Urban Renewal Agency
Minutes

Tuesday, October 19, 2021, 1:00 PM

- SPECIAL MEETING -
City Hall - 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

Chair Ashenbrener called the meeting to order at 01:03 PM. A quorum was present.

Present:	Jan Rogers, Andy Hohwieler, Alexandra Caval, Dave McAlindin, JJ McBride, Rudy Ashenbrener, Dan Brizee
Absent:	None
Staff Present:	Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Brent Hyatt, Assistant Finance Director; Travis Rothweiler, City Manager & Acting Executive Director; Jonathan Spendlove, Planning & Zoning Director; Phil Kushlan, Consultant; Meghan Conrad & Amanda Schaus, Special Counsel; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve 1) Minutes for September 13, 2021 meeting; 2) September 2021 Financial Report; 3) October 2021 Accounts Payable.
MOTION: Jan Rogers moved to approve the consent calendar as presented. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. 7 to 0.

4) Reports/Updates

a) Executive Director's Report
The report focused on the Children's Museum due to action items on the parking structure later on the agenda. The building design concept for the Children's Museum of the Magic Valley was presented. Utility infrastructure was questioned. The design will be presented at the next meeting for approval by the board.

b) Financial Update
Brent voiced the financial status of the Agency.

5) Items of Consideration

a) Request to approve the design related to the 2nd Avenue parking structure.
Chair Ashenbrener reminded everyone he had previously declared a conflict of interest in the parking structure behind 102 Main, therefore he will abstain from discussion and voting.
Rothweiler stated the action today is to approve the parking structure design development plan pursuant to the Agreement to Negotiate. Tandem projects were shared in order to fully disclose the plans around the parking structure. He shared the project partners and their roles.
Referencing page 9 (Concept Parking Diagram) of the updated plans, which were included in the packet, the areas outlined in green designate 100 spaces of public parking; currently there are 50. There will be 325 available spaces within the entire structure. He shared that Galena mentioned there was a potential for a car stacker system to be installed at a later time. The 100 stalls will remain public parking into perpetuity and will

be regulated in the same manner that the City regulates parking. Galena is working with a private firm who will oversee the management operations of the structure. At the end of the first 25-year window, Galena will make the management decisions, keeping the 100 spaces of public parking. Rates for parking will be market consideration with Galena's goal to create the revenues necessary to maintain the structure.
Shown on page 9, Level 4, is a structure that will be built on the existing city lot. Initially, the parking structure was going to be on the city lot. As the project evolved, it transformed to include two structures, which Travis explained. Currently, Galena has an agreement with 102 Main, LLC that talks about the use of the property which has been reviewed by our legal counsel who found it to meet our needs.
The agency approving this design is the first step. Subsequent steps include the entitlement process with both the Planning and Zoning Commission and the City Council, which will include public hearings. If all land use entitlements move forward, they plan on breaking ground in March 2022 and completing the project in November 2022, per the provided project schedule.
The Agency committed up to $2M to acquire 50 additional parking spaces inside the parking structure. Amanda Schaus, Elam & Burke, (Special Counsel), shared that it is hoped the parking revenues will generate enough funds to cover maintenance costs. However, it is anticipated the City would pay a portion as a result of the public parking. The Galena Design Development Plan, Supplemental Information to the Staff Report was shared with the board members during the meeting and are attached to the minutes. Discussion ensued.

MOTION: Andy Hohwieler moved to approve the design related to the 2nd Avenue parking structure as presented. Dan Brizee seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0; Ashenbrener abstained.

b) Request to approve Resolution No. 2021-05 approving the First Amendment to the Agreement to Negotiate Exclusively with Galena Opportunity, Inc. for the 2nd Avenue South, bordering Hansen Street, development. Special Counsel, Amanda Schaus, explained this amendment corresponds with the current timeframe and other specifics in relation to the parking structure design that was just approved. She explained Exhibit A, Schedule of Performance. Discussion ensued.

MOTION: Andy Hohwieler moved to approve Resolution No. 2021-05. Jan Rogers seconded the motion. Roll call vote showed all members present voted, 6 to 0. Ashenbrener abstained.

The meeting recessed at 2:03.

c) Visioning for future urban renewal areas.
The meeting reconvened at 2:20.

Area maps were distributed and Rothweiler explained this visioning session is to discuss what the next area could look like. He talked about prior areas and that the new geographic area would be for the purpose of redevelopment due to growth. The first discussion on this issue introduced tools, limitations, and explained what you could do. The second piece was a tour to see agency-owned properties to give the Board a better understanding of the assets owned by the Agency. Today's third session will include maps, highlighters, and discussion related to proposed boundaries of a future urban renewal/revenue allocation area. This process could help create the vision, which helps to create the plan.

Phil Kushlan further explained the process and asked everyone to describe what they would like to see 20 years in the future (Vision A) and what tools/resources would need to be in place to accomplish it (Vision B). Attendees split up into two independent groups to collaborate on what they see in specific geographical areas in 2041. Everyone regrouped an hour later and the future vision areas were shared. Staff will consolidate the visions for the next meeting to discuss.

6) Upcoming Meeting(s)

a) November 8, 2021 @ 12:00 p.m.

7) Adjournment

a) Executive Session pursuant to Idaho Code §74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated; and §74-206(1)(c) to acquire an interest in real property not owned by a public agency.

It was noted by the Board Chair that the meeting would adjourn immediately following the Executive Session and that the Board would not return to an open meeting. The Board Chair further noted there may be a conflict concerning one of the Commissioners concerning the discussion of acquiring an interest in real property not owned by a public agency and as that discussion occurs, the Board Chair will ask one of the Commissioners to recuse themselves from the discussion.

MOTION: JJ McBride moved that the Board convene in Executive Session at 3:43pm. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of moving into executive session: 7 to 0. Alex Caval left the executive session at 4:05 pm due to disclosure of a potential conflict.

Deliberations concerning Idaho Code §74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated were deferred to a future meeting.

The meeting adjourned at approximately 04:35pm. No final action or final decision was taken in executive session.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant