Urban Renewal Agency
Minutes

Monday, August 8, 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:	JJ McBride, Andy Hohwieler, Rudy Ashenbrener, Alexandra Caval, Dave McAlindin, Dan Brizee.
Absent:	Jan Rogers.
Staff Present:	Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager & Interim URA Executive Director; Jonathan Spendlove, Planning & Zoning Director; Breanna Howard, Finance Director; Ruth Pierce, City Council Liaison.

Chair Ashenbrener called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

Alex Caval declared a conflict of interest with Action Item 5c and will not be participating.

3) Consent Calendar

a) Request to approve 1) Minutes for the June 28, 2022 meeting; 2) Minutes for the July 11, 2022 meeting; 3) July 2022 Financial Report; and 4) August 2022 Accounts Payable.
MOTION: Andy Hohwieler moved to approve the consent calendar as presented. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

a) Executive Director's Report
Travis Rothweiler reported the following:

1) Kushlan Association has been working on the creation of two potential tax increment financing areas:

a) Orchard Drive East (with Summit Creek Development (SCD)): The project is located just south of Clif Bar on Orchard and Hankins Road. The property has been annexed to the City. The agency approved a Memorandum of Understanding at a prior meeting. SCD is working on construction drawings and beginning the plat process. There is interest in the area/properties and it will be a great addition.

b) Old Town 2 Project (downtown area): The Termination Budget for Area 4-1 contemplates the creation of a second district to capitalize on the momentum that started with the Agency's work in the downtown core area. Mr. Kushlan has been working with GGLO and Eco NW to develop the plan, marketing, and creating the necessary legal documents to officially form the district. We'll be working through all the legal approvals over the next fiscal year. A visual representation of the vision will be created and used for marketing to attract the industries visioned for the downtown area.

2) The economic developer position has been advertised and applications will be accepted until August 17th. The recruitment process includes final interviews to be scheduled on September 13th. The Agency was invited to attend a community open house to meet the finalists on September 12th. Discussion ensued about the economic development director's role as the Urban Renewal Agency's executive director and associated duties.

3) Parking Garage on 2nd & Hansen - All requirements have been completed from a land-use perspective. A DDA for agency review will be presented at a future meeting (targeting September 2022) for approval. The timeline previously shared is believed to still be achievable.

4) The Children's Museum of the Magic Valley - They are close to securing a significant donor. Once secured, they are hoping the domino effect will take place.

5) Items of Consideration

a) Public Hearing for the FY2022-23 Budget and Consideration of a request to sign Resolution No. 2022-06 adopting the FY2022-23 budget amount of $4,987,322.
Breanna Howard reviewed the proposed budget as published.
Chair Ashenbrener opened the public hearing. No comments were received. The public hearing was closed.
MOTION: Alexandra Caval moved to adopt Resolution 2022-06 adopting the FY2022-23 budget amount of $4,987,322. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) Public Hearing for the Revenue Allocation Area (RAA) #4-1, as amended, preliminary termination budget and Consideration of a request to sign Resolution No. 2022-07 adopting the RAA #4-1 preliminary termination budget amount of $4,450,000.
Breanna Howard voiced a correction in that the published budget notice should reference September 30, 2023, replacing references to December 31, 2023. She then reviewed the proposed termination budget.
Chair Ashenbrener opened the public hearing. No comments were received. The public hearing was closed.
MOTION: Dave McAlindin moved to approve the preliminary termination budget for Revenue Area Allocation Area #4-1 and authorize the Chairman to sign Resolution No. 2022-07 adopting the RAA #4-1 preliminary termination budget amount of $4,450,000. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

c) Consideration of a request to spend up to $22,000 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 248 Idaho Street South for the possible expansion of Caval Business.
Board member Alexandra Caval stepped away from the Dias as she declared a conflict of interest at the beginning of the meeting.
Rothweiler introduced the agenda item and shared that he met with Mr. Caval, who explained the request is to extend and expand power into the area to assist with any potential economic development opportunities. It is unknown as to what development project(s) are being planned for Caval's building, as Mr. Caval was not in attendance at the meeting. Discussion ensued. Agency would like Mr. Caval to present his project details at a future meeting. The board advised staff to invite Mr. Caval to the September meeting to present this request for consideration.
MOTION: Dan Brizee moved to reserve consideration of this item until the September board meeting in which Mr. Caval will have the opportunity to share his vision for his property. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0. Caval abstained.

d) Consideration of a request for EHM Engineers, Inc. to perform a Phase II Assessment on the recently purchased property at 164 3rd Avenue South for an amount not to exceed $28,000.
Jesse Schuerman introduced the agenda item and explained the request. Discussion ensued. Schuerman will verify if the "motor vehicle waste disposal well" item in the proposal includes removal or not.
MOTION: Dave McAlindin moved to approve the Phase II Assessment of recently purchased property at 164 3rd Avenue South for an amount not to exceed $28,000 subject to staff clarification of services to be performed. Dan Brizee seconded the motion. If the amount exceeds $28,000, an updated proposal will need to be presented for consideration. Roll call vote showed all members present voted. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

Member Caval expressed concern about an agency owned property downtown being occupied by unwelcomed guests shooting off fireworks. Rothweiler shared he had been contacted, being the URA Executive Director, about the incident on agency property and he told them that no one has permission to be on any property owned by the Urban Renewal Agency. Being the City Manager, he will talk with the police department to make sure these areas are patrolled regularly. Signs such as "No Loitering", "Vehicle will be towed at your expense", etc., could be posted as well. The community has seen an increase in informal gathering spaces in which signs would help make it clear and it gives law enforcement tools to correct the situation.

7) Upcoming Meeting(s)

a) Monday, September 12, 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.)
MOTION: Alexandra Caval moved to go into execution session. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The public portion of the meeting ended at 1:17pm.

9) Adjournment

The meeting adjourned at 2:40 pm.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant