



Urban Renewal Agency Minutes

Monday, March 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; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Brent Hyatt, Assistant Finance Director, arrived at 12:30pm.

Chair Ashenbrener called the meeting to order at 12:04 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for the February 14, 2022 meeting; 2) February 2022 Financial Report; and 3) March 2022 Accounts Payable.

MOTION: Jan Rogers moved to approve 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

Interim Executive Director Rothweiler reported the following:

Children's Museum: They continue to seek corporate sponsors as well as other donations as they continue to build their financial model which will be presented at the April agency meeting. They have not been able to raise the funds as fast as they hoped, but the project is very viable and moving forward.

Parking Structure: The Special Use Permit that Galena was awarded included two conditions that still need to be reviewed and approved by both Planning and Zoning and the City Council: 1) illustrate the facade of the parking structure; and 2) submit a landscaping plan. They have a companion project, not involving the Agency, located on 2nd & Shoshone. There may be some potential design changes that the City feels are material in nature and will be presented for Agency review in the near future. It appears the requirement for additional parking spaces is still being honored and the total number of spaces may be increased from what was initially planned. We are still in need of a financial proforma and schedule as the \$2M the agency has committed to this project is only available while Area 4-1 is in existence, and it is set to expire

soon. Rothweiler shared he had a meeting scheduled with Galena representatives following this meeting and he was going to request that a DDA be ready to present to the Agency for review and consideration at the April meeting and that the Fair Use Appraisal process is completed. Discussion ensued in regards to the current cost of construction, supply and demand issues, and labor workforce.

Economic Development: In general, there is a lot of wealth in companies looking to grow. The interest in the City of Twin Falls is very active.

5) Items of Consideration

- a) Presentation of the 2021 Annual Report followed by a Request for Public Comment and a Request to Approve Resolution No. 2022-03 authorizing the filing of the 2021 Annual Report per Idaho Law.

Rothweiler reviewed the 2021 Annual Report that was presented during the February meeting. Chair Ashenbrener opened the floor to the public. No comments were heard. It was confirmed no written or phone comments were received by staff.

MOTION: Alexandra Caval moved to approve Resolution 2022-03 authorizing the filing of the 2021 Annual Report per Idaho law. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

A notice will be published in the Times-News with locations where the document can be inspected.

- b) Consider Resolution 2022-04 to approve the Real Property Purchase and Sale Agreement for the acquisition of real property in Twin Falls Townsite located at Block 132, Lots 10, 11, 12, 13, 14, 15 & 16 (RPT0001132010A and RPT0001132013A) at a cost of \$750,000, plus closing costs. Rothweiler introduced the resolution to acquire real property for the purpose of redeveloping it. Showing a map of the property located on Block 132, Lots 10-16, of the original Twin Falls Townsite, he shared that there was no plan for redevelopment at this time, but the property was available and is in a strategic location on Hansen Street, which is in the corridor connecting the library and city park down through Main and into the historic warehouse district. Discussion ensued. Future requests for proposals will be used for the redevelopment.
MOTION: Jan Rogers moved to approve the real property purchase and sale agreement at a cost of \$750,000, plus closing costs. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

None.

7) Upcoming Meeting(s)

- a) Monday, April 11, 2022 @ 12:00 pm

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.)

It was noted that the meeting would adjourn immediately following the Executive Session and that the Board would not return to an open meeting.

MOTION: JJ McBride moved to enter into the executive session. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.
Open meeting closed at 12:44 p.m. Executive session began at 12:50 p.m.
Alex Caval left the executive session at 1:08 p.m. due to disclosure of a potential conflict.

9) Adjournment

MOTION: JJ McBride moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The meeting adjourned at 1:25 PM. No final action or final decision was taken in executive session.



Lorrie Bauer, Administrative Assistant