Urban Renewal Agency
Minutes

Monday, November 8, 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

Chair Ashenbrener called the meeting to order at 12:03 PM. A quorum was present.

Present:	Rudy Ashenbrener, Jan Rogers, JJ McBride, Dave McAlindin, Dan Brizee, Andy Hohwieler
Absent:	Alexandra Caval
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; Meghan Conrad, Special Counsel; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Don Hall, County Commissioner

2) Conflict of Interest Declaration

None.

Chair Ashenbrener announced action item 8a) Executive Session has been canceled for today's meeting.

3) Consent Calendar

a) Request to approve 1) Minutes for the October 19, 2021 meeting; 2) October 2021 Financial Report; 3) November 2021 Accounts Payable.
MOTION: Jan Rogers motioned to approve the consent calendar as presented. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0.

4) Reports/Updates

a) Executive Director's Report
Parking Structure: Rothweiler shared the project is moving forward with the Galena Group as they are currently working through the land use entitlement process with Planning and Zoning.

Visioning for the future recap: The URA will be closing Area 4-1, returning properties back to the taxing entities. The Agency has discussed what the next area could look like with the idea of having an area ready for implementation at the time Area 4-1 closes. A series of meetings included 1) conversations to understand what urban renewal is and what tools are available to assist with economic development and the elimination of blight; 2) a tour of Agency and city-owned properties within a general geographic area to understand what opportunities could be available; and 3) the creation of two potential areas for consideration moving forward (both maps were included in the packet). Another visioning meeting will be scheduled at a later date

to validate the two potential areas and explore opportunities that could be placed within a specified area. These opportunities will help build the next urban renewal plan. Rothweiler reviewed the maps. Both maps include the old town part of the community.
Chair Ashenbrener added that public participation is welcome and invited everyone to come to the meetings.

5) Items of Consideration

a) Request to approve the Building Design Concepts for the Children's Museum to be located on real property owned by the Urban Renewal Agency of the City of Twin Falls.
Judy Baxter, resident of Twin Falls and member of the Board of Directors of the Children's Museum, introduced the agenda item. Showing slides, Bethany Bell, Board President, presented the architectural design concepts of the museum. The 14,000SF museum will be located in the historic warehouse district. The quiet phase of the capital campaign has been launched.

MOTION: Jan Rogers moved to approve the building design concepts for the Children's Museum to be located on real property owned by the Urban Renewal Agency of the City of Twin Falls. JJ McBride seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0.

b) Request to approve the Reuse Appraisal proposal from Valbridge Property Advisors | Mountain States in the amount of $8,500 for the 2nd & Hansen property.
Rothweiler introduced the agenda item. A reuse appraisal process is required by Idaho Code in order to exchange property for a specified price. Discussion ensued.

MOTION: Andy Hohwieler moved to approve the reuse appraisal proposal from Valbridge Property Advisors|Mountain States in the amount of $8,500 for the 2nd & Hansen property. Dan Brizee seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0.

c) Consideration of a request to approve the Schedule of Regular Meetings for 2022.
MOTION: Jan Rogers motioned to approve the schedule of regular meetings for 2022. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0.

6) General Input/Announcements - Public/Staff
None.

7) Upcoming Meeting(s)

a) December 13, 2021 @ 12:00 p.m.

8) Executive Session

a) Executive Session pursuant to Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency.
(The meeting will not return to open session.)
The Executive session was cancelled.

9) **Adjournment**

MOTION: Andy Hohwieler moved to adjourn. JJ McBride seconded the motion. Roll call vote showed all members present voted in favor of the motion, 6 to 0.

The meeting adjourned at 12:40 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant