



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

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

McGeehan called the meeting to order at 7:32 a.m.

**1. Consent Agenda (A)**

*Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.*

- A. Minutes from November 3, 2022
- B. October 2022 Payables
- C. October 2022 Financials

Kelly moved for approval of the consent agenda as presented, seconded by Laflin. Roll Call Vote; Ayes: Unanimous (4). 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. Legacy Crossing Update and Next Steps (A) – Cody Riddle**

*On November 3, 2022 Staff provided the Board with an update on negotiations with Moscow Flatiron LLC, represented by Roderick Olps, and their plans and anticipated schedule for developing the Agency's property at 6th and Jackson. Based on the developer's inability to provide a draft Disposition and Development Agreement (DDA) for board consideration by October 24, 2022, Staff recommended termination of further negotiations. The Board voted to continue working with Mr. Olps and directed Staff to return with an updated schedule of performance and project drawings for further review and consideration.*

Riddle gave a brief review of the history of the development of the Legacy Crossing property with Rusty Olps, as described above. Two comments were submitted via email after the meeting packet had been published; one from Julie Miller and the other from Nancy Chaney, and were read into the public record.

Kelly made a motion to terminate negotiations with Rusty Olps and start a new Request for Proposals (RFP) process for the Sixth and Jackson Street property.

The Board discussed the submitted comments, especially regarding the opportunity for public input and URA transparency with the Legacy Crossing's development process. There was concern that the Board is not adhering to the set process that was outlined in the original guidelines for the property development. Two other projects were submitted along with Flatiron project in 2019, and the current project design from Olps is substantially different from the original. There continued to be discussion about transparency in the decision-making process

and it was noted that URA meetings are open to the public and minutes posted on the website. The guidelines for the property could be readdressed and reevaluated if a new RFP was pursued. The intent of the keystone property is to connect with the University of Idaho and it would be a good idea to invite them to participate in the RFP process.

Laflin seconded the motion on the table.

Board continued conversing about the updated designs provided by Olps, the expired Exclusive Negotiation Agreement (ENA), and the missed deadline for the draft DDA. The deadline for the draft DDA was October 24, 2022. Olps would be encouraged to submit his updated design plans if a new RFP was published.

Kelly withdrew the motion on the table.

Olps answered the Board's questions regarding missing the latest deadline and explained that he was not able to meet it because he did not have the latest iteration of the updated design. He provided some details about the redesign process and trying to make the property less expensive to build for the developers and potential tenants.

Kelly moved to terminate negotiations with Rusty Olps and start a new RFP process for the Sixth and Jackson Street property, seconded by Laflin. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

A draft RFP can be presented at the first URA meeting in January 2023 and then published by the end of January, with the Boards approval.

#### 4. General Agency Updates – Cody Riddle

- *General Agency Business*

Board will be meeting at 7:30 AM for the next couple of months to see if they want to make a permanent change.

Staff would like to honor Steve Drown and Dave McGraw for their years of service volunteering with the URA. The Board agreed that they want to recognize them in some way and will discuss options in early 2023.

McGeehan declared the meeting adjourned at 7:58 a.m.



Steve McGeehan, Agency Chair

1-5-23

Date