THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, July 11, 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, Rudy Ashenbrener, Dan Brizee, JJ McBride, Jan Rogers, Dave McAlindin
Absent:	Alexandra Caval
Staff Present:	Jesse Schuerman, Staff Engineer; Brent Hyatt, Assistant Finance Director; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Breanna Howard, Finance Director; Ruth Pierce, City Council Liaison; Amanda Schaus, Special Council (via phone); Erin Parrish, Executive Assistant

2) Conflict of Interest Declaration
None.

3) Consent Calendar

a) Request to approve 1) Minutes for the June 13, 2022 meeting; 2) June 2022 Financial Report; and 3) July 2022 Accounts Payable.
MOTION: Andy Hohwieler moved to accept the consent calendar as presented. Jan Rogers seconded the motion. Roll call vote showed all members present voted, 6 to 0.

4) Reports/Updates

a) Executive Director Report
Travis Rothweiler shared:

1) The Agency is now the owner of the property at 164 3rd Avenue S (a/k/a Stepken Property) and steps are currently being taken to prepare for site demolition. Once demolition and clean-up has been completed, the Agency will prepare for redevelopment of the site. This property remains a significant parcel for our redevelopment along the Hansen St. corridor, in relationship to the Center & Edge study that was done several decades ago.

2) Mr. Hyatt will talk about the termination budget in relation to the regular budget this afternoon. Urban Renewal Area 4-1 is in the process of sunsetting. This board approved Mr. Phil Kushlan, of Kushlan Associates, to create a new plan for the area to capture the momentum and he is also creating the visioning documents which would include a full marketing plan that includes the entire downtown core. This plan will include public infrastructure and economic development opportunities.

3) The Children's Museum continues to move forward and increase awareness of their efforts. As the Agency closes out the Urban Renewal Area, the site of the future museum is not dependent upon any timelines, only a commitment of land exchange. They will present an update in the Fall.

4) Galena has received additional height approval for the parking structure. They will now go through the Historical Preservation process in regard to a skybridge. Once this process is completed, a DDA will be presented for the parking structure as well as accompanying mixed-use buildings that could be a part of the project. Discussion ensued.

5) Items of Consideration

a) Annual Election of Officers (Chair, Vice Chair, and Secretary)
MOTION: Dave McAlindin motioned to continue with the existing slate. Jan Rogers seconded the motion. Dan Brizee is interested in another year as Secretary, Andy Hohwieler is interested in another year as Vice Chair, and Rudy Ashenbrener is interested in another year as Chair. Roll call vote showed all members present voted. Approved 6 to 0.

b) Consideration of a request to adopt the preliminary budget amount of $$4,987,322 and schedule a public hearing to take place during the scheduled August 8th meeting to take public input.
Brent Hyatt provided the commissioners a paper copy of the preliminary budget and reviewed the various funds. Discussion ensued.
MOTION: JJ McBride moved to approve the preliminary amount of $4,987,322 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled meeting on August 8th. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
A public hearing will be scheduled on the August 8, 2022, meeting agenda.

c) Consideration of a request to adopt the preliminary termination budget for Revenue Allocation Area 4-1 (RAA 4-1) in the amount of $4,450,000 and schedule a public hearing to take place during the scheduled August 8th meeting to take public input.
Brent Hyatt provided the commissioners a paper copy of the preliminary termination budget. He shared general information about the termination process and reviewed the details shown on the termination budget spreadsheet. Discussion ensued.
MOTION: Jan Rogers moved to approve the request to adopt the preliminary termination budget for Revenue Allocation Area 4-1 (RAA 4-1) in the amount of $4,450,000 and schedule a public hearing to take place during the scheduled August 8th meeting. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consider approval of the Memorandum of Understanding by and between the Agency and Summit Creek Development, LLC relating to construction of an industrial park in a proposed new revenue allocation area (Orchard Drive East Project).

Counselor Amanda Schaus shared this agreement would allow the developer to begin construction improvements prior to new district plan being finalized and this would assure the developer that the Agency will understand that there will be some public improvements to be considered for reimbursement at a later date with an Owner Participation Agreement. There is no commitment of cost reimbursement at this time. Rothweiler shared Phil Kushlan, of erin parrish

Kushlan Associates, is currently working through the legal process to create the district so this MOU would create a parallel path that would merge at the conclusion of the legal process of the creation of the district. He added that based upon the developers' public expenses and the potential increment that would occur over a period of time, the investment is solid. He assured the board this MOU is not binding, nor a commitment, but an understanding the Agency recognizes they will be making public improvements that will need to be eligible for reimbursement once the plan area has been created. Discussion ensued.

Commissioner Brizee wanted it noted that he does do work for Summit Creek but does not believe there is a conflict of interest. JJ McBride also declared a business relationship between Lytle Signs and Summit Creek and does not believe there is a conflict of interest.

Jack Matthews, Project Manager for Summit Creek Development, shared they are approximately two weeks from simple design being finished. Once completed it will be submitted to the City for approval, then to subcontractors for bidding purposes. It is hoped that sitework can begin in the fall.

MOTION: JJ McBride moved to approve the Memorandum of Understanding by and between the Agency and Summit Creek Development, LLC relating to construction of an industrial park in a proposed new revenue allocation area (Orchard Drive East) project. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) **General Input/Announcements - Public/Staff**
Jacob Caval provided a handout to the board regarding his input. He stated in 2007, he purchased a property from the Agency that had 3 phase, 800-amp power. In 2012, 200 amps were dedicated to another business. Due to his building improvements, he needs the 200 amps back. He asked the Agency to consider paying the cost to restore the initial power to his building. The Agency will determine if this item should be placed on a future agenda with appropriate information included in the agenda packet for consideration. Counselor McAlindin was transparent in his relationship with Caval as he was the URA Executive Director at the time Caval purchased the subject property and they've been friends for 25 years. Staff was instructed to gather information and add this to the August 2022 agenda as an action item.

7) **Upcoming Meeting(s)**
Monday, August 8, 2022 @ 12:00 p.m.

8) **EXECUTIVE SESSION**

a) EXECUTIVE SESSION 74-206 (1)(c) To acquire an interest in real property not owned by a public agency.
MOTION: JJ McBride moved to go into executive session. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

9) **Adjournment**
The meeting adjourned at 1:26 PM.

erin parrish
Erin Parrish, Executive Assistant