THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

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

Lorrie Bauer, Administrative Assistant