



Urban Renewal Agency Agenda

Monday, June 13, 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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for the May 4, 2022 special meeting; 2) Minutes for the May 9, 2022 special meeting; 3) Minutes for the May 9, 2022 regular meeting; 4) May 2022 Financial Report; and 5) June 2022 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 3) General Input/Announcements - Public/Staff
- 4) Upcoming Meeting(s)
 - a) Monday, July 11, 2022 @ 12:00 pm
- 5) Executive Session
 - a) **ACTION ITEM:** 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.*)
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



Urban Renewal Agency Minutes

Wednesday, May 4, 2022, 3:30 PM

- SPECIAL MEETING -

City Hall, Overflow Room
203 Main Avenue East, Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, Alexandra Caval, JJ McBride, Dave McAlindin

1) 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; Ruth Pierce, City Council Liaison

Chair Ashenbrener called the meeting to order at 03:34 PM. A quorum was present.

2) 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.)

MOTION: Andy Hohwieler moved to enter the executive session. Alexandra Caval seconded the motion. All members present voted in favor of the motion.

3) Adjournment

MOTION: Dave McAlindin moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 4:36 PM.

Lorrie Bauer, Administrative Assistant



Urban Renewal Agency Minutes

Monday, May 9, 2022, 11:00 AM

- SPECIAL MEETING -

City Hall, Overflow Room
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, Andy Hohwieler, Dave McAlindin, Jan Rogers, Dan Brizee, JJ McBride

Absent: Alexandra Caval

Staff Present: Lorrie Bauer, Administrative Assistant; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; and Ruth Pierce, City Council Liaison

Chair Ashenbrener called the meeting to order at 11:03 AM. A quorum was present.

2) 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.

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

3) Adjournment

MOTION: Jan Rogers moved to adjourn. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. The meeting adjourned at 11:38 am.

Lorrie Bauer, Administrative Assistant



Urban Renewal Agency Minutes

Monday, May 9, 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: Andy Hohwieler, JJ McBride, Dan Brizee, Jan Rogers, Dave McAlindin; Alexandra Caval (*arrived at 12:10 pm*)

Absent: Rudy Ashenbrener

Staff Present: Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Brent Hyatt, Assistant Finance Director; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison

Vice Chairman Hohwieler called the meeting to order at 12:01 pm. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for the April 11, 2022 meeting; 2) April 2022 Financial Report; and 3) May 2022 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar as presented. Dan Brizee seconded the motion. Roll call vote showed all members present voted in favor of the motion, 5 to 0.

4) Reports/Updates

- a) Executive Director's Report

Children's Museum of the Magic Valley: Staff met with Bethany Bell to discuss their progress. They continue to raise funds and will be seeking help with their efforts by using a team approach.

Parking Structure (Galena Group): We've received a series of drawings that includes a mixed-use building on the corner of Hansen & 2nd that is very similar to the 160 building, two breezeways, and a skybridge. Galena is still working to create agreements with the property owners and will need approval by the Historic Preservation Commission, Planning & Zoning Commission, as well as the City Council. Once agreements and approvals are reached, we can move forward with a DDA for the parking structure. At this time, the structure will have five decks with approximately 325 stalls with a design for future installation of a stacking feature to increase capacity up to 50%. Discussion ensued.

5) Items of Consideration

- a) Retain Kushlan Associates to study a certain geographic area and prepare an eligibility report for a proposed new revenue allocation area (Old Towne 2 Project).

Rothweiler explained the purpose of this item, then introduced Phil Kushlan, who shared his proposal to begin planning a new urban renewal area. The first tasks would be to create a Framework Plan, prepare an Eligibility Report, followed by an Economic Feasibility Study. Discussion ensued. These tasks are estimated to be completed by June 2023.

MOTION: Jan Rogers moved to retain Kushlan Associates to study a certain geographic area and prepare an eligibility report for a proposed new revenue allocation area (Old Towne 2 Project). JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Consider approval of an engagement letter submitted by Elam & Burke for the scope of services relating to a proposed new revenue allocation area (Old Towne 2 Project).
Counselor Megan Conrad of Elam & Burke explained their engagement proposal would assist the Agency with legal matters associated with the preparation and adoption of a new allocation area and plan as shown in their scope of services.

MOTION: Alexandra Caval moved to approve the engagement letter submitted by Elam & Burke for the scope of services relating to a proposed new revenue allocation area (Old Town 2 Project). Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- c) Consideration of the acquisition of real property in the Twin Falls Townsite located at Block 132, Lots 10-16, at a cost of \$750,000, plus closing costs.

Rothweiler shared the history of this item. The appraisal, completed by Doug Vollmer with American Real Estate & Appraisal, LLC, states the property value, in as-is condition, is \$306,000. The Phase 1 Environmental Report, completed by Matt Ahrens with EHM Engineers, Inc., recommends an Environmental Phase II be completed which would include additional study and a level of remediation estimated to cost between \$12,000 - \$25,000. Discussion ensued.

MOTION: Alexandra Caval moved to proceed with the acquisition of real property in the Twin Falls Townsite located at Block 132, Lots 10-16, at a cost of \$750,000, plus closing costs. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Declined 0 to 6.

Commissioner Caval then announced a new motion:

MOTION: Alexandra Caval motioned to direct staff to approach the seller and attempt to renegotiate the terms for the purchase of Block 132, Lots 10-16, at an alternate price. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

None.

7) Upcoming Meeting(s)

- a) Monday, June 13, 2022 @ 12:00 pm

8) Adjournment

MOTION: Jan Rogers moved to adjourn. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
May 2022

	May 22
Ordinary Income/Expense	
Income	
Investment Income	547.35
Property Taxes	51,579.05
Rental Income	2,333.33
Total Income	54,459.73
Gross Profit	54,459.73
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	1,930.23
Bowyer Park (122 4th Ave S)	10.57
Total City Property Expense	1,940.80
Downtown Art	10,000.00
Total RAA 4-1	11,940.80
RAA Orchard Dr East	-26,589.90
Legal Expense	6,535.00
Meeting Expense	147.84
Office Expense	10.00
Professional Fees	2,600.00
Total Expense	-5,356.26
Net Ordinary Income	59,815.99
Net Income	59,815.99

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD

October 2021 through May 2022

	Oct '21 - May 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Washington Fed. Bond Proceeds	0.00	942,700.00	-942,700.00	0.0%
Bank Bond Proceeds	0.00	900.00	-900.00	0.0%
Contributions	53,034.18			
Investment Income	3,365.01	3,325.00	40.01	101.2%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,639,103.67	7,820,517.00	-2,181,413.33	72.1%
Rental Income	18,666.64	30,000.00	-11,333.36	62.2%
Total Income	5,714,169.50	8,947,442.00	-3,233,272.50	63.9%
Gross Profit	5,714,169.50	8,947,442.00	-3,233,272.50	63.9%
Expense				
General Development Projects	41,146.53			
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	9,423.50			
Bowyer Park (122 4th Ave S)	91.65			
Total City Property Expense	9,515.15			
Downtown Art	18,383.00			
Downtown Development	38,126.00			
Other Properties/Projects	16,741.98			
RAA 4-1 - Other	0.00	2,871,218.00	-2,871,218.00	0.0%
Total RAA 4-1	82,766.13	2,871,218.00	-2,788,451.87	2.9%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,419,167.41	1,419,167.00	0.41	100.0%
Debt Pay. (Chobani) Principal	1,581,000.00	2,356,000.00	-775,000.00	67.1%
Total RAA 4-3 (Chobani)	3,000,167.41	3,775,167.00	-774,999.59	79.5%
RAA Orchard Dr East	-20,000.00			
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	331,321.75	656,487.00	-325,165.25	50.5%
Debt Payments - Principal	370,000.00	2,945,100.00	-2,575,100.00	12.6%
Dues and Subscriptions	4,600.00	5,000.00	-400.00	92.0%
Insurance Expense	0.00	1,680.00	-1,680.00	0.0%
Legal Expense	57,259.20	65,000.00	-7,740.80	88.1%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,450.60	1,500.00	-49.40	96.7%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	44.00	500.00	-456.00	8.8%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	8,284.09	30,000.00	-21,715.91	27.6%
Property Tax Expense	84.76			
Repairs and Maintenance	69,889.60	69,890.00	-0.40	100.0%
Total Expense	4,158,014.07	10,638,042.00	-6,480,027.93	39.1%
Net Ordinary Income	1,556,155.43	-1,690,600.00	3,246,755.43	-92.0%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,334,827.00	-4,334,827.00	0.0%
Transfers Out	0.00	-4,334,827.00	4,334,827.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	1,556,155.43	-1,690,600.00	3,246,755.43	-92.0%

Twin Falls Accounts Payable - June, 2022

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
4634	5/10/2022	10,000.00	Liquid Sol Inc.	Downtown Art	RAA 4-1(Original)	Compensation for 2022 Mural on City Hall (1 of 2)
4635	5/13/2022	4,000.00	EHM Engineers, Inc.	Professional Fees	RAA 4-1(Original)	Ph.1 Enviro Site Assmt for 164 3rd Av S / #87495
4636	6/9/2022	3,105.40	EHM Engineers, Inc.	Other Properties/Projects	RAA 4-1(Original)	Survey/Verify Legal Descriptions (20% of 5) / #87519
4636	6/9/2022	1,500.00	EHM Engineers, Inc.	Other Properties/Projects	RAA 4-1(Original)	Survey/Verify Legal Descriptions (30% of 25) / #87520
4637	6/9/2022	1,772.50	Elam & Burke	Legal Expense	General	Professional Fees for Service -02 / #195773
4637	6/9/2022	67.50	Elam & Burke	Legal Expense	RAA Orchard Dr East	Professional Fees for Plan Preparation -06 / #195775
4638	6/9/2022	10.69	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20220509
4638	6/9/2022	221.58	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20220509
4639	6/9/2022	85.68	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20220517
4640	6/9/2022	2,712.50	Kushlan Associates	Professional Fees	RAA Orchard Dr East	Plan Preparation - Orchrd Dr E RAA / #2022-3
4640	6/9/2022	4,725.00	Kushlan Associates	Professional Fees	General	Plan Preparation - Old Towne 2 RAA / #2022-1
4641	6/9/2022	176.45	Lorrie Bauer	Meeting Expense	General	Reimbursement for 20220509 Lunch (Chick-fil-A)
4642	6/9/2022	69.00	Lytle Signs, Inc.	Downtown Art	RAA 4-1(Original)	Artist plaque for L.Smith Mural on Browns / #103709
4643	6/9/2022	2,880.00	Windsor's Nursery	Commons (129 Hansen) & Main	RAA 4-1(Original)	Plants for planters on Main & Hansen / #5152