and hazardous conditions in the surrounding area.	The area is vacant and attracts unsafe use and guerilla parking.			Proposed project will help to eliminate unsafe and hazardous conditions in the surrounding area by converting an empty lot into a modern building. Also, providing a path for walking and riding, and adequate lighting, will improve safety		Yes	Residential units in such close proximity to services in downtown core may reduce the number of vehicles in the core thereby alleviating vehicle congestion and improving bicycle and pedestrian safety.

[illegible]

Proposed Use(s)							
Proposed uses allowed?							
Legacy Crossing Overlay (LCO) Design Guidelines							
1. Pedestrian Corridor Facilities	Sidewalks & Hello Walk preserved			Proposal lacks detail on Hello Walk			Hello-Walk follows location in design guidelines. No details are shown to determine compliance with pedestrian corridor detail criteria.
2. Building Placement	Triangles are tough.						
3. Building Height	Good height for transition development.						Somewhat higher elevation as compared to surrounding businesses/buildings to the east, west, and north, but within required guidelines.
4. General Building Façade Design	More projecting facades would be good.						Meets all design guidelines
5. Window Openings				Proposal lacks detail on building elevations			Compliance with percentage required can not be determined as building elevations were not provided. Glass type appears to meet guidelines.
6. Projecting Façade Elements	None			Elements that contribute to the historic architecture in the area are not present in the proposed building design. The conceptual images of the building which were provided do not show any projecting façade elements.			Projecting façade elements are not shown in images.
7. Façade Articulation	The indents provide sight relief.						
8. Building Materials							
9. Required Off-Street Parking	Meets requirements but may still be inadequate.	Daycare will take some required spots.		Meets minimum requirements			Exceeds requirement for UMC; however there are concerns of spillover parking problems into surrounding areas as requirements are lower than in other zones.
10. Off-Street Parking Placement	Triangles are tough.						
11. Surface Parking Landscape Guidelines	Incomplete			No landscaping plan for the parking lots was provided. The conceptual renderings do include landscaping			No landscaping plan was provided
12. Key Public Spaces	Hello Walk exists but no additional.						Pocket park shown on plans.
13. Public Art Integration	None shown			There are no public art features shown on the plans.			No public art features shown on plans.
14. Stormwater Management	None shown			Stormwater management not addressed			Not addressed
15. Bicycle Parking Facilities	None shown	Don't see any.		Bicycle parking is not addressed in the proposal.			Not included
3. Probability of the proposed development's success – based upon the stability of the developer, market analysis, business plan, and timeline							
Stability of Developer							
3.1 Developer and/or developer's project team have a proven track record in the development of similar projects.	Tons of experience.			Developer and project team have proven track record with commercial, residential, and mixed-use construction projects			23 years of experience with over 580 million worth of commercial, residential and mixed-use projects
3.2 Developer and/or developer's project team have knowledge of market conditions and experience operating similar business operations.	They've done some market homework but are missing the need for vibrancy at a keystone property.	Has not developed in Moscow.		Proposal includes a general market analysis section. EMSI will assist the team in conducting a detailed market analysis if the proposal is selected			Many projects completed throughout the region, and design team composed of mostly local engineers and contractors.
Market Analysis and Demand							
3.3 Developer has provided an analysis of market demand to support proposed project.	Some thought given; actual analysis to be provided later.			Proposal includes a general market analysis section. EMSI will assist the team in conducting a detailed market analysis if the proposal is selected			Plans for detailed market analysis from EMSI if selected to determine highest and best uses. States that initial market research shows demand for downtown apartments and that childcare is in great demand throughout the Moscow region. References possible demands for other proposed uses and states that market potential will be further vetted in a detailed market analysis.
3.4 Based upon developer's market analysis, there is adequate market demand to support the type and quantity of uses described within the proposed project.	Waiting on actual analysis.	No anchor tenant.		Appears to adequate demand for apartments; it is unclear what the demand will be for the retail space and potential child care facility			Unknown, but developer plans to proceed with detailed market analysis if selected.
Project Business Plan and Pro Forma							
3.5 Developer's project business plan/pro- forma demonstrates short and long-term financial feasibility of proposed project.	No financial info provided.			Pro forma and revenue assumptions included			Only shows revenue assumptions but not costs/expenses and has no projected cap rate. To be determined if there is market for rent assumptions.

3.6 Developer has demonstrated adequate financial resources to undertake the project as proposed.		Don't know.	Per presentation.	Proposal lists private financing, Fair Market Tax Program, Developers Private funding.			Lists several investor/finance tools and co-developers have lengthy experience with financing other mixed-use projects throughout the northwest.
Project Phasing and Timeline							
3.7 Developer has provided a realistic timeline for project design and construction in accordance with Agency goals and objectives.	As good as it can be at this stage of the project.		Good.	The proposed schedule includes significant milestones and appears to be realistic			Detailed and aggressive time line provided
3.8 Any proposed project phasing is feasible, consistent with anticipated market demand, and consistent with Agency goals of objectives.	Given the broad strokes of proposed use, somewhat consistent.			The proposed schedule includes significant milestones and appears to be realistic			
4. Developer's expectations of the MURA for the project's success							
MURA Assistance Requested							
4.1 MURA assistance described within proposal is consistent with MURA legal authorities.	Support for frontages already in place.			MURA assistance is not addressed in proposal.			No expectations of MURA expressed
4.2 Extent of proposed MURA assistance feasible in consideration of anticipated project valuation.	Previously programmed			MURA assistance is not addressed in proposal.		Suggest more interaction with MURA as project continues.	No proposed MURA assistance
4.3 Proposed property purchase price consistent with anticipated property market value of subject property.	Unknown.		Not provided.	There is not enough detail to determine what purchase price is proposed, but it is assumed the applicant can pay a reasonable market rate.			Property purchase price not proposed

RESOLUTION NO 2019-01

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MOSCOW, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MOSCOW, IDAHO, APPROVING GUIDELINES THAT IDENTIFY THE GENERAL SUBJECT MATTER OF ALL PUBLIC RECORDS MAINTAINED BY THE AGENCY; IDENTIFYING THE PHYSICAL LOCATION OF ANY SUCH PUBLIC RECORDS; DESIGNATING A CUSTODIAN TO RECEIVE PUBLIC RECORDS REQUESTS AND AN ALTERNATE CUSTODIAN; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Idaho Code § 74-119 requires the Urban Renewal Agency of Moscow, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), a duly created and functioning urban renewal agency for Moscow, Idaho (the “Agency”), to adopt guidelines that identify the general subject matter of all public records maintained by the Agency, including the physical location of such records;

WHEREAS, Idaho Code § 74-119 further requires the Agency to designate a custodian to receive public records requests and an alternate custodian to help members of the public who want to request public records;

WHEREAS, the Agency has not formally adopted any guidelines, but complies with the requirements set forth in Chapter 1, Title 74, Idaho Code (the “Public Records Act”), concerning custody, retention and disclosure of public records;

WHEREAS, the Agency Board has prepared formal guidelines (the “Guidelines”) as required by Idaho Code § 74-119, and as set forth in full below; and

WHEREAS, the Agency Board finds it in the best interests of the Agency and the public to approve and adopt the Guidelines.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MOSCOW, IDAHO AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Guidelines set forth below are hereby approved and adopted by the Agency.

GUIDELINES UNDER THE PUBLIC RECORDS ACT

1. The subject matter of the public records kept or maintained by the Agency is related to the implementation of urban renewal plans, projects undertaken under any urban renewal plans, documents concerning strategic planning for new project areas, and general records including but not limited to, agendas, minutes, agreements, financing documents, e-mail communications and other correspondence, audit, financial records and annual reports.

2. The physical location of the public records kept or maintained by the Agency are: 221 E. Second Street, Moscow, Idaho 83843.

3. That the Board Clerk is designated as the primary records custodian to receive public records requests for the Agency;

4. That the Executive Director is designated as the alternate records custodian to receive public records requests for the Agency;

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Moscow, Idaho, on February 21, 2019. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners on February 21, 2019.

APPROVED:

By _____
Steve McGeehan, Chair

ATTEST:

Art Bettge, Secretary