



Urban Renewal Agency Minutes

Tuesday, January 11, 2022, 1:30 PM

- SPECIAL MEETING -

City Hall - Overflow Room #116
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, JJ McBride, Andy Hohwieler, Dan Brizee, Alexandra Caval, Dave McAlindin, Jan Rogers

Staff Present: Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Meghan Conrad, Special Counsel; Mayor Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director

Chair Ashenbrener called the meeting to order at 1:44 PM. The meeting began later than scheduled due to technical difficulties. A quorum was present. He congratulated Mayor Pierce and welcomed one member of the public in attendance.

2) Items of Consideration

a) Visioning for future urban renewal areas.

City Manager & Interim URA Executive Director, Travis Rothweiler, reviewed steps taken so far to define a new revenue allocation area. City and Agency property maps were referenced, which included potential areas that were identified at the last vision meeting. The task for this meeting is to identify the new area boundary and envision what the new area would look like. He briefly explained the process of creating the future 20-year plan.

Consultant, Phil Kushlan, explained that this process is basically a capital funding process, not an operating funding process. He offered insight and guidance for today's task.

Planning and Zoning Director, Jonathan Spendlove, gave a presentation on the downtown zoning districts and land use allowances within the potential areas. After much discussion, the next downtown area concept was decided.

The meeting recessed from 3:00 to 3:18 pm. Attendees then split into two groups to make a list of what they would like to see in the new area.

Results include: A hotel, with or without a convention center attached to it; If without, a separate convention center; parking garage(s), restaurants, grocery store/market, outdoor or indoor theater with multiple uses, community center, sports complex, amphitheater, white water park, fishery opportunities; to have the opportunity to modify the 2nd avenues, opportunity to relocate the switch yard, opportunity to relocate the stock yard, opportunities for housing, industrial park opportunities with more niche fits, technology development opportunities; a brewery, idea incubators for economic development or business development,

custom craft manufacturing, retail opportunities, parks, entertainment centers, entertainment opportunities, trail maintenance, trail extensions, trail development, outdoor recreational center, pedestrian block(s) (walker friendly), civic or conference center; boutique hotel (connected or independent facilities), an 8th Street like pedestrian center, grocery store/bodega, apartment buildings, 2nd story living within current buildings; continue the infrastructure work north and south on Main Avenue, and rerouting the 2nd's. Have a place where someone can live, work, and play downtown with the basic necessities that people would need to have available if they chose to use them within a walkable, bikeable area. Opportunities for bike infrastructure/development and public transportation, as well as infrastructure for electric cars.

Discussion ensued. Commissioner McBride left at 3:53 pm.

Staff will take this information and work with consultants and counselors to create an inventory list and an understanding of what will be needed moving forward as well as what things will need to occur from a land use and infrastructure perspective to be able to make the vision a reality.

3) Upcoming Meeting(s)

a) January 24, 2022 @ 12:00 PM.

4) Adjournment

The meeting adjourned at 3:58 PM.



Lorrie Bauer, Recording Secretary