



Meeting Minutes: November 3, 2022, 7:00 a.m.

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

Commissioners Present	Commissioners Absent	Staff in Attendance
Mark Beauchamp, Vice Chair	Steve McGeehan	Cody Riddle, Executive Director
Steve Drown		Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Maureen Laflin		
Dave McGraw		
Nancy Tribble		

Tribble called the meeting to order at 6:58 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 October 6, 2022

B. September 2022 Payables

C. September 2022 Financials

McGraw moved for approval of the consent agenda as presented, seconded by Laflin. Vote by Acclamation: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.

Victoria Seever, Moscow, wanted to commend Dave McGraw for his years of service with the Urban Renewal Agency.

3. Legacy Crossing Update and Next Steps (A) – Cody Riddle

On March 7, 2019 the Agency entered into an Exclusive Negotiation Agreement (ENA) with Moscow Flatiron LLC to acquire and develop the property at Sixth and Jackson. Construction efforts remain stalled and the ENA has expired. On August 25, 2022 the Agency established a deadline of October 24, 2022 for the developer to submit a draft Disposition and Development Agreement (DDA). The draft was to be presented for the Board's consideration on November 3, 2022. The developer has been unable meet this deadline. Staff will present a recommendation to terminate further negotiations and begin the process to seek alternative proposals for the property.

Riddle gave a brief overview of the Legacy Crossing property history, specifically in relation to the proposal and selection of Rusty Olps' Moscow Flatiron development project. Staff recommended that the Board terminate negotiations with Olps and pursue a new Request for Proposals (RFP) for the subject property. Olps had an updated set of project plans that he requested be submitted for Board consideration.

Steve Drown arrived at 7:03 am.

The Staff recommendation is to terminate negotiations because the ENA with Olps has expired, but next steps could take a different form than moving into another RFP. If Olps decided to submit a proposal during an RFP process, the Board could decide to select his project again. Other development teams who submit proposals might have similar struggles that Olps has experienced. A new RFP would not exclude Olps from submitting a new proposal, but allow anyone else to submit a design for the Board's review.

Rusty Olps provided a small presentation of his new plans for the subject property, which removed much of the residential components of the proposed development and instead had an open-design building for non-seasonal market use. Olps recommended tying the University Pointe and Legacy Crossing properties together, regardless of who develops the URA property. The new proposal could be constructed quickly, with a start date in the spring of 2023. Because the design is significantly different than previously submitted, it would have to go before the Planning & Zoning Commission for review and approval again. Staff cautioned the Board that the question before them was not the merit of a new design, but rather if they would terminate the negotiations. Staff reiterated the recommendation to terminate negotiations based on contractual default.

The Board discussed the different options that are available for moving forward. They talked about the extra time that has been provided for Rusty Olps and the results that came from that. Olps pointed to his "lack of creativity" as one of the struggles of the development over the last year, but ultimately the combination of rent prices going up and removing some of the residential units worked to make the project feasible. Average rental prices are progressively going up in the community.

A new RFP process could be completed by late winter or early spring. If the new Olps project was pushed forward, it would be a significantly different project than was initially selected in the RFP process that occurred in 2019. There was a conversation about the benefits of continuing with the updated Flatiron project versus pursuing a new RFP. The Board acknowledged that the last few years were difficult and it is commendable that Olps has stayed with the project through everything.

The Board could move forward with the proposed project from Olps, but it would need to be scheduled as an agenda item to discuss a new ENA before proceeding. The new design would also need to go before the Planning & Zoning Commission before it could be considered for a DDA. While Staff reinforced the recommendation to terminate, there continued to be discussion about whether to start a new RFP or to move forward with the new design from Olps. Two motions could be issued by the Board at this time; one would be to terminate the negotiations with Rusty Olps at the Staff's recommendation, or the Board could extend the timeline with the current developer and review the new proposed design.

McGraw moved to extend negotiations and review the new proposed designs by Olps at the December meeting. The motion stalled with no second.

McGraw moved to not terminate the negotiations and to continue with Olps' designs, seconded by Drown. There was a discussion regarding the Board's next steps and having one motion to encompass the whole decision, instead of making it in pieces.

McGraw amended his motion to not terminate the negotiations and return at the December meeting to review the updated designs and timeline for execution. Motion was seconded by Drown. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

4. Downtown Streetscape Study (A) – Cody Riddle

Staff will provide an update on the Downtown Streetscape Study project.

Riddle apprised the Board of the Downtown Streetscape Study project updates and next steps. The Board discussed and had some concerns about pedestrian safety with the proposed diagonal parking. The Woonerf

concept between Third Street and Fifth Street would eliminate standard sidewalk curbs. There was some conversation about trees in the Downtown area and the First Amendment Wall was mentioned.

5. General Agency Updates – Cody Riddle

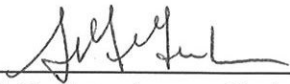
- *Discussion of future meeting times*

Some Board members requested that the URA meeting start time be moved to 7:30 am instead of 7:00 am. The Board agreed to meet at 7:30 am for the next meeting and it will be added to the agenda for more discussion.

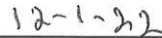
- *General Agency Business*

Steve Drown announced his resignation from the Board at the end of the year.

Tribble declared the meeting adjourned at 8:08 a.m.



Steve McGeehan, Agency Chair



Date