



Administrative Committee Regular Meeting

Laurie M. Hopkins

~Agenda~

City Clerk

www.ci.moscow.id.us

208.883.7015

Monday

3:00 PM

Council Chambers

March 26, 2018

206 E. Third St.

Action Items

1. Approval Of Administrative Committee February 26, 2018 Minutes – Laurie M. Hopkins

Documents:

[ADMIN COMMITTEE MINUTES OF 2-26-18.PDF](#)

2. Indian Hills Trading Company Parkland Dedication Property Exchange Request - Dwight Curtis

Indian Hills Trading Company, LLC, is requesting a parkland exchange and dedication with the City of Moscow for parkland associated with the Indian Hills 8th Addition Subdivision and remaining unplatted Indian Hills Trading Company property. The exchange involves trading a previous 1.74 acre parkland dedication parcel for a 4.09 acre parcel.

The property exchange request was reviewed by the Parks and Recreation Commission, Pathways Commission and Tree Commission, and each recommended Council approval.

PROPOSED ACTIONS: Recommend City Council approval of the parkland exchange and dedication agreement between Indian Hills Trading Company LLC, and the City of Moscow, regarding parkland for the Indian Hills 8th Addition subdivision and the remaining adjacent unplatted Indian Hills Trading Company property or provide staff further direction.

Documents:

[INDIAN HILLS TRADING CO PARKLAND DEDICATION PROPERTY EXCHANGE.PDF](#)

3. Legacy Crossing Urban Renewal District Main Street Expansion Eligibility Study - Bill Belknap

During the Moscow Urban Renewal Agency's recent strategic planning

process and joint meetings with the Moscow City Council, the expansion of the Legacy Crossing District Boundary to include Main Street was identified as a priority project for both the City Council and the Agency. In the City's 2015 Strategic Plan, the City Council identified the deteriorating public infrastructure within the Downtown as a major challenge area. Amending the boundary would allow the Agency to partner with the City in future downtown streetscape and public infrastructure improvements. The first step in the process is to update the prior eligibility study that was completed in 2007. The Agency has completed the eligibility study update which documents the deteriorating public infrastructure and concludes that the study area is a deteriorating area and appropriate for an urban renewal project. The study was reviewed by the Moscow Urban Renewal Agency Board (MURA) on March 1, 2018 at which time the Board approved transmittal of the study the City Council by Resolution for the Council's consideration. If the Council concurs with the study's conclusion, the Council can authorize the MURA to begin the development of the amendment to the Legacy Crossing Urban Renewal Plan.

**PROPOSED
ACTIONS:**

Receive the eligibility study and authorize the Moscow Urban Renewal Agency to proceed with development of the amendment to the Legacy Crossing Urban Renewal Plan; or take other action as deemed appropriate.

Documents:

[LEGACY CROSSING URBAN RENEWAL DISTRICT MAIN ST
EXPANSION ELIG STUDY.PDF](#)

4. Discussion Of Waiver Of Mobile Home Installation Fees - Gary J. Riedner

The Community Development Department has received an inquiry regarding re-location of mobile homes from Syringa Mobile Home Park, located in Latah County, to locations within the City. If the individual mobile home meets the State of Idaho requirements for relocation, fees would be required for installation of the mobile home. Those fees as contained in the FY2018 Fee Resolution include the following:

- Mobile Home Installation - \$55.00
- Mobile Home Electrical Connection - \$66.50
- Mobile Home Gas Connection - \$32.00
- Mobile Home Plumbing Connection - \$47.25

Because of the situation involving the Syringa Mobile Home Park and the desire of some residents to relocate from the Park, waiver of mobile home installation fees has been requested. Because of the potential for multiple requests for waiver, staff is seeking direction from City Council.

ACTION:

Provide staff direction relating to requests for mobile home installation fees.

Documents:

DISCUSSION OF WAIVER OF MOBILE HOME INSTALLATION
FEES.PDF

Reports

1. Public Library Public Art Project Update - Kathleen Burns

NOTICE: Moscow City Council and committee meetings are televised, videotaped and/or recorded. 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 TDD 883-7019, as soon as possible so that arrangements may be made.



Administrative Committee

Regular Meeting
~Minutes~

Laurie M. Hopkins
City Clerk

www.ci.moscow.id.us

208.883.7015

Monday
February 26, 2018

3:00 PM

Council Chambers
206 E. Third St.

The meeting was called to order at 3:00 PM

PRESENT: Gina Taruscio Chair, Anne Zabala Councilmember, Brandy Sullivan Councilmember

ABSENT: Art Bettge Councilmember

OTHERS: Mayor Bill Lambert

STAFF: Gary J. Riedner, Daniel Stewart, Kathleen Burns, Alisa Anderson, Dwight Curtis, Jen Pfiffner, Laurie M. Hopkins

1. Approval of Administrative Committee February 12, 2018 Minutes – Laurie M. Hopkins

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Gina Taruscio, Anne Zabala, Brandy Sullivan
ABSENT:	Art Bettge

2. Idaho Unified Certification Program – Alisa Anderson

The City of Moscow, as a direct recipient and/or sub recipient of United States Department of Transportation (USDOT) funding, is required to execute a Resolution and a Statement of Agreement for the Idaho Unified Certification Program (IUPC) recognizing the Idaho Transportation Department (ITD) Office of Civil Rights as the agency authorized to manage the Disadvantaged Business Enterprise (DBE) Program for the State of Idaho. As required by 49 Code of the Federal Regulation, Part 26, the attached Agreement executed by ITD establishes the required one-stop-shop in the administration of a DBE organization and a Unified Certification Program (UCP) for Idaho in managing the certification, renewal and decertification of DBE's. Attached to this report is the letter from the ITD Office of Civil Rights requesting this action with the Agreement Establishing the IUPC for the DBE Program for the State of Idaho, the State of Agreement to be completed by the City, and a corresponding Resolution authorizing the requirements described.

PROPOSED ACTIONS: Recommend approval of the Statement of Agreement, Idaho Unified Certification Program and corresponding Resolution or provide staff further direction.

Anderson introduced the item as written above. The Committee had no questions, recommended approval and that it be placed on the Council consent agenda.

RESULT:	RECOMMEND APPROVAL TO COUNCIL CONSENT [UNANIMOUS]
AYES:	Gina Taruscio, Anne Zabala, Brandy Sullivan
ABSENT:	Art Bettge

3. Resolution Appointing New City ADA Coordinator – Gary J. Riedner

In order to remain compliant and to update ADA documents, the City is required to appoint an ADA Coordinator to replace former City Clerk Stephanie Kalasz who was previously appointed as ADA Coordinator. The City Supervisor is recommending the appointment of Alisa J. Anderson as the new ADA Coordinator. A new Resolution is attached amending

Minutes Acceptance: Minutes of Feb 26, 2018 3:00 PM (Regular Items)

Resolution No. 2013-10 in the section regarding the designation of an ADA Coordinator and maintaining all other sections of the prior Resolution.

PROPOSED ACTIONS: Recommend approval of Resolution appointing Alisa J. Anderson as the City ADA Coordinator or provide staff further direction.

Riedner introduced the item as written above. The Committee had no questions, recommended approval and that it be placed on the Council consent agenda.

RESULT:	RECOMMEND APPROVAL TO COUNCIL CONSENT [UNANIMOUS]
AYES:	Gina Taruscio, Anne Zabala, Brandy Sullivan
ABSENT:	Art Bettge

4. **Moscow Farmers Market Handbook – Daniel Stewart**

The vendor policy document for upcoming Farmers Market season is reviewed annually and updated as needed. Per the adopted Moscow Farmers Market Strategic Plan, updates to the 2018 season policies has included more robust changes in order to enhance transparency and understanding and to provide vendors with additional information for the reasoning behind policies. Specifically, the goal of the update was to increase the clarity, quality, consensus on and consistency of policies.

PROPOSED ACTIONS: Recommend approval of the Moscow Farmers Market 2018 Vendor Handbook or provide staff further direction.

Stewart introduced the item as written above. The handbook spells out the histories and philosophies of the market so the incoming new vendors will know who we are, where we came from and where the market is going. Notable changes in the policies are: vendor sections including a table of contents; the new fee structure; youth age has changed from 11 to 16; a new prohibition of generators in writing; inclusion of references such as the FDA Food Safety Modernization Act; jury process specifics. The goal was to compile separate market items into one handbook to assist the vendors. This will be included in the Market vendor packet. The vendor packet includes everything related to being a vendor in the market and is mailed out annually to current vendors as well as given to new vendors.

Riedner said from where we started, this one document with an easy to use format is incredible and shows how far the market has come professionally.

Stewart explained other components and how they fit in the Market such as facilitation of SNAP benefits through Backyard Harvest; social media outlets; the City table at the market for City commissions to promote their mission; educational institutes and other program sponsor opportunities.

The Committee recommended approval and that it be placed on the Council consent agenda.

RESULT:	RECOMMENDED TO COUNCIL CONSENT [UNANIMOUS]
AYES:	Gina Taruscio, Anne Zabala, Brandy Sullivan
ABSENT:	Art Bettge

Adjourn

The meeting was closed at 3:18 PM

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 03/26/2018**Title:** Indian Hills Trading Company Parkland Dedication Property Exchange Request**Responsible Staff:** Dwight Curtis

Information

DESCRIPTION: Indian Hills Trading Company, LLC, is requesting a parkland exchange and dedication with the City of Moscow for parkland associated with the Indian Hills 8th Addition Subdivision and remaining unplatted Indian Hills Trading Company property (letter attached). The agreement, if approved, requires the developer to dedicate Tract A (a new 4.09 acre parcel) to the City and provide a Quitclaim Deed to the City for Tract A. The City will vacate Tract B (previous 1.74 acre parkland dedication parcel) back to the developer.

The original parkland dedication (1.74 acre) parcel was dedicated in 2008 as part of the Indian Hills 8th Subdivision. The location (see attached map) is along the eastern border of the Indian Hills Trading Company property. The proposed new 4.09 acre property is located just north of The Grove apartment complex (see attached map).

The reason for the land exchange request is that a preliminary plat for Indian Hills 9th Addition is currently in the works and due to terrain challenges, the developer needs the existing parkland property to accomplish the road designs. The proposed property in the exchange is desired by the parks and recreation department for its topographical features leading to a future specialized edible forest park concept.

This land exchange will satisfy all Indian Hills 8th Addition and remaining unplatted property for Indian Hills Trading Company, LLC.

The property exchange request was reviewed by the Parks and Recreation Commission, Pathways Commission and Tree Commission, and each recommended Council approval.

STAFF RECOMMENDATION: Recommend City Council approval of the parkland exchange and dedication agreement between Indian Hills Trading Company LLC, and the City of Moscow, regarding parkland for the Indian Hills 8th Addition subdivision and the remaining adjacent unplatted Indian Hills Trading Company property.

PROPOSED ACTIONS: Recommend City Council approval of the parkland exchange and dedication agreement between Indian Hills Trading Company LLC, and the City of Moscow, regarding parkland for the Indian Hills 8th Addition subdivision and the remaining adjacent unplatted Indian Hills Trading Company property, or provide staff further direction.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

Parkland Exchange Request Letter 2-7-18

basemap 3-22-18

Deed of Dedication for Original Parcel 11-14-18

ParklandExchangeAgreement(Indian Hills Trading Company;City 3-20-18(pm3)final

February 7, 2018

LETTER OF INTENT TO EXCHANGE

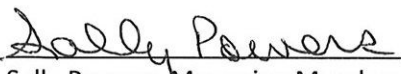
Whereas the Indian Hills Trading Company, LLC agreed to a dedicated parkland area of 1.74 acres parcel as provided in the Development agreement with the City of Moscow, dated July 28, 2008 and recorded as #523935 on July 30, 2008 and as shown on the attached Exhibit A.

Whereas the Indian Hills Trading Company, owns Lot 1, Block 1 of the Indian Hills 8th Addition to the City of Moscow, County of Latah, State of Idaho which contains land area of 4.09 acres.

Whereas the Indian Hills Trading Company, LLC also owns lands, as shown on attached map and identified as Parcel #'s, the City of Moscow, County of Latah, State of Idaho.

It is hereby agreed and understood that Indian Hills Trading Company, LLC is hereby offering to exchange the 1.74 acres for the 4.09 acres for dedicated Parkland. With the exchange of these two parcels, that are owned free and clear of encumbrances, excepting any easements of recorded, it is also understood and agreed that the parkland for any future requirements for the Indian Hills Trading Company, LLC's land remaining to be platted are covered in this exchange and no additional land shall be necessary to develop their remaining platted and un-platted property.

Indian Hills Trading Company, LLC

 Manager IHTC
Sally Powers, Managing Member



AT THE REQUEST OF:
CITY OF MOSCOW
DATE & HOUR: 11.24.08 11:19 AM
SUSAN PETERSEN
LATAH COUNTY RECORDER

DEED OF DEDICATION

THIS DEED OF DEDICATION made this 14th day of November, 2008, by Indian Hills Trading Company, L.L.C., an Idaho Limited Liability Company, P.O. Box 106, Ritzville, Washington, 99169 (hereinafter "GRANTOR") for value received, does hereby convey and dedicate unto the CITY OF MOSCOW, IDAHO, an Idaho municipal corporation, GRANTEE, 206 East Third Street, Moscow, Idaho 83843, for use as parkland and customary related public uses, the following described real property situated in the County of Latah, State of Idaho, to-wit:

Fee \$ 9
BY [Signature]
m/POBox 9203
moscow ID 8384

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., in the City of Moscow, Idaho as shown on the attached EXHIBIT 'A' as PARCEL "B" and being more particularly described as follows:

Commencing at the Southwest corner of said Section 17 running thence N 81°12'16" E 1828.93 feet to the TRUE POINT OF BEGINNING for this description;

Thence N 00°16'56" E 323.20 feet;

Thence S 63°01'20" E 113.79 feet to the point of curvature;

Thence 147.81 feet along a curve to the left having a central angle of 19°41'44", a radius of 430.00 feet and a chord length of 147.09 feet bearing S 72°52'12" E to the point of tangency;

Thence S 82°43'04" E 30.12 feet to the point of curvature;

Thence 28.97 feet along a curve to the right having a central angle of 83°00'0", a radius of 20.00 feet and a chord length of 26.50 feet bearing S 41°13'04" E to the point of tangency;

Thence S 00°16'56" W 206.19 feet;

Thence N 89°39'56" W 289.89 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 1.74 acres more or less.

IN WITNESS THEREOF, GRANTORS have hereunto set their hand and seal this 14 day of November, 2008.

GRANTOR:
INDIAN HILLS TRADING COMPANY, L.L.C.

[Signature: Sally Powers]
Sally Powers, Member/Manager

**GRANTEE:
CITY OF MOSCOW**

By

Nancy Chaney
Nancy Chaney, Mayor

ATTEST:

Stephanie Kalasz
Stephanie Kalasz, City Clerk

ACKNOWLEDGEMENTS

State of Idaho

County of Latah

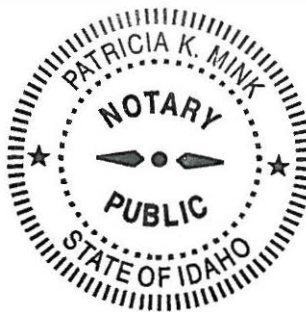
On this 14 day of November, 2008, before me, the undersigned, a Notary Public, in and for said State, personally appeared Sally Powers, known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Patricia K. Mink
Notary Public : IDAHO

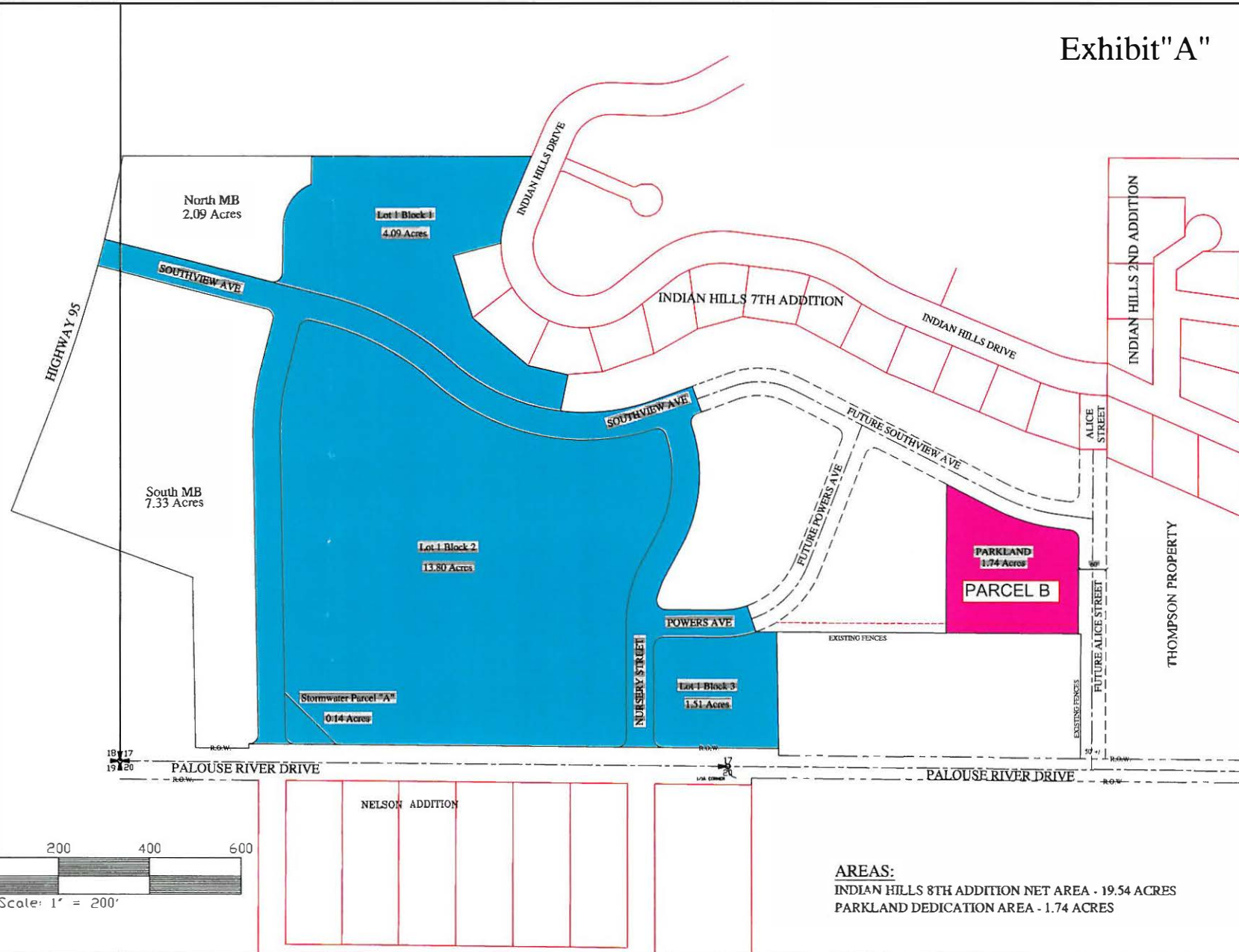
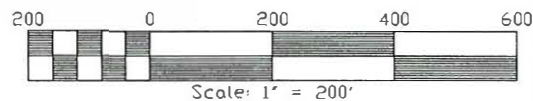
Residing at: Troy, ID

My Commission Expires: 12/22/09



526147

Exhibit "A"



AREAS:
 INDIAN HILLS 8TH ADDITION NET AREA - 19.54 ACRES
 PARKLAND DEDICATION AREA - 1.74 ACRES

INDIAN HILLS 8TH ADDITION PARKLAND DEDICATION INDIAN HILLS TRADING CO., LLC. MOSCOW, IDAHO	<table border="1"> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	CHKD	DESCRIPTION					
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Attachment: Deed of Dedication for Original Parcel 11-14-18 (1683 : Indian Hills Trading Company

**PARKLAND EXCHANGE AND DEDICATION AGREEMENT
BETWEEN INDIAN HILLS TRADING COMPANY AND CITY OF MOSCOW, IDAHO
REGARDING PARKLAND FOR THE INDIAN HILLS 8TH ADDITION SUBDIVISION
AND THE REMAINING ADJACENT UNPLATTED
INDIAN HILLS TRADING COMPANY, L.L.C. PROPERTY**

THIS PARKLAND EXCHANGE AND DEDICATION AGREEMENT BETWEEN INDIAN HILLS TRADING COMPANY L.L.C. AND CITY OF MOSCOW, IDAHO FOR PARKLAND ASSOCIATED WITH THE INDIAN HILLS 8TH ADDITION SUBDIVISION AND ADJACENT REMAINING UNPLATTED INDIAN HILLS TRADING COMPANY, L.L.C. PROPERTY (hereinafter "Agreement"), is entered into this _____ day of _____, 2018, by and between Indian Hills Trading Company, L.L.C., P O Box 106, Ritzville, Washington, 99169, being the owner and developer of real property as described herein (hereinafter "DEVELOPER"), and the City of Moscow, Idaho, a municipal corporation of the State of Idaho, 206 East Third Street, Moscow, Idaho, 83843 (hereinafter "CITY");

WITNESSETH:

WHEREAS, DEVELOPER previously developed the Indian Hills 8th Addition Subdivision in the City of Moscow; and

WHEREAS, by Deed of Dedication dated November 14, 2008, DEVELOPER previously dedicated 1.74 acres of land for parkland uses (Latah County Recorder's Office Instrument No. 526147) to satisfy the parkland dedication requirements of Moscow City Code for the Indian Hills 8th Addition Subdivision in the City of Moscow; and

WHEREAS, to date CITY has not developed nor improved the prior 1.74 acre parkland dedication; and

WHEREAS, DEVELOPER wishes to exchange parkland dedications with CITY to relocate the prior Indian Hills 8th Addition parkland dedication and to satisfy future parkland dedication requirements for the remaining unplatted property adjacent to the Indian Hills 8th Addition and as shown in Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, DEVELOPER wishes to exchange land described hereinbelow and referred to hereinafter as Tract "A" for the prior parkland dedication which is described hereinbelow and is referred to hereinafter as Tract "B"; and

WHEREAS, the proposed exchange was submitted to the Moscow Parks and Recreation Director for consideration and the Director finds that such exchange is in the best interests of the City; and

WHEREAS, the proposed exchange was submitted to the Moscow Parks and Recreation Commission, Moscow Pathways Commission and Moscow Tree Commission for consideration and all three Commissions support the exchange and recommend City Council approval; and

WHEREAS, City Council, on the ____ day of April, 2018, considered and approved such exchange.

NOW, THEREFORE, DEVELOPER and CITY, in consideration of mutual covenants set forth herein, agree as follows:

I. CONSIDERATION AND PROPERTY

A. DEVELOPER DEDICATES TRACT "A" AS PARKLAND

In consideration of the vacation of parkland dedication of Tract "B" by DEVELOPER (through vacation), DEVELOPER hereby dedicates as Parkland to CITY along with customary related public uses, real property and all improvements thereon situated in the County of Latah, State of Idaho Tract "A", as shown in Exhibit "A" attached hereto and more particularly described as follows:

Lot 1, Block 1 of the Indian Hills 8th Addition to the City of Moscow

B. CITY VACATES FORMERLY DEDICATED PARKLAND BACK TO DEVELOPER

In consideration of receipt of Tract "A" by CITY (through dedication as Parkland), CITY hereby vacates to DEVELOPER real property and all improvements thereon situated in the County of Latah, State of Idaho Tract "B", as shown in Exhibit "A" attached hereto and more particularly described as follows:

A tract of land located in the Southwest quarter of Section 17, T. 39 N., R. 5 W., B.M., in the City of Moscow, Idaho as shown on the attached EXHIBIT 'A' as PARCEL "B" and being more particularly described as follows:

Commencing at the Southwest corner of said Section 17 running thence N 81°12'16" E 1828.93 feet to the TRUE POINT OF BEGINNING for this description; Thence N 00°16'56" E 323.20 feet; Thence S 63°01'20" E 113.79 feet to the point of curvature; Thence 147.81 feet along a curve to the left having a central angle of 19°41'44", a radius of 430.00 feet and a chord length of 147.09 feet bearing S 72°52'12" E to the point of tangency; Thence S 82°43'04" E 30.12 feet to the point of curvature; Thence 28.97 feet along a curve to the right having a central angle of 83°00'0", a radius of 20.00 feet and a chord length of 26.50 feet bearing S 41°13'04" E to the point of tangency; Thence S 00°16'56" W 206.19 feet; Thence N 89°39'56" W 289.89 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 1.74 acres more or less.

II. TERMS AND CONDITIONS

This Agreement is subject to the following terms and conditions:

A. DEVELOPER shall do the following:

1. Dedicate as Parkland Tract "A" to CITY; and
2. Provide a Quitclaim Deed to CITY for Tract "A".

B. CITY shall do the following:

Vacate Tract "B" to DEVELOPER.

C. CITY hereby agrees that DEVELOPER's dedication of Tract "A" shall satisfy all required parkland dedication for the Indian Hills 8th Addition and the approximately 18.6 acres of unplatted property currently owned by DEVELOPER, located immediately west and east of the Indian Hills 8th Addition, and as shown in Exhibit 'B' attached hereto and incorporated herein.

D. Environmental Matters. DEVELOPER and CITY covenant that they have not placed or brought onto Tract "A" or onto Tract "B", nor permitted to be placed or brought onto Tract "A" or Tract "B", hazardous substances [as defined by Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601(14)] or materials including, but not limited to, petroleum products, the removal of which is required or the maintenance of which is prohibited or penalized by any applicable federal, state, or local law, ordinance, rule, regulation or requirement and, to the best knowledge of DEVELOPER and CITY, Tract "A" and Tract "B" are free of all such hazardous substances and materials.

E. Date for Exchange. The exchange of properties shall occur within sixty (60) days after the final approval of this Agreement by the City Council.

F. In the event of default by either of the parties in their performance of the terms and conditions of this Agreement, the defaulting party agrees to pay all attorney fees and costs incurred by the non-defaulting party.

G. DEVELOPER shall deliver Tract "A" without restrictions, covenants or other encumbrances.

H. CITY shall deliver Tract "B" without restrictions, covenants or other encumbrances.

I. This Agreement constitutes the entire Agreement between the parties on this matter.

J. This Agreement, unless expressly stated otherwise herein, is the final Agreement and shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto.

K. The parties agree that, should any provision of this Agreement be litigated in the future, venue for such litigation shall be with the District Court of the Second Judicial District of the State of Idaho, in and for the County of Latah.

L. Time is of the essence in the performance of this Agreement.

DATED this _____ day of April, 2018.

DEVELOPER

CITY

Indian Hills Trading Company, L.L.C.

City of Moscow, Idaho

Sally N. Powers, Manager

Bill Lambert, Mayor

ATTEST:

Laurie M. Hopkins, City Clerk

STATE OF _____)
) ss:
COUNTY OF _____)

On this ____ day of _____, 2018, before me, the undersigned, a Notary in and for said State, personally appeared Sally N. Powers, known to me to be the Manager of Indian Hills Trading Company, L.L.C., the Idaho Limited Liability Company whose name is subscribed to the foregoing and acknowledged to me she executed the same for and in behalf of said company, as its duly authorized agent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year herein above written.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

MOSCOW CITY COUNCIL AGENDA**Meeting Date:** 03/26/2018**Title:** Legacy Crossing Urban Renewal District Main Street Expansion Eligibility Study**Responsible Staff:** Bill Belknap

Information

DESCRIPTION: During the Moscow Urban Renewal Agency's recent strategic planning process and joint meetings with the Moscow City Council, the expansion of the Legacy Crossing District Boundary to include Main Street was identified as a priority project for both the City Council and the Agency. In the City's 2015 Strategic Plan, the City Council identified the deteriorating public infrastructure within the Downtown as a major challenge area. Amending the boundary would allow the Agency to partner with the City in future downtown streetscape and public infrastructure improvements. The first step in the process is to update the prior eligibility study that was completed in 2007. The Agency has completed the eligibility study update which documents the deteriorating public infrastructure and concludes that the study area is a deteriorating area and appropriate for an urban renewal project. The study was reviewed by the Moscow Urban Renewal Agency Board (MURA) on March 1, 2018 at which time the Board approved transmittal of the study the City Council by Resolution for the Council's consideration. If the Council concurs with the study's conclusion, the Council can authorize the MURA to begin the development of the amendment to the Legacy Crossing Urban Renewal Plan.

STAFF RECOMMENDATION: Receive the eligibility study and authorize the Moscow Urban Renewal Agency to proceed with development of the amendment to the Legacy Crossing Urban Renewal Plan.

PROPOSED ACTIONS: Receive the eligibility study and authorize the Moscow Urban Renewal Agency to proceed with development of the amendment to the Legacy Crossing Urban Renewal Plan; or take other action as deemed appropriate.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments

Final 2018 Eligibility Study with Attachments
RES 2018-02 Eligibility Report for Possible LC Expansion

LEGACY CROSSING DISTRICT MAIN STREET BOUNDARY AMENDMENT ELIGIBILITY STUDY

MOSCOW URBAN RENEWAL AGENCY

MARCH 1ST, 2018



BACKGROUND

On June 2, 2008, the Moscow City Council passed City Ordinance 2008-10 which established the new 163 acre Legacy Crossing Urban Renewal District within the City of Moscow. The Legacy Crossing District was the second urban renewal district to be established within the City. The first district was the Alturas Technology Park District which was formed in 1996. The Alturas District was closed a year ahead of schedule in 2015 after assisting with raising the assessed valuation within the district by over \$22 Million.

Unlike the Alturas District, which was intended to facilitate the development of a green field technology park, the Legacy Crossing District was created to assist and guide the redevelopment of the prior agricultural/industrial center of the community located between the University of Idaho Campus and downtown, as well as the surrounding areas. When the Legacy Crossing District was being developed, an eligibility study was completed in 2007 to assess whether the area under consideration met the criteria of having certain characteristics which impair economic development growth and/or present a detriment or threat to public health, safety or welfare.

The 2007 Eligibility Study covered a larger area than what was contained within the adopted Legacy Crossing District boundary, and more specifically included all of Main Street from Morton Street to Lewis Street. Ultimately, when the final boundary was established Main Street was not included within the boundary which currently terminates within the alley between Jackson and Main Streets.

In 2015, the Moscow City Council adopted the 2015 City of Moscow Strategic Plan which identified the deteriorating condition of Moscow's Downtown streetscape as a major challenge area. The Plan stated that, "Moscow's *Downtown streetscape was constructed almost 35 years ago by means of the 1981 downtown Local Improvement District (LID). Except for the Friendship square renovation in 2006, the City has placed little investment in downtown infrastructure, and much of the streetscape is in poor condition. The planters, benches, light poles, and exposed aggregate treatments that were installed in 1981 are now dated and deteriorating. Downtown Moscow is a key asset that represents the city's unique character and quality of life which could, if renovated be leveraged to increase local economic activity, and attract new residents, students and business investment, but which is ineffective in its current condition.*"

The Moscow City Council requested that the Moscow Urban Renewal Agency consider an amendment to the Legacy Crossing District Boundary to include that portion of Main Street located between A Street on the north and Eighth Street to the south. This eight block section of Main Street and the adjacent private properties are the focus of this study, with the objective of determining if there are sufficient characteristics and levels of deteriorating buildings, structures and private and public improvements to warrant the addition of the area to the Legacy Crossing District.

APPLICABLE LAW

Urban renewal activities within the State of Idaho are governed by Idaho Urban Renewal Law of 1965 (Chapter 20, Title 50 Idaho Code) hereinafter the "Law" and the Local Economic Development Act (Chapter 29, Title 50 Idaho Code) hereinafter the "Act". Both the Law and Act detail the necessary process to enable an urban renewal agency, the powers and authorities of such agencies, the process and requirements to undertake urban renewal projects and districts, the process to establish tax revenue allocation areas, and the associated reporting requirements.

STUDY AREA DESCRIPTION

The area included within this eligibility study covers the approximately 8 block area that is bound by the current Legacy Crossing District boundary on the west, the northerly right-of-way of 'A' Street to the north, the eastern right-of-way boundary of Main Street to the east, and the northerly boundary of Eighth Street (also the current Legacy Crossing boundary) to the south.

The study area is approximately 12 acres in

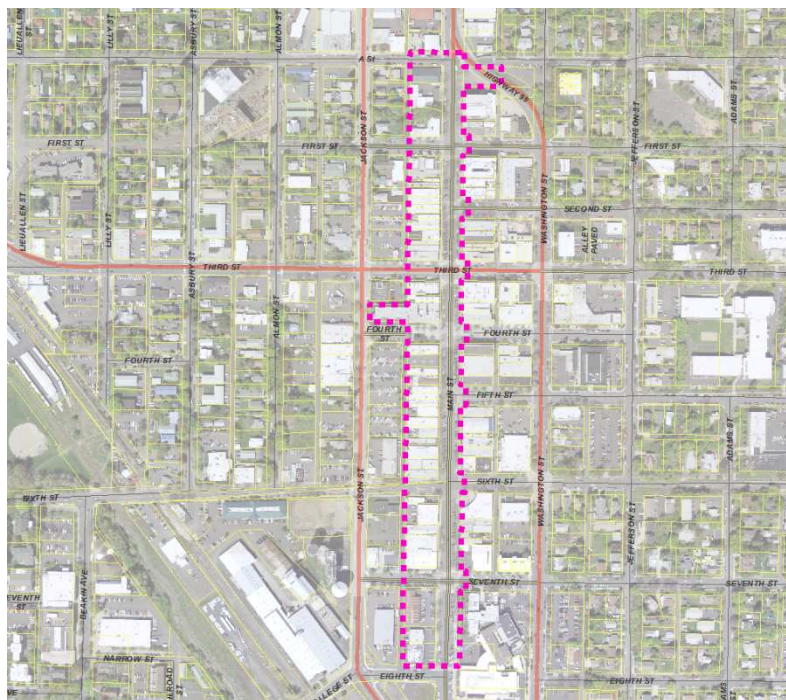


Figure 1 - Study Area

size and would constitute a 7.4 percent increase of the total Legacy Crossing District area, which is below the maximum 10 percent expansion permitted under Idaho Code.

URBAN RENEWAL PLAN DEVELOPMENT PROCESS

The urban renewal plan development process includes a number of sequential steps identified within both the Law and the Act. The first step is the subject of this report (eligibility study) and includes a study of the proposed project area to determine if certain conditions exist that warrant the establishment of an urban renewal district.

ELIGIBILITY STUDY

The eligibility study examines the area under consideration to determine if the area contains certain specific conditions identified within the Law and Act that would indicate that the area is a deteriorating or deteriorated area as defined within the Law and Act and that the activities of an urban renewal agency are appropriate.

Once the eligibility study is complete, the urban renewal agency approves a resolution with the finding that the area is a deteriorating or deteriorated area and forwards the report and resolution to the City Council for the Council's consideration. The Council then reviews and approves the eligibility report and authorizes the next step which includes the urban renewal plan development (or amendment of any existing plan).

URBAN RENEWAL PLAN

Once the City Council has authorized the development of an urban renewal plan, the urban renewal agency prepares the plan document which specifies the proposed district boundaries, the specific proposed activities that the agency anticipates it will undertake within the proposed district, and a financial feasibility assessment which analyzes the anticipated improvements that the Agency will undertake and the projected tax increment revenues that will be utilized to fund the improvements to ensure the urban renewal project is financially feasible. Once the urban renewal plan is completed the Agency Board approves the plan by resolution and it is transmitted to the City Council for consideration and adoption.

CITY COUNCIL ADOPTION

Once the Council receives the proposed plan the Council refers the plan to the Planning and Zoning Commission to determine if the proposed plan is in conformance with the City's Comprehensive Plan. Notice is then provided to all of the affected taxing districts and the Council conducts a public hearing upon the proposed plan which must be approved by ordinance to become effective.

2007 GREATER DOWNTOWN MOSCOW AREA ELIGIBILITY REPORT

In 2007 the Moscow Urban Renewal Agency engaged Harlan W. Mann to prepare an eligibility study for the area that was under consideration for what would become later the Legacy Crossing District in 2008.

The 2007 study area included a significantly larger area than what was to become the 163 acre Legacy Crossing District and included the area under consideration for the current proposed district expansion.

At that time, the 2007 study identified several qualifying characteristics within the proposed expansion area including deteriorating structures, deteriorating streets, alleys, parking lots and sidewalks.

The purpose of this eligibility study is to update the prior eligibility study for the proposed expansion area to reflect current conditions that warrant the Agency's activities within the proposed expanded area.

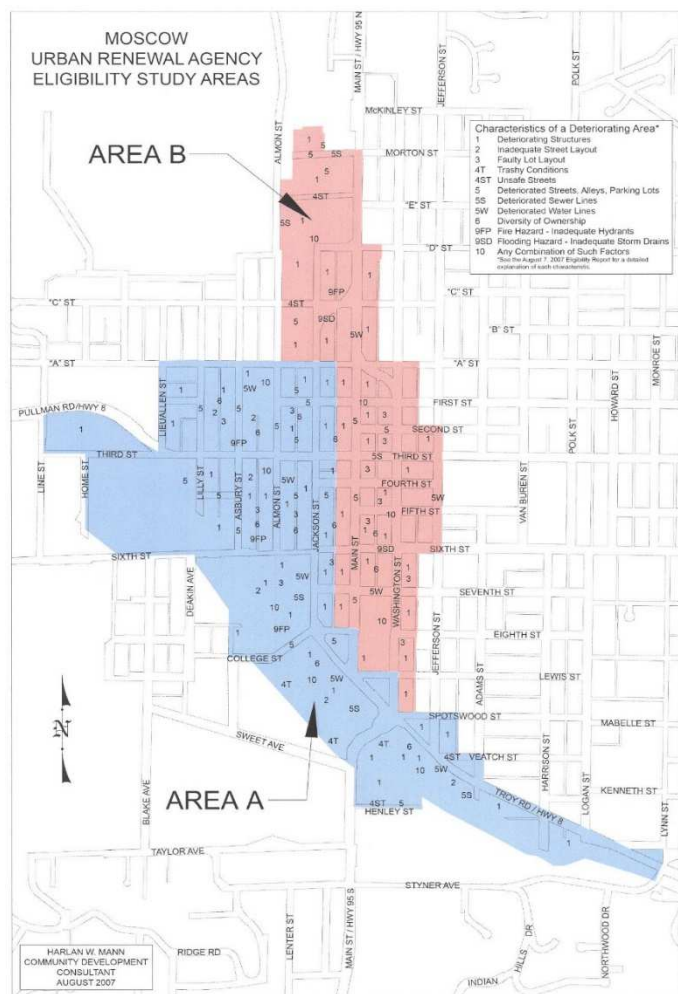


Figure 2 2007 Study Area Map

PRESENT CONDITIONS

Both the Law and the Act contain definitions of what are termed to be a deteriorating, or deteriorated area (IC §50-2018(9) and §50-2903(8)(b)) which use very similar definitions that identify nine specific different conditions or characteristics along with a tenth that is any combination of the nine identified characteristics. An area must be determined to contain any number of these specific characteristics to be considered a deteriorating or deteriorated area which warrants inclusion within an urban renewal district. The specifically identified characteristics include:

1. Substantial number of deteriorated or deteriorating structures;
2. Predominance of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Existence of conditions which endanger life or property by fire and other causes; or
10. Any combination of such factors.

The study area was assessed for each of the nine characteristics which are discussed in more detail below.

SUBSTANTIAL NUMBER OF DETERIORATED OR DETERIORATING STRUCTURES

As noted in the 2007 Study, while several structures within the study area have undergone recently renovation or repair (such as the buildings housing the Chamber of Commerce, Colter Creek Winery, and several others), many structures have seen limited reinvestment in renovation and maintenance within the last 15 years. Staff from the City of Moscow Building Safety Department conducted a limited review of the exterior physical condition of the structures within the study area. The assessment documented whether there were visible signs of private structure or site improvement deterioration including exterior wall finishes and/or structural components, deteriorating glazing, deteriorating awnings, canopies or similar elements as well as antiquated or outdated building facades.

The assessment indicated that over 17 percent of the structures within the study area contained one or more signs of structure or site improvement deterioration. The most common deterioration observed included deterioration of exterior wall finishes, deteriorated brick or metal façade materials, and damaged awning structures. Additionally, over 40 percent of the building facades were deemed to be outdated and not consistent with the national historic district designation of the study area. The structure survey results and example photographs are shown in Attachment 3. As a result, many of the buildings within the study area are either in a deteriorating condition or contain outdated facades that are not in harmony or in keeping with the character of the Downtown Historic District.

PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

The general street layout of the study area consists of Main Street traversing the area in a north and south direction with side streets present with block sizes ranging from 240 feet to 370 feet. Generally the street layout is considered to be consistent with a smaller urban setting and provides adequate access and circulation within the study area and therefore is not considered to be defective or inadequate.

FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY OR USEFULNESS

Within the study area lots are generally oriented to front on Main Street and extend to alleys on either side of Main. Lot sizes range from 1,083 to 19,450 square feet and from 15 to 150 feet in width, with an average width of approximately 50 feet. In general, the lot layout is consistent with a historical urban downtown area and does not contribute to the study area being a deteriorated or deteriorating area.

INSANITARY OR UNSAFE CONDITIONS

Non-compliant ADA crosswalks present a safety hazard to those with sight impairments and there are numerous other tripping hazards caused by deteriorated sidewalks which present a safety hazard to pedestrians and those with limited mobility. Additionally, the sanitary sewer within Sixth Street between Main and Jackson experiences surcharging and has a capacity limitation to sanitary sewer service to the study area. The study area also has substandard street and sidewalk lighting which can reduce public safety in both visibility of pedestrians in the area and potential crime

On December 15, 2017, the Moscow Public Works Department conducted a public lighting study to assess the adequacy of street and sidewalk lighting on Main Street from A Street to Lewis. The current street and sidewalk lighting within the study area is provided by shoe box style fixtures installed a height of approximately 30 feet and at a spacing of 130 to 140 feet on average.



Figure 3 - Example Street Light and Tree Canopy Conflict

The assessment was conducted during the winter months prior to tree leaf out to present a “best case” scenario within respect to the public lighting levels. In reality, many of the light fixtures are located within or above the tree canopy and lighting levels and as a result, the tree branches and leaf canopy greatly obstruct light transmission.

For the lighting study, light levels were collected by a hand held light meter at both 8:00 PM and 2:00 AM at the outside edges of each side of the walk, both curb lines, and center of the roadway. During the assessment it was noted that several light fixtures were not operational and there were several areas that were excessively dark as a result. Areas where light fixtures were not operating were not utilized in determining light adequacy and instead the light measurement taken where all light fixtures were operating were utilized as being representative of the lighting levels within the corridor as the fixtures, fixture heights and spacing are consistent throughout the corridor.

The American Association of State Highway and Transportation Officials 2005 Roadway Lighting Design Guide recommends pedestrian walkway lighting of no less than 1.3 foot candles for pedestrian walkways and 1.1 foot candles for roadways. In general, throughout the corridor lighting varied significantly as a

result of the light spacing. Directly under the light fixtures lighting levels ranged from 1.3 to over 3 foot candles on the sidewalks and from 1.11 to 2.59 foot candles in the center of the street. However in many areas between the light fixtures light levels drop as low as 0.11 foot candles on the sidewalks and 0.07 foot candles in the street.

These lower light areas represent only 8.5% of recommended lighting levels on the pedestrian areas and only 6.4% of the recommended lighting levels on the street. The lighting study results indicated that there is significant variability of lighting with well-lit areas and relatively dark areas in between. This significant wide variation in lighting results in light and dark area which create difficulty for the human eye to adjust as motorists and pedestrians traverse the corridor which presents a safety hazard to both users.

DETERIORATION OF SITE OR OTHER IMPROVEMENTS

Throughout the study area significant curb and sidewalk deficiencies were observed. Other than some limited recent sidewalk reconstruction, the concrete is consistently cracked, displaced, uneven, or otherwise damaged. There is significant differential lifting and settling that have created vertical displacements in excess of on half inch and which present ADA non-compliance. Street curbing is in a similar condition, and in many areas curbing is broken, crumbling, and significantly deteriorated, as well as being too low in many locations as a result of numerous street overlays.

None of the pedestrian ramps within the study area are compliant with current ADA standards. The Downtown



Figure 4 Example Infrastructure Condition Photograph

Revitalization project of 1980 resulted in the installation of most of the benches, planters, garbage cans, and trees along Main Street. Most of these items are now deteriorating. The benches were constructed with a wood covering, and they are in the worst condition, with most failing. Most of the trees wells are just exposed dirt, and none of them have a grate over them (with the exception of those installed with the most recent improvements to Friendship Square). The concrete crosswalks along Main Street, from the 1980s project are also deteriorating and cracking.

There have been street surface maintenance projects along Main Street, but the sections from Sixth Street to Seventh Street and Seventh Street to Eighth Street have a Poor rating (OCI of 40 for both segments). The segment of Fourth Street, east of Friendship Square has a Fair rating (OCI of 66). The turn-a-round on Fourth Street is also extremely narrow for this function.

DIVERSITY OF OWNERSHIP

Ownership of the property within the study area is diverse, but in consideration of the lot and street configuration, this condition is not considered to be detrimental to sound growth and development within the study area.

TAX OR SPECIAL ASSESSMENT DELINQUENCY EXCEEDING THE FAIR VALUE OF THE LAND

There is no record of any tax or special assessments that exceed the fair value of the land within the study area.

DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE

There is no record of any defective or unusual conditions of property title that have been identified within the study area.

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

If predicted outcomes of climate change are realized, it is anticipated that the frequency and intensity of precipitation events within the northwest region will increase. Even under current storm events, the Moscow Public Works Department reports that segments of the existing storm water collection and conveyance system lack capacity to collect and convey intense precipitation events and minor flooding of buildings within the study area has occurred. These deficiency of the storm water presents the risk of property damage during

intense precipitation events and require the replacement of storm mains to expand the conveyance capacity in several locations within the study area.

EFFECTS OF PRESENT CONDITIONS

Sidewalks throughout the study area are cracked, spalling and/or lifting presenting tripping hazards and ADA access impediments. Curbing throughout the study area is crumbling, missing or otherwise deteriorated and/or deteriorating, compromising the function of the curb in collecting and controlling street drainage and the separation of motor vehicles and pedestrians. Storm water collection and conveyance capacity limitations present a risk of property damage within the study area as intense precipitation events overwhelm the conveyance capacity of the storm water system. Public street and sidewalk lighting is deficient, leading to the potential possibility of accidents, increased crime, and reduced public perceptions of safety and comfort.

The significant deterioration of the public infrastructure documented in this study constitutes an economic and social liability by inhibiting access by persons with disabilities, normalizing and perpetuating site and building deterioration, discouraging private investment, and by presenting a risk to persons and property within the study area.

The combination of the factors detailed above substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

ELIGIBILITY OF THE AREA FOR AN URBAN RENEWAL PROJECT

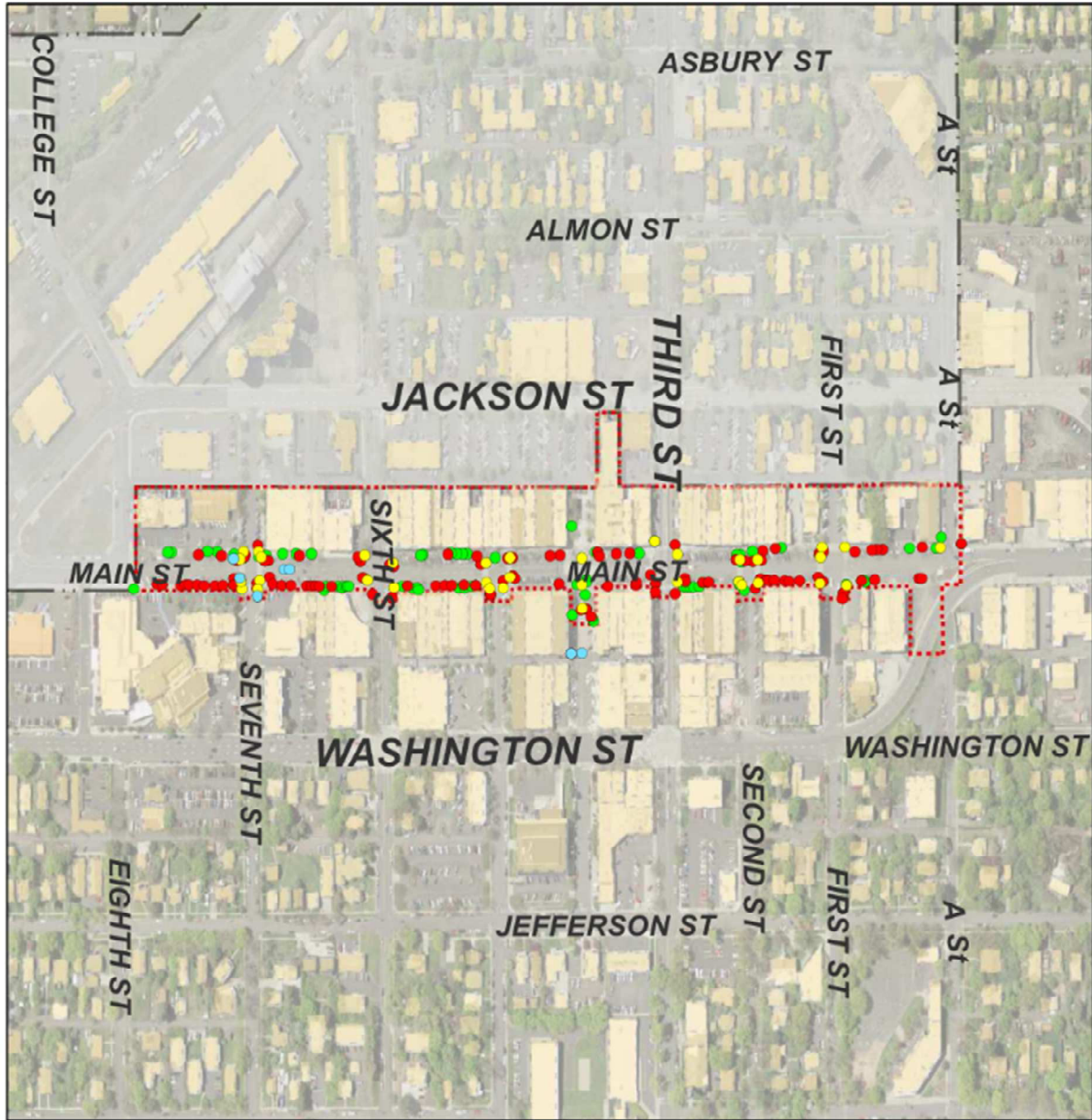
This study concludes that a number of factors specifically identified under the Law and Act are present within the study area, and the presence of those factors impairs or arrests sound growth of the City and constitute an economic and social liability. Under the Law, an urban renewal project may include "...undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight." Specifically identified eligible activities of an urban renewal agency includes the "Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this chapter in accordance with the urban renewal plan."

As a result, in consideration of the documented deteriorating conditions, the clear negative impacts the deteriorating conditions present to the community, that the study area constitutes a deteriorating and deteriorated area and, as such, is appropriate for an urban renewal project.

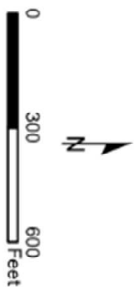
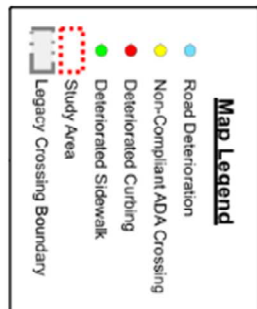
ATTACHMENTS:

1. Public Infrastructure Assessment Map and Photographs
2. Downtown Lighting Assessment Study Measurements
3. Structure and Building Condition Assessment
4. Idaho Code §50-2018 Definition of Deteriorated and Deteriorating Area
5. 2007 Greater Downtown Moscow Area Urban Renewal Eligibility Report

PUBLIC INFRASTRUCTURE DETERIORATION LOCATION MAPS

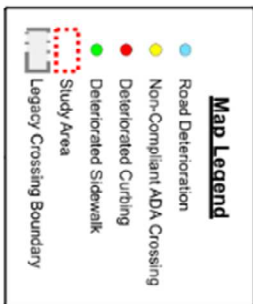


City of Moscow
Main Street
Public Infrastructure
Assessment



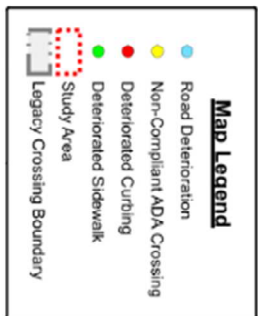


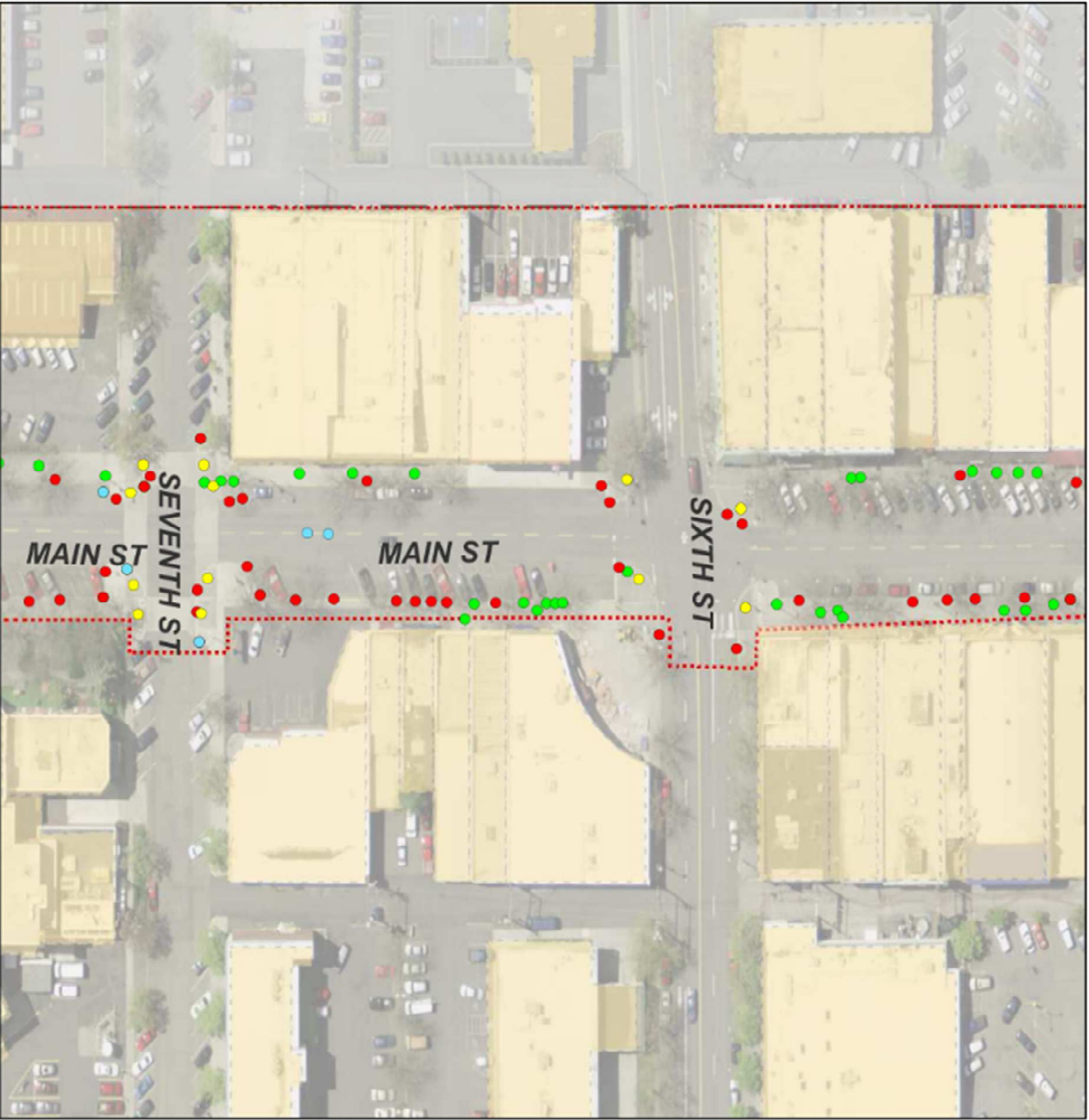
City of Moscow
Main Street
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Assessment



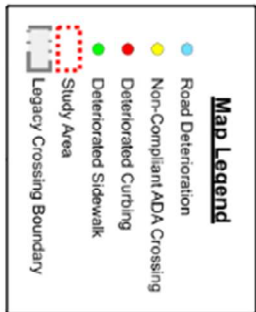


City of Moscow
Main Street
Public Infrastructure
Assessment



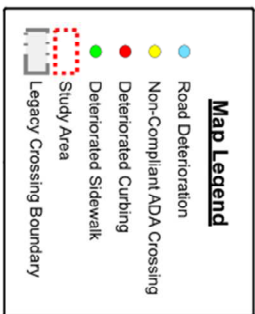


City of Moscow
Main Street
Public Infrastructure
Assessment





**City of Moscow
Main Street
Public Infrastructure
Assessment**



PUBLIC INFRASTRUCTURE DETERIORATION PHOTOGRAPHS















MAIN STREET LIGHTING SURVEY

Date/Time:

Main Street Lighting Survey

Survey 12/15/2017 8:00 PM						
Station	Foot-Candles					Notes
	West Edge	West Curb	Center	East Curb	East Edge	
Main and A (north leg)	1.15	1.62	2.28	1.44	1.02	
Main and A (south leg)	0.12	0.11	0.48	1.27	2.16	
22+50	0.13	0.20	0.55	0.31	0.21	Lighting needed
22+00	1.98	3.58	2.35	4.80	2.30	
21+50	0.10	0.18	0.53	0.20	0.37	Lighting needed
21+00	0.65	0.77	1.15	0.52	0.80	
Main and First (north leg)	5.45	5.00	2.40	3.40	3.54	
Main and First (south leg)	3.97	2.93	2.07	2.76	2.98	
19+00	1.96	0.97	0.52	0.38	0.40	
18+50	2.61	3.34	0.90	0.59	0.36	Lighting needed OR
Main and Second (north leg)	2.73	0.74	0.50	1.10	1.10	Lighting needed
Main and Second (south leg)	1.51	1.47	1.46	0.97	1.09	
17+00	1.11	1.26	1.70	2.70	2.63	
16+60	0.43	0.57	0.65	0.77	1.24	Lighting needed
16+00	3.22	1.53	1.85	3.04	2.67	
Main and Third (north leg)	3.16	1.01	2.39	6.14	6.48	
Main and Third (south leg)	3.26	3.09	1.68	2.10	2.63	
14+50	1.35	0.96	0.97	1.01	1.07	Lighting needed
14+00	1.63	0.96	0.85	1.11	0.88	
13+50	1.34	0.86	1.68	1.27	2.86	
13+00	1.11	0.70	0.55	0.61	0.59	
12+50	0.43	0.31	0.31	0.28	0.86	Lighting needed
12+00	0.96	0.12	0.08	0.13	0.18	
11+50	1.50	0.16	0.05	0.09	0.34	*Lighting needed
Main and Fifth (north leg)	0.63	0.04	0.06	0.07	0.18	
Main and Fifth (south leg)	0.98	0.33	0.63	1.22	1.57	
9+50	0.28	0.20	0.60	0.87	11.75	*Lighting needed
9+00	0.51	0.25	1.17	3.02	2.22	
8+50	0.53	0.17	0.45	0.57	0.44	*Lighting needed
8+00	0.17	0.25	1.15	2.73	1.70	
Main and Sixth (north leg)	0.27	0.72	1.56	1.50	5.30	
Main and Sixth (south leg)	3.67	3.53	2.26	4.75	4.96	
6+00	0.26	0.33	0.78	0.79	0.67	Lighting needed
5+50	1.84	2.17	2.06	1.72	1.43	
5+00	1.70	2.04	1.70	1.02	0.67	Lighting needed OR
4+50	1.18	1.39	1.23	1.20	1.11	Lighting needed
4+00	2.74	3.33	1.77	2.82	5.30	
Main and Seventh (north leg)	3.61	2.00	1.29	0.98	3.00	
Main and Seventh (south leg)	2.37	3.53	1.75	1.49	1.63	
2+50	0.33	0.43	0.73	0.49	0.44	Lighting needed
2+00	1.04	1.67	2.00	5.21	4.61	
1+50	0.33	0.57	0.90	0.67	0.57	Lighting needed
1+00	0.63	3.26	1.12	0.22	0.15	
0+50	0.19	0.07	0.85	0.77	0.33	Lighting needed
Main and Eighth (north leg)	1.60	1.42	0.88	2.39	1.29	
Main and Eighth (south leg)	1.75	2.27	2.75	2.28	3.51	
		Observed		Recommended		
	AVG (st)	1.39	ft-cd	1.10	ft-cd	
	AVG (walk)	1.72	ft-cd	1.30	ft-cd	

Date/Time:

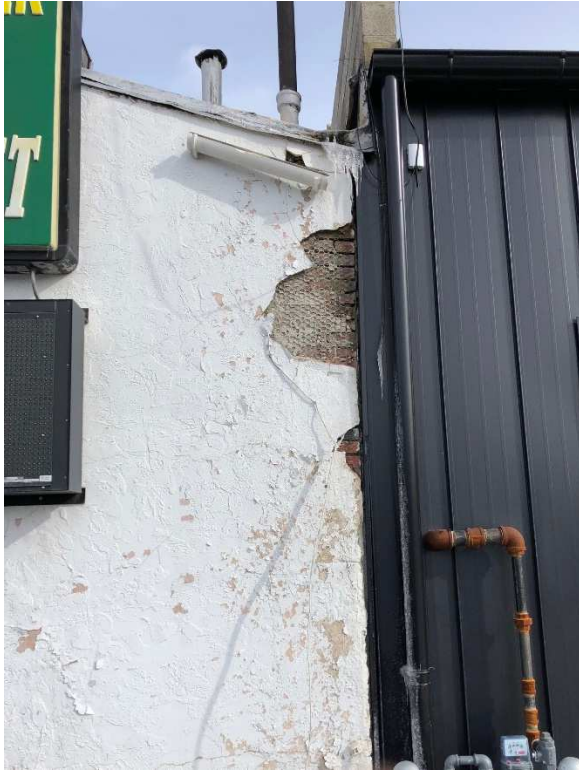
Main Street Lighting Survey

Survey 12/15/2017 2:00 AM						
Station	Foot-Candles					Notes
	West Edge	West Curb	Center	East Curb	East Edge	
Main and A (north leg)		1.62	2.51	1.48	1.19	
Main and A (south leg)	1.37	1.78	1.21	1.43	2.19	
22+50	0.11	0.20	0.52	0.23	0.21	Lighting needed
22+00	1.77	3.12	2.32	4.12	2.96	
21+50	0.12	0.17	0.55	0.30	0.43	Lighting needed
21+00	0.56	1.37	1.13	0.52	0.63	
Main and First (north leg)	7.43	5.70	2.49	3.35	3.65	
Main and First (south leg)	3.47	2.51	1.85	2.57	2.86	
19+00	1.52	0.58	0.15	0.09	0.13	Lighting needed
18+50	1.30	2.30	0.49	0.14	0.08	
Main and Second (north leg)	2.13	0.26	0.35	0.91	0.85	
Main and Second (south leg)	0.46	0.83	0.07	0.41	0.72	Lighting needed
17+00	0.71	0.48	0.45	0.68	1.56	
16+60	0.15	0.22	0.41	0.32	0.77	Lighting needed
16+00	3.04	2.16	1.25	2.59	2.01	
Main and Third (north leg)	3.61	2.28	2.58	5.93	6.33	
Main and Third (south leg)	1.74	3.01	1.52	1.81	1.43	
14+50	0.67	0.73	0.60	0.39	0.63	
14+00	0.88	0.35	0.55	0.45	0.40	Lighting needed
13+50	1.17	0.69	1.35	2.96	2.40	
13+00	1.43	0.67	0.43	0.51	0.53	
12+50	1.51	0.25	0.30	0.46	0.40	*Lighting needed
12+00	0.08	0.03	0.04	0.11	0.15	
11+50	1.27	0.13	0.03	0.14	0.38	*Lighting needed
Main and Fifth (north leg)	0.02	0.04	0.05	0.05	0.02	
Main and Fifth (south leg)	0.05	0.33	0.61	1.20	1.56	
9+50	0.20	0.14	0.39	0.20	0.36	Lighting needed
9+00	0.57	0.21	1.05	2.81	2.04	
8+50	0.08	0.12	0.32	0.37	0.29	Lighting needed
8+00	0.16	0.21	0.99	2.56	1.67	
Main and Sixth (north leg)	0.22	0.70	0.54	4.40	5.15	
Main and Sixth (south leg)	3.78	3.49	2.21	4.43	4.00	
6+00	0.15	0.23	0.55	0.32	0.25	Lighting needed
5+50	1.59	1.84	1.51	1.32	1.03	
5+00	1.42	1.69	1.34	0.73	0.31	
4+50	0.76	0.87	0.92	1.03	0.85	Lighting needed
4+00	2.41	3.11	1.51	2.47	3.61	
Main and Seventh (north leg)	3.38	1.81	1.19	0.86	2.99	
Main and Seventh (south leg)	1.51	2.18	1.11	0.81	0.73	
2+50	0.33	0.43	0.66	0.45	0.40	Lighting needed
2+00	0.72	1.57	1.99	5.22	3.53	
1+50	0.37	0.59	0.61	0.97	0.83	Lighting needed
1+00	1.86	2.62	2.01	3.88	3.26	
0+50	0.16	0.14	0.69	0.72	0.40	Lighting needed
Main and Eighth (north leg)	1.73	1.48	0.87	2.30	1.31	
Main and Eighth (south leg)	2.11	1.94	2.59	2.35	3.93	
		Observed		Recommended		
	AVG (st)	1.27 ft-cd		1.10 ft-cd		
	AVG (walk)	1.45 ft-cd		1.30 ft-cd		

STRUCTURE CONDITION INVENTORY

Address	Business	Deteriorating Site Improvements?		Deteriorating Structure?		Type of Deterioration							Antiquated/Outdated Façade?
		Yes	No	Yes	No	Foundation/Structural	Exterior Wall Structure	Exterior Wall Finishes	Exterior Glazing	Awnings/Canopies	Other		
123 N Main	Eagles Club		X		X	GOOD	GOOD	METAL	NONE	N/A	METAL	YES	
113 N Main	Loco Grinds	X			?	?	DATED	EX METAL	GOOD	POOR	POINTING	YES	
103 N Main	The Manor		X		X	POOR	BRICK	MAINTAINED	GOOD	N/A	BAR DECK	NO	
105 S Main	Zions Bank		X		X	GOOD	STUCCO	GOOD	GOOD	NEW	EXPOSED ALUMINUM	NO	
107 S Main	Zions Bank		X	X	X	POOR	OK	STUCCO	"	GOOD	FRONT LEAVES?	1	
111 S Main	Accountant PARKINS		X		X	GOOD	WOOD	STUCCO	GOOD	N/A		NO	
113 S Main	2nd Chance Pawns		X		X	"	WINDOWS	GLAZING	OLD	N/A		YES	
201 S Main	Bucars		X		X	GOOD	GOOD	BRICK	GOOD	GOOD	OUTDOOR SEATING	NO	
203 S Main	Prior Brick and Mortar		X	X		?	OLD	BRICK	GOOD	N/A	ESSENTIAL GLASS	AGED	
205 S Main	Kimberling Insurance		X		X	GOOD	GOOD	GLAZING BRICK	GOOD	OLD	OLD SIGN	YES	
207 S Main	Papinaw Insurance		X		X	"	"	BRICK	GOOD	NEW	BROKEN GLASS	NO	
211 S Main	Cactus Computer		X		X	"	"	BRICK	OLD	OLD		YES	
213 S Main	Palouse Commercial/Colter's Creek		X		X	"	"	"	GOOD	GOOD	NEW	NO	
217 S Main	? COLDWELL BANNER		X		X	"	"	"	"	N/A		NO	
221 S Main	Wells Fargo		X		X	"	"	BRICK-METAL	"	"		YES	
301 S Main	US Bank		X		X	"	"	STUCCO	"	N/A		NO	
307 S Main	Hodgins Drug		X		X	"	DATED	METAL	OK	DATED	DATED	YES	
309 S Main	Whitepine Outfitters		X	X		"	DATED	BRICK	GOOD	N/A	NEED POINTING	YES	
313 S Main	Moscow Hotel/Garden		X		X	"	"	"	"	DATED		YES	
109 W Fourth	Bloom/NSA		X		X	"	GOOD	"	"	N/A	UPDATED	NO	
409 S Main	NSA		X		X	"	GOOD	"	"	"	"	NO	
411 S Main	Chamber of Commerce		X		X	"	"	"	"	"	"	NO	
415 S Main	Casa Lopez		X		X	"	"	"	"	SHAKE	SHAKE ALUMINUM DATED	YES	
501 S Main	Breakfast Club		X		X	"	"	BRICK GLAZING	"	N/A		NO	
505 S Main	Old Peking		X		X	"	"	BRICK	"	OK	PEELING PAINT FROM BRICK	YES	
507 S Main	Alegra Printing		X		X	"	"	"	"	N/A	WOOD FAÇADE BAR	YES	
509 S Main	Palouse Juice		X		X	"	"	BRICK	"	METAL	(SEE IDENTIFY SAME)	YES	
513 S Main	Paradise Creek Bicycles		X	X		"	POOR	POOR SHAKE	"	SHAKE	DATED - MOSS/SHAKE	YES	
519 S Main	Dan Mullian (517 AMERSAND)		X		X	"	GOOD	BRICK	"	N/A		NO	
521 S Main	Book People		X		X	"	GOOD	"	"	GOOD	S.W. AZTEC	NO	
527 S Main	Mickey's/Pawn shop WOLFE 400A		X		X	"	GOOD	"	FAIR	"		NO	
531 S Main	Wack a Doos/Recovery Center						GOOD	"	GOOD	FAIR		YES	
533 S Main	One World		X		X	"	"	STUCCO	"	FAIR METAL		YES	
105 W Sixth	Nector		X		X	"	"	WOOD/BRICK	"	N/A	6TH ST.?	NO	
603 S Main	Fire Station #1		X		X	"	"	BRICK/CONC	OK	"		YES	
611 S Main	Milestone Decisions		X		X	"	"	BRICK	GOOD	"		FAIR	
623 S Main	Centennial Medical Office		X		X	"	"	"	"	N/A		NO	
709 S Main	Docs parking garage	X		X		POOR	POOR	METAL	POOR	"	DELAPIDATED	BIG TIME	
719 S Main	Gritman Medical		X		X	GOOD	GOOD	BRICK	GOOD	NEW	UPDATED	NO	
723 S Main	Gritman Medical		X		X	"	"	"	"	"	"	NO	

STRUCTURE CONDITION PHOTOGRAPHS







IDAHO CODE §50-2018 DEFINITIONS OF DETERIORATED AND DETERIORATING AREA

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502](#)(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701](#)(4), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701](#)(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section [50-2008](#)(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section [50-2008](#)(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section [22-4502](#)(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section [63-1701](#)(4), Idaho Code, absent the consent of the forest landowner, as defined in section [63-1701](#)(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

**GREATER DOWNTOWN MOSCOW AREA
URBAN RENEWAL ELIGIBILITY REPORT**

**PREPARED FOR THE
MOSCOW URBAN RENEWAL AGENCY**

**BY
HARLAN W. MANN
CONSULTANT**

August 7, 2007

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GREATER DOWNTOWN MOSCOW AREA URBAN RENEWAL ELIGIBILITY REPORT

BACKGROUND

This report updates a previous report that discussed urban renewal eligibility for a small portion of the new proposed larger area. The first report, dated October 24, 1995, included an area bounded by Highway 95, Henley Street, an irregular line from the east end of Henley to Highway 8 at Jefferson, and Highway 8.

The proposed new area is much larger than the area included in the 1995 report. It starts at Henley Street and Highway 8 on the south and continues northwesterly along the eastern boundary of the University of Idaho ("University") to South Line Street, at which point the boundary doubles back along West Pullman Road to South Lieualler Street, where it goes north to West A Street, then east to the alley between Jackson and Main, then south to West 8th Street, then southeasterly to Highway 8 to Lynn Avenue, south to Paradise, and finally northwesterly along the south side of Paradise Creek to Henley. This is "Area A," as designated by the City of Moscow, Idaho (the "City"). "Area B" lies to the east of Area A and follows north from Spotswood Street, meandering along Jefferson Street on the alley to the west, north to East A Street, follows Main Street north to just above West Morton Street, connecting south along North Alman Street to West A Street.

1995 Report

Comparing 1995 conditions cited on that report's map with current conditions was a unique experience. The most significant change was the rerouting of Highway 95, but the

GREATER DOWNTOWN MOSCOW URBAN RENEWAL ELIGIBILITY REPORT
PREPARED FOR THE MOSCOW URBAN RENEWAL AGENCY - 1

pending abandonment of the railroad right-of-way is also significant. The apartments along the north side of Henley and the mobile home park north of the apartments appeared to be largely unchanged.

Planning Steps

This report will provide the technical support for the first step in planning an urban renewal project in the central area of Moscow, Idaho (“Greater Downtown Moscow Area”).

Idaho Code Section 50-2008(a) states:

An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

Hence, Step One in planning a renewal project is a resolution by the Moscow City Council making certain findings about a specific geographic area in the City. This resolution would also authorize the Urban Renewal Agency to prepare an urban renewal plan to include as much of the new area as possible. The attached definitions of deteriorating area and urban renewal project are very pertinent to this step and are the focus of this report.

Step Two in the renewal planning process is for the Agency to prepare an urban renewal plan and recommend its approval to the City Council.

The City Council initiates Step Three by referring the plan to the Planning and Zoning Commission and setting a public hearing on the plan. Step Three is completed by a Planning and Zoning Commission finding that the urban renewal plan conforms to the City’s Comprehensive Plan.

GREATER DOWNTOWN MOSCOW URBAN RENEWAL ELIGIBILITY REPORT
PREPARED FOR THE MOSCOW URBAN RENEWAL AGENCY - 2

Step Four is the adoption of a City Council ordinance approving the new plan or the amended plan, after a public hearing.

DISCUSSION

This report focuses on whether the Greater Downtown Moscow Area, as previously described and as outlined on the attached map which includes both Areas A and B, qualifies as a deteriorating area pursuant to Idaho Code Section 50-2018(9) and as a deteriorated area pursuant to Section 50-2903(8)(b) under virtually identical definitions. A copy of this joint definition is attached. The first statutory reference is from the basic urban renewal statute, while the second comes from the revenue allocation law.

In addition, the report will discuss why the area is appropriate for an urban renewal project.

A. Present Conditions

The attached definition of deteriorating and deteriorated area [Idaho Code §§ 50-2018(9) and 50-2903(8)(b)] lists nine different conditions that may be present in such an area, with the tenth being the catch-all “any combination of such factors.” The presence of these conditions was documented by a field trip on June 27 and 28, 2007, contacts with various City officials, and assessor file information. Then the area and its public infrastructure were evaluated, and the numbers that correspond to the applicable characteristics were placed at the appropriate locations on the attached map. For example, the fifth characteristic is “deterioration of site and other

improvements.” Therefore, when the number “5” is placed on a parking lot, it indicates deterioration of the pavement.

B. Deteriorating/Deteriorated Area Characteristics

The following is a listing of conditions found in the area by their corresponding numbers in the definition and a brief explanation of that condition and how it was evaluated and identified:

1. (1) A substantial number of deteriorated or deteriorating structures. Given their age and condition, most of the structures in the area would be evaluated as deteriorating. New buildings and those that have been substantially rehabilitated within the last 10 to 15 years were not considered deteriorating. Examples of properties not considered deteriorating include several bank buildings, a mixed-use building on West 6th Street, the Gritman Medical Center, and the City Hall. Deteriorated buildings would be those that are so run down they should be demolished, allowing the land to be recycled for other uses. The old grain elevator buildings would be considered deteriorated, but, overall, no attempt was made to differentiate between deteriorating and deteriorated structures. The number “1” placed on virtually all the blocks indicates that most of the structures were evaluated as deteriorating.

2. (2) Predominance of defective or inadequate street layout. Greater Downtown Moscow is generally served by a standard street and alley grid that handles vehicular traffic well. The exceptions to this general description are along the western edge because of the railroad tracks and at the far southeasterly end of the area with the interface of Paradise Creek, Highway 8, and the abutting streets to the north. Currently four blocks between West A Street

and West 6th Street are served by one-way streets, Alman and Asbury. These two streets plus South Lilly Street lack cross-connection streets. Hence, these areas are designated with a number “2.”

3. (3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness. The street and alley system for the downtown core has been in place for many years, and it also applies to the residential areas to the west, with the limitations previously discussed. The parcelization of the various blocks south of West 3rd Street along the University’s eastern boundary has created a number of long, narrow parcels along the railroad right-of-way. Once the tracks are removed, the land will need to be reparcelized to achieve optimal utilization.

In contrast, the layout of individual development lots north of the Gritman Medical Center in the downtown core is often inadequate because minimal on-site parking is provided. Even when on-site parking is provided, it is often fragmented and inefficient. Exceptions to this situation include most of the banks, the parking lots owned by the City both off Jackson and at City Hall, the Moscow Co-op property, and the U.S. Postal Service/Courthouse building on South Washington Street.

Using visual observations, blocks with minimal parking were identified and marked with a number “3.” No attempt was made to identify the number of on-street spaces that serve any given block. Most of the blocks in the downtown core received this designation to indicate inadequate parking layout. The same is true for the residential blocks west of Jackson. The “railroad” blocks were designated because of the inadequacy of the existing parcelization for new mixed-use development.

4. (4) Insanitary or unsafe conditions. Normally this characteristic is used to identify properties having excessive weeds, junk vehicles, and other trash contrary to sanitation codes. Trashy conditions were noted at several locations along Paradise Creek, so several number “4T”s were placed there. Typical unsafe conditions include lack of sidewalks and inadequate or nonexistent street lighting. These situations are applicable to Henley Street, Veatch Street, West C Street, and West E Street. Therefore, “4ST” has been added to the map at those locations.

5. (5) Deterioration of site and other improvements. Site improvements include parking lots, fences, and landscaping areas, basically things other than structures that make up a developed property. The term “other improvements” is the place where public improvements such as streets, sidewalks, curbs, gutters, storm drains, parks, and sanitary sewers are included. When the number “5” appears on a private or public property it denotes deteriorated site improvements, usually parking lots. The City parking lots on Jackson have this designation.

The City Public Works staff did an excellent analysis of the street and underground utility systems. Several gravel street sections were identified, and streets were evaluated as poor, fair, or good. Street, curb, sidewalk, storm drain, and street lighting were evaluated for each street. In addition, water, sanitary, and storm systems were evaluated on an areawide basis with some specific problem situations listed and discussed.

Sanitary System

The sanitary sewer system has a variety of problems. For Area A, flat grades and smaller pipes (8" or less) are a major problem. Water infiltration because of old manholes made of brick

or block construction is a problem. It was reported by Public Works that the southern half of Area A “experiences surcharging (filling of pipes) to capacity when water table rises.” The sewer situation on Area B is better. Several problem situations were identified. These include lines in the alley between 2nd and 4th, Morton Street, and behind Rosauers, parallel to Almon Street. These problems were noted on the map with the number “5S.” This number was also placed on the south half of Area A, 6th Street and below, because of the water infiltration problem.

Water System

For Area B, the main problems are lead-joint case pipe, Jefferson (6th to 3rd), 7th (Main to Washington), and Main, north of A Street. The number “5W” is placed at these locations. An estimated 30 to 40 percent of fire hydrants need to be replaced, and this will be discussed under item 9 below.

The water mains in Area A seem to have more problems. A dead-end main needs to be looped and smaller lead-joint pipe, 4-inch mains, and an estimated 60 percent of hydrants need replacement. The number “5W” is placed throughout this area to denote the wide range of problems.

6. (6) Diversity of ownership. An evaluation of this category required a review of land ownership records. Because there were so many parcels in the area, several blocks were evaluated. One block in the residential area had 26 properties with 22 owners, while a block in the downtown core had 23 properties with 20 owners. Such ownership patterns fragment and

limit the amount of new development. Based on the sample blocks and observations, most of the blocks were given the number “6” designation.

7. (7) Tax of special assessment delinquency exceeding the fair value of the land.

This characteristic does not apply to the area.

8. (8) Defective or unusual conditions of title. These conditions have not been found in the area.

9. (9) The existence of conditions which endanger life or property by fire and other causes. The primary focus of this characteristic is inadequate fire protection facilities, particularly fire hydrants for existing and projected new development. However, inadequate storm drainage can endanger property by causing flooding.

Fire Protection

In Area A, Public Works reports “approximately 60% of the fire hydrants within this boundary are the old unreliable type hydrants over 50 years old.” The situation in Area B is slightly better with an estimated 30 to 40 percent of the hydrants needing replacement. The number “9FP” is placed on the proportionate number of blocks in each area to denote this condition.

Storm Drainage

For Area A, the problems are that capacity and system deterioration. Surcharging occurs during heavy rain storms. In Area B, undersizing is the main problem, and it is found north of A Street and on 6th Street. Approximately 70 percent of the catch basins in this area are made of

old, substandard material. The number “9SD” at the two locations cited in Area B indicates problems with the storm drainage system.

10. (10) Any combination of such factors. This number is placed on the areas where two or more of the other characteristics are present.

C. Effects of Present Conditions

1. (a) Results in economic underdevelopment of the area. Aerial photography and field reviews show areas of underdeveloped property. The best examples are the areas along Paradise Creek, the old railroad right-of-way, and the former grain elevator properties. The number of single-story buildings in the heart of downtown Moscow shows the potential for future multi-story, mixed-use developments.

2. (b) Substantially impairs or arrests the sound growth of a municipality. Clearly the presence of the conditions described above have contributed to the economic underdevelopment of the area and have substantially impaired the sound growth of the municipality. Substantial areas in the Greater Downtown Moscow Area core have remained largely static for the last 15 years or more. Had some of this property been redeveloped into multi-story, mixed-use developments with apartments/condominiums on the upper floors, more housing opportunities would have been available to persons who work in the Greater Downtown Moscow Area and who prefer to be closer to the downtown shops and restaurants, the University, the library, and their places of employment. Commercial and office development has suffered a similar fate with a few notable exceptions. Therefore, it follows that stagnant growth in the

Greater Downtown Moscow Area arrests the sound growth of the community by not contributing its fair share of the City's total growth.

3. (d) Constitutes an economic or social liability. Often older downtown areas suffer from an inadequate and worn out public infrastructure. That is not entirely true for this area because of the past LID work. Yet some of the streets, alleys, sidewalks, sewer lines, and water mains in both Areas A and B are in a deteriorating condition. As a stagnating area such as this grows older, the public service needs and attendant costs become greater without increased generation of property and other taxes. Hence it has become an economic liability for the City.

4. (e) And is a menace to the public health, safety, morals, or welfare in its present condition or welfare in its present condition or use. The previous discussion has established that this area has stagnated economically and, as a result, has become an economic liability. In addition, the deteriorating condition of some of the streets and the deteriorating buildings in the area create safety problems for residents and businesses. Accordingly, these conditions represent a menace or threat to the public welfare or prosperity and safety of the community.

D. Appropriateness of the Area for an Urban Renewal Project

The second part of the City Council's determination is the policy decision of whether or not the area is appropriate for an urban renewal project. This report has reviewed the area and finds that it is appropriate for an urban project.

Note that part of the definition of an urban renewal project includes, "undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated and deteriorating areas." This report has provided evidence that the Greater Downtown Moscow

Area as described in this report is a deteriorating area. The preparation, approval, and execution of an urban renewal plan for the Greater Downtown Moscow Area offers the City the best opportunity to marshal the necessary resources to eliminate the conditions that make it a deteriorating area. Such a plan could encourage new development along the western edge of the area and expansion by existing owners by assisting with site acquisition and relocation and planning for additional public parking facilities. The creative use of revenue allocation financing and other possible grant funds by the Moscow Urban Renewal Agency and the City of Moscow could speed the process of Greater Downtown Moscow Area renewal in cooperation with private developers. With appropriate attention and effort, this area could be redeveloped and rehabilitated to finally complete the full connection and integration of downtown Moscow and the University.

CONCLUSION

This report concludes that the Greater Downtown Moscow Area as described in this report constitutes a deteriorating and deteriorated area and, as such, is appropriate for an urban renewal project.

Attachments

DEFINITION OF DETERIORATING AREA, I.C. § 50-2018(9)
AND DETERIORATED AREA, I.C. § 50-2903(8)(b)

A deteriorating or deteriorated area is any area which by reason of the presence of (1) a substantial number of deteriorated or deteriorating structures; (2) predominance of defective or inadequate street layout; (3) faulty lot layout in relation to size, adequacy, accessibility or usefulness; (4) insanitary or unsafe conditions; (5) deterioration of site or other improvements; (6) diversity of ownership; (7) tax or special assessment delinquency exceeding the fair value of the land; (8) defective or unusual conditions of title; (9) the existence of conditions which endanger life or property by fire and other causes; or (10) any combination of such factors, (a) (results in economic underdevelopment of the area);¹ (b) substantially impairs or arrests the sound growth of a municipality; (c) retards the provision of housing accommodations; or (d) constitutes an economic or social liability; and (e) is a menace to the public health, safety, morals or welfare in its present condition or use; (provided, that if such deteriorating area consists of open land the conditions contained in the proviso in Idaho Code Section 502008(d) shall apply).²

¹ This appears only in the revenue allocation statute.

² This appears only in the urban renewal statute, but a similar provision appears in the revenue allocation statute.

DEFINITION OF URBAN RENEWAL PROJECT, I.C. § 50-2018(10)

“Urban renewal project” may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) demolition and removal of buildings and improvements;
- (c) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this act in accordance with the urban renewal plan;
- (d) disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the agency itself) at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of building or other improvements in accordance with the urban renewal plan;
- (f) acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (h) lending or investing federal funds; and
- (i) construction of foundations, platforms and other like structural forms.

AREA B

- Characteristics of a Deteriorating Area***
- 1 Deteriorating Structures
 - 2 Inadequate Street Layout
 - 3 Faulty Lot Layout
 - 4T Trashy Conditions
 - 4ST Unsafe Streets
 - 5 Deteriorated Streets, Alleys, Parking Lots
 - 5S Deteriorated Sewer Lines
 - 5W Deteriorated Water Lines
 - 6 Diversity of Ownership
 - 9FP Fire Hazard - Inadequate Hydrants
 - 9SD Flooding Hazard - Inadequate Storm Drain
 - 10 Any Combination of Such Factors
- *See the August 7, 2007 Eligibility Report for a detailed explanation of each characteristic.

AREA A

MOSCOW URBAN RENEWAL AGENCY**RESOLUTION NO. 2018-02**

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOSCOW URBAN RENEWAL AGENCY, THE URBAN RENEWAL AGENCY OF THE CITY OF MOSCOW, IDAHO, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR A PORTION OF THE DOWNTOWN MOSCOW AREA TO BE CONSIDERED FOR INCLUSION WITHIN THE LEGACY CROSSING URBAN RENEWAL DISTRICT AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING THE CHAIRMAN OR ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF MOSCOW REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by 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, as amended, Chapter 20, Title 50, Idaho Code, as amended (hereafter the "Law") and the Local Economic Development Act, Chapter 20, Title 50, as amended, (hereafter the "Act"), a duly created and functioning urban renewal agency for Moscow, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on the July 19, 1995 the Council and Mayor of Moscow, Idaho respectively, created the Moscow Urban Renewal Agency, authorizing it to transact business and exercise the powers granted by the Law and Act upon making the findings of necessity required for creating said Agency; and

WHEREAS, on November 6, 1995, the Council and Mayor of the City of Moscow, Idaho, respectively, adopted Resolution 95-13 formally finding one or more deteriorated or deteriorating areas existed within the City. The development of such area or areas is necessary in the interests of the public health safety, morals or welfare of the residents of the City and there is a need for an Urban Renewal Agency; and

WHEREAS, the City Council of the City of Moscow, Idaho (the "City"), on July 1, 1996, after notice duly published, conducted a public hearing on the City of Moscow, Idaho Research and Technology Park Urban Renewal/Disadvantaged Border Community Area Plan of 1996 (the "Urban Renewal Plan"); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 96-12 on July 1, 1996, approving the Urban Renewal Plan and making certain findings; and

WHEREAS, the City, on June 7, 2004, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan for the First Amended and Restated City of Moscow, Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan 2004 (the "First Amended and Restated Urban Renewal Plan"); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2004-28 on June 7, 2004, approving the First Amended Urban Renewal Plan and making certain findings; and

WHEREAS, the City, on June 20, 2005, after notice duly published, conducted a public hearing on the Second Amended and Restated City of Moscow, Idaho Research and Technology Park Urban Renewal/Competitively Disadvantaged Border Community Area Plan of 2005 (the "Second Amended and Restated Urban Renewal Plan"); and

WHEREAS, following said public hearing, the City adopted its Ordinance No. 2005-18 on June 20, 2005, approving the Second Amended and Restated Urban Renewal Plan and making certain findings; and

WHEREAS, the Agency Board authorized an update the 2007 Greater Downtown Moscow Eligibility Report to consider an urban renewal project for the potential inclusion of the area within Legacy Crossing Urban Renewal District and to analyze and determine whether the area is eligible for urban renewal planning, and provide the Board with a report and recommendation; and

WHEREAS, the update of the eligibility report (the "Report") had been completed, which examines the area for the purpose of determining whether such area is a deteriorating area and deteriorated area as defined by Idaho Code, Section 50-2018(i) and 50-2903(6)(b); and

WHEREAS, the Report dated March 1, 2018, has been submitted to the Agency, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project; and

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area.

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

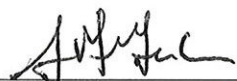
- Section 1. That the above statements are true and correct.
- Section 2. That the Board acknowledges acceptance and receipt of the Report.
- Section 3. That the Chairman of the Board of Commissioners of the Moscow Urban Renewal Agency is hereby authorized to transmit the Report to the City Council of the City of Moscow and requesting that the Council:
- a. Determine whether the area identified in the Report qualifies as an urban renewal project and justification for designating the area, as appropriate, for an urban renewal project;
 - b. If such designation is made, whether the Agency should proceed with the preparation of an amended Urban Renewal Plan for the Legacy Crossing Urban Renewal District to include the subject area within the District, including a determination of the boundaries of the proposed area, which Plan may include a revenue allocation provision as allowed by law.
- Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of the City of Moscow, Idaho, this 1st day of March, 2018.



ATTEST:


Brandy Sullivan, Vice Chair


Steve McGeehan, Chair

ADMINISTRATIVE COMMITTEE AGENDA**Meeting Date:** 03/26/2018**Title:** Discussion of Waiver of Mobile Home Installation Fees**Responsible Staff:** Gary J. Riedner

Information

DESCRIPTION: The Community Development Department has received an inquiry regarding re-location of mobile homes from Syringa Mobile Home Park, located in Latah County, to locations within the City. If the individual mobile home meets the State of Idaho requirements for relocation, fees would be required for installation of the mobile home. Those fees as contained in the FY2018 Fee Resolution include the following:

Mobile Home Installation - \$55.00

Mobile Home Electrical Connection - \$66.50

Mobile Home Gas Connection - \$32.00

Mobile Home Plumbing Connection - \$47.25

Because of the situation involving the Syringa Mobile Home Park and the desire of some residents to relocate from the Park, waiver of mobile home installation fees has been requested. Because of the potential for multiple requests for waiver, staff is seeking direction from City Council.

STAFF RECOMMENDATION: Provide staff direction relating to requests for mobile home installation fees.

PROPOSED ACTIONS: Provide staff direction relating to requests for mobile home installation fees.

Necessary Resources/Impacts

<Type your fiscal/personnel/miscellaneous impacts here or N/A>

Attachments
