



Urban Renewal Agency Agenda

Monday, September 13, 2021, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, Alexandra Caval, JJ McBride, Dave McAlindin

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for August 9, 2021 meeting; 2) August 2021 Financial Report; 3) September 2021 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) **INFORMATIONAL:** Executive Director's Report
By: Travis Rothweiler, City Manager & Acting Executive Director
- 5) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to present selected art for a mural on the alley wall of City Hall to the City Council for approval to proceed.
By: Leon Smith, URA Downtown Arts Subcommittee Chair
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) **Wednesday,** October 13, 2021 @ 12:00 PM
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Urban Renewal Agency Minutes

Monday, August 9, 2021, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, Alexandra Caval, JJ McBride, Dave McAlindin

1) Confirmation of Quorum/Call Meeting to Order

Present: Rudy Ashenbrener, Jan Rogers, Alexandra Caval, Dave McAlindin, Dan Brizee, JJ McBride

Absent: Andy Hohwieler

Staff Present: Travis Rothweiler, City Manager & Acting Executive Director; Brent Hyatt, Assistant Finance Director; Lorrie Bauer, Administrative Assistant; Josh Baird, City Engineer; Amanda Schaus, Special Counsel; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director.

Chair Ashenbrener called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

Rudy Ashenbrener made a public declaration regarding a potential conflict of interest in the Galena parking structure negotiations and will be recusing himself from all discussions, negotiations and voting responsibilities regarding the parking structure.

Dear Urban Renewal Agency Board, Counsel and Staff,

I would like to enter into the minutes my public declaration regarding a potential conflict of interest arising from changes in the Galena parking structure negotiations. My conflict arose from a recent memorandum of Understanding between Galena and 102 Main, LLC. The Memo outlines the cooperation and comprehensive development of property between 102 Main and Galena.

My business partner with TitleFact, Inc. is a member of 102 Main LLC, and TitleFact, Inc. is currently a tenant with some employees working in the old Bank & Trust/Wells Fargo building owned by 102 Main LLC. Due to the new Memorandum and scope of work changes I will be recusing myself from all discussions, negotiations and voting responsibilities regarding the parking structure.

Dated this 9th Day of August, 2021


Rudy Ashenbrener
Vice President – TitleFact, Inc.
Urban Renewal Agency - Chair

3) Consent Calendar

- a) Request to approve 1) Minutes for July 12, 2021 meeting; 2) July 2021 Financial Report; 3) August 2021 Accounts Payable.

MOTION: Jan Rogers moved to approve the Minutes for the July 12, 2021 meeting; July 2021 Financial Report; and August 2021 Accounts Payable. JJ McBride seconded the motion. The roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

- a) Executive Director's Report

Travis Rothweiler reported:

- Victory Ave. property: Information necessary for the appraiser to do the reuse appraisal has been requested from Electric One West. We are waiting for their submittal.
- Parking Structure: There is now an agreement of understanding between two different property owners as it relates to the expansion of the parking structure, which will allow the structure to be larger than the lot owned by the city. Information as it relates to the total number of parking stalls that will be open to the public has again been requested. A timeline for construction was also requested due to concerns about the approaching expiration of the urban renewal area and the funds earmarked for this project. As the owner of the property, the City has signed all the entitlements necessary for Galena to move forward, but to date, they have not submitted any information to begin the public hearing processes.
- Washington Street South District: There is considerable interest in the Washington Street South urban renewal area. With the current activity, hopefully a formal agreement will be created in the near future. This area was originally created for a specific project that has since cancelled their plan. The feasibility study that was done for the creation of the area for that project will be used as a tool for future development. Discussion ensued.

5) Items of Consideration

- a) Children's Museum Update
Bethany Bell presented an update of the future Children's Museum while showing concept renderings. They will continue fundraising, followed by the schematic design process. The target goal for fundraising is \$12M.
- b) Public Hearing for the FY2021-22 Budget and Consideration of a request to sign Resolution No. 2021-05 adopting the budget amount of \$10,638,042.
With no changes to the budget since the July 12, 2021 preliminary adoption, Chair Ashenbrener opened the public hearing. No one came forward to comment. The public hearing was closed. **MOTION:** Dan Brizee moved to accept the FY2021-22 budget. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
- c) Consideration of a request to approve the bid proposal from REG Contracting, Inc. in the amount of \$33,176.00. for the 2nd Avenue Breezeway Drainage Improvements to mitigate drainage issues in the alleyway.
Josh Baird, City Engineer, filled in for Jesse Schuerman. Josh shared the background of the agenda item. REG Contracting submitted a bid for \$33,176.00. The request amount should have been \$38,152.40 to allow up to a 15% contingency, in case any changes need to be made. **MOTION:** Alexandra Caval moved to approve the bid proposal from REG Contracting, Inc. in the amount of \$33,176.00 with a 15% contingency fee on top of that for the 2nd Avenue Breezeway Drainage Improvements. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

In reference to the scheduled Board Retreat (field tour) on Thursday, August 26th, Travis Rothweiler explained that everyone would meet in the Chambers so that the meeting could be

called to order at 8:00 a.m. We would then leave the premises to explore agency properties in preparation for the creation of the next urban renewal area.

7) Upcoming Meeting(s)

- a) Thursday, August 26, 2021 @ 8:00 AM - Board Retreat (Field Trip)
- b) Monday, September 13, 2021 @ 12:00 PM

8) Adjournment

- a) Request to adjourn to Executive Session 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.

MOTION: Alexandra Caval moved to adjourn the public meeting and move to executive session to consider items that are exempt from disclosure. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
The meeting adjourned at 12:27 PM.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
August 2021

	Aug 21
Ordinary Income/Expense	
Income	
Contributions	112,178.96
Investment Income	246.36
Other Income	150,000.00
Property Taxes	1,670.26
Rental Income	2,333.33
Total Income	266,428.91
Gross Profit	266,428.91
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	603.45
Bowyer Park (122 4th Ave S)	10.46
Total City Property Expense	613.91
Total RAA 4-1	613.91
RAA 4-3 (Chobani)	
Debt Pay. (Chobani) Principal	538,449.95
Total RAA 4-3 (Chobani)	538,449.95
Meeting Expense	121.86
Office Expense	106.65
Total Expense	539,292.37
Net Ordinary Income	-272,863.46
Net Income	-272,863.46

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2020 through August 2021

	Oct '20 - Aug 21	Budget
Ordinary Income/Expense		
Income		
Contributions	231,600.33	
Investment Income	5,949.18	105,200.00
Other Income	150,000.00	150,000.00
Property Taxes	7,218,699.94	7,718,000.00
Rental Income	23,666.63	15,996.00
Total Income	7,629,916.08	7,989,196.00
Gross Profit	7,629,916.08	7,989,196.00
Expense		
General Development Projects	0.00	1,928,616.00
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main	14,323.45	
Bowyer Park (122 4th Ave S)	110.46	
Total City Property Expense	14,433.91	
Youth Ranch (160 Main Ave S)	377,739.42	
Downtown Development	57,876.05	
Other Properties/Projects	16,494.65	
RAA 4-1 - Other	0.00	699,367.00
Total RAA 4-1	466,544.03	699,367.00
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	1,514,313.48	1,514,313.00
Debt Pay. (Chobani) Principal	2,044,449.95	2,240,687.00
Total RAA 4-3 (Chobani)	3,558,763.43	3,755,000.00
Bond Trustee Fees	5,000.00	5,000.00
Community Relations & Website	0.00	500.00
Debt Payments - Interest	408,539.40	743,833.00
Debt Payments - Principal	1,560,000.00	2,925,000.00
Dues and Subscriptions	4,600.00	5,000.00
Insurance Expense	0.00	7,000.00
Legal Expense	56,019.54	30,000.00
Management Fee	208,000.00	208,000.00
Meeting Expense	1,012.39	1,500.00
Miscellaneous	0.00	500.00
Office Expense	564.66	500.00
Prof. Dev.\Training	0.00	2,500.00
Professional Fees	10,916.61	10,000.00
Property Tax Expense	60.84	
Repairs and Maintenance	66,880.00	66,880.00
Total Expense	6,346,900.90	10,389,196.00
Net Ordinary Income	1,283,015.18	-2,400,000.00
Other Income/Expense		
Other Income		
Transfers In	0.00	4,346,113.00
Transfers Out	0.00	-4,346,113.00
Total Other Income	0.00	0.00
Net Other Income	0.00	0.00
Net Income	1,283,015.18	-2,400,000.00

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2020 through August 2021

	\$ Over Budget	% of Budget
Ordinary Income/Expense		
Income		
Contributions		
Investment Income	-99,250.82	5.7%
Other Income	0.00	100.0%
Property Taxes	-499,300.06	93.5%
Rental Income	7,670.63	148.0%
Total Income	-359,279.92	95.5%
Gross Profit	-359,279.92	95.5%
Expense		
General Development Projects	-1,928,616.00	0.0%
RAA 4-1		
City Property Expense		
Commons (129 Hansen) & Main		
Bowyer Park (122 4th Ave S)		
Total City Property Expense		
Youth Ranch (160 Main Ave S)		
Downtown Development		
Other Properties/Projects		
RAA 4-1 - Other	-699,367.00	0.0%
Total RAA 4-1	-232,822.97	66.7%
RAA 4-3 (Chobani)		
Debt Pay. (Chobani) Interest	0.48	100.0%
Debt Pay. (Chobani) Principal	-196,237.05	91.2%
Total RAA 4-3 (Chobani)	-196,236.57	94.8%
Bond Trustee Fees	0.00	100.0%
Community Relations & Website	-500.00	0.0%
Debt Payments - Interest	-335,293.60	54.9%
Debt Payments - Principal	-1,365,000.00	53.3%
Dues and Subscriptions	-400.00	92.0%
Insurance Expense	-7,000.00	0.0%
Legal Expense	26,019.54	186.7%
Management Fee	0.00	100.0%
Meeting Expense	-487.61	67.5%
Miscellaneous	-500.00	0.0%
Office Expense	64.66	112.9%
Prof. Dev.\Training	-2,500.00	0.0%
Professional Fees	916.61	109.2%
Property Tax Expense		
Repairs and Maintenance	0.00	100.0%
Total Expense	-4,042,295.10	61.1%
Net Ordinary Income	3,683,015.18	-53.5%
Other Income/Expense		
Other Income		
Transfers In	-4,346,113.00	0.0%
Transfers Out	4,346,113.00	0.0%
Total Other Income	0.00	0.0%
Net Other Income	0.00	0.0%
Net Income	3,683,015.18	-53.5%

Twin Falls Urban Renewal September 2021 Accounts Payable

4551	8/24/2021	112,178.96	Zions First National Bank	Zions #8617 - Excess Funds	RAA 4-4(Clif)	Transfer funds from Clif Bar
BC-3	8/31/2021	62.25	First Federal Savings Bank	Office Expense	General	Deposit Slips
4552	9/8/2021	-	Void			
4553	9/8/2021	3,457.85	Elam & Burke	Legal Expense	General	Professional Fees for misc tasks / #191950
4554	9/8/2021	1,680.00	ICRMP	Insurance Expense	General	Annual Premium 10/2021-9/2022 / #18018-2022-1
4555	9/8/2021	10.21	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20210809
4555	9/8/2021	451.18	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20210809
4556	9/8/2021	9.79	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20210818
4557	9/8/2021	1,722.84	Kushlan Associates	Professional Fees	General	Professional Fees for 20210826 Meeting
4558	9/8/2021	141,556.84	REG Contracting	Professional Fees	RAA 4-1(Original)	3rd Ave Alleyway Improvement Project #37
4559	9/8/2021	623.75	Skinner Fawcett	Bonding Costs	RAA 4-1(Original)	Bond Counsel for Series 2016A / #44541
4560	9/8/2021	386.14	Times News	Legal Expense	RAA 4-1(Original)	Budget Public Hearing #116633
4560	9/8/2021	120.00	Times News	Downtown Art	RAA 4-1(Original)	Call to Mural Artists #117051
4561	9/8/2021	121.75	Twin Falls Sandwich Company	Meeting Expense	General	Lunch for 20210809 Meeting #250634
4562	9/9/2021	504.00	JUB Engineers	Professional Fees	RAA 4-1(Original)	3rd Ave Alley Grading Project #145217



Date: Monday, September 13, 2021

To: Urban Renewal Agency of the City of Twin Falls

From: Travis Rothweiler, City Manager & Acting Executive Director

Executive Director's Report

- 1) 160 Main Project Update
- 2) Parking Structure Update
- 3) Results of Field Trip

Attachments:

None



Date: Monday, September 13, 2021
To: Urban Renewal Agency of the City of Twin Falls
From: Leon Smith, URA Downtown Arts Subcommittee Chair

ACTION ITEM

Request:

Consideration of a request to present selected art for a mural on the alley wall of City Hall to the City Council for approval to proceed.

Background:

The URA Downtown Arts Subcommittee advertised a Call for Mural Artists in late July. The call solicited two-dimensional exterior mural artists residing in the Northwest to submit original artwork for an exterior mural on a pre-selected building. Ten submittals were received.

After the art selection was made, it was learned that the pre-selected building was located within the Twin Falls Downtown Historic District and was listed on the National Registry of Historic Places as a contributing building. As a result, the committee selected another location, the alley side of City Hall, to house the mural.

If approved, the wall mural will be presented to the City Council at the September 20th meeting for approval to proceed.

Approval Process:

Approval by a majority of the Board would authorize staff to request approval to proceed from the City Council.

Budget Impact:

The funds for the wall mural, up to \$15,000, will come from the URA Downtown Art fund. The balance of this fund will be \$12,366 after the artist is paid.

Regulatory Impact:

N/A

Conclusion:

The URA Downtown Arts Subcommittee and Staff recommend approving the selected art for the mural.

Attachments:

1. Selected Art for Mural Project

Sunderman/Liquid Sol 2021

