Urban Renewal Agency
Minutes

Monday, February 14, 2022, 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:	Alexandra Caval, Rudy Ashenbrener, JJ McBride, Andy Hohwieler, Dan Brizee, Dave McAlindin, Jan Rogers
Absent:	None
Staff Present:	Lorrie Bauer, Administrative Assistant; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Meghan Conrad, Special Counsel

Chair Ashenbrener called the meeting to order at 12:02 PM. A quorum was present.

2) Conflict of Interest Declaration

Commissioner Brizee announced he had a conflict with the proposed new allocation area on the agenda today due to his working relationship with Summit Creek.

3) Consent Calendar

a) Request to approve 1) Minutes for the January 24, 2022 meeting; 2) January 2022 Financial Report; 3) February 2022 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. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report
Communication continues with Galena to develop a DDA on the 2nd & Hansen/Shoshone project. Currently reviewing developer changes to the project to determine if previous approvals by the Agency and City Council have been affected. Due to having $2M earmarked for a public parking garage, Rothweiler asked the Board to be thinking of a cut-off date for a signed agreement for this project. If no agreements have been made, the money could be used for another project within the plan of the 4-1 area, or forfeited back to the taxing entities upon closure of the district. Due to being in the early stages of Area 4-1 closeout, the 2nd Avenue project could also be created in the new area currently being discussed.

The City will begin recruiting for an economic development director towards the end of April. It is estimated the search could take 3-6 months. Members of the Urban Renewal Agency will be invited to assist in the process. Travis will continue to work with the agency and the new director through the transition. There will be an emphasis on the understanding or the ability to learn the value of tax increment financing, how revenue allocations work, and how the agency works as a tool for the City.

5) Items of Consideration

a) Presentation and Request for Approval of the FY2021 Audited Financial Statements.
Brent Hyatt introduced Scott Hunsaker of Mahlke Hunsaker & Company, to present the audited financial statements. Mr. Hunsaker reported a clean opinion was given, which means no issues were found and it was a clean report.
MOTION: Jan Rogers moved to approve the FY2021 audited financial statements. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

b) Consider tentative approval of the draft 2021 Annual Report and schedule a public hearing for March 14, 2022, to take comments from the public, and instruct staff to publish all required notices.
Travis Rothweiler explained this report is required by Title 50 of the Idaho Code. He shared the purpose of the report is to describe the major activities that the Board vested its time, energy and resources into, and mainly to present the financial information. The draft report was presented.
MOTION: JJ McBride motioned to tentatively approve the draft 2021 Annual Report and set a public meeting for March 14th, 2022. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consider approval of Resolution No. 2022-01 accepting the Orchard Drive East Urban Renewal District (Proposed) Eligibility Report, dated January 2022, and directing the Executive Director to transmit the Report and Resolution to the City Council for its consideration for designation of an urban renewal area.
Counselor Megan Conrad of Elam & Burke introduced this agenda item and explained the report is a statutory requirement and the first step to determine if conditions exist that warrant a potential urban renewal project. If conditions are warranted and this report is accepted, it will go to the City Council for its consideration. If approved by the City Council, they will direct the agency to prepare an urban renewal plan, which would be step two.
Consultant Phil Kushlan of Kushlan Associates verbalized the report concluding the area does comply with the statutory requirements for an urban renewal area.
Discussion ensued about the agricultural landowners concurrence.
MOTION: Andy Hohwieler moved to approve Resolution No. 2022-01 accepting the Orchard Drive East URA district (proposed) eligibility report dated January 2022, and direct the executive director to transmit the report and resolution to the City Council for its consideration for designation of an urban renewal area. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. Commissioner Brizee abstained.

d) Consider approval of Resolution No. 2022-02 to transfer real property owned by the Agency to the City of Twin Falls.
Travis Rothweiler shared the background and purpose of this resolution. The City has a significant interest in properties that the Agency owns in the Rock Creek area for a water quality improvement project. In exchange for these properties, the City would cancel the balance of the 2017 Promissory Note of $3,000,000. The parcels requested in Rock Creek will assist largely with water projects and a cleanup of parking lot parcels that should have been transferred a long time ago. Discussion ensued. Travis then shared that if the Agency approves this property transfer request, it would be presented to the City Council for their approval later on today.

MOTION: Alexandra Caval moved to consider approval of Resolution No. 2022-02 to transfer real property owned by the Agency to the City of Twin Falls. Dave McAlindin seconded the motion. The roll call vote showed all members present voted. Approved 7 to 0.

Assuming the Council approves this transaction, Travis explained new opportunities could exist utilizing $3-5M prior to the end of the 4-1 area. He encouraged the commissioners to brainstorm ideas for future conversations.

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

7) **Upcoming Meeting(s):** March 14, 2022

8) **Adjournment**
MOTION: Alexandra Caval moved to adjourn today's meeting. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 12:51 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant