



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