THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, September 12, 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:	Rudy Ashenbrener, JJ McBride, Alexandra Caval, Jan Rogers, Dan Brizee, Dave McAlindin
Absent:	Andy Hohwieler
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; Breanna Howard, Finance Director.

Chair Ashenbrener called the meeting to order at 12:03 PM. A quorum was present.

2) Conflict of Interest Declaration

Alexandra Caval declared a conflict of interest with Action Item 5a and will not vote.

3) Consent Calendar

a) Request to approve 1) Minutes for the August 8, 2022, meeting; 2) August 2022 Financial Report; and 3) September 2022 Accounts Payable.
MOTION: Jan Rogers moved to accept the consent calendar as presented. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

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

Children's Museum - Fundraising efforts continue. The project will not be impacted by the termination of Area 4-1.

Transfer of Urban Renewal properties - To be clear, the properties that are being exchanged for the $3M cancellation of debt are the ones that were illustrated on the map. Some legal descriptions did not close and were in need of modification to reflect accuracy. QuitClaim Deeds with accurate legal descriptions are being used to transfer the property.

Orchard Dr. East, proposed by Summit Creek Development, would be an 80-acre build-to-suit industrial park, located south of Clif Bar on 3600 Orchard & Hankins Road. A special meeting is scheduled for September 26, 2022, to review and possibly consider the plan, so the legal process can begin to create this new revenue allocation area.

Parking Structure - The project is moving forward. An agreement may be presented at the September 26, 2022, special meeting.

Meeting Schedule - Due to our legal counsel's availability, it was proposed to change the regular meetings to the third Monday of every month. Currently, the October meeting is scheduled for Wednesday the 12th (due to Monday being a holiday). If everyone can accommodate October 17 (the 3rd Monday of October), the Oct. 12th meeting will be canceled and rescheduled to Oct. 17th. The Bylaws will be changed to reflect the regular meeting date change and be presented for approval.

Budget - The budget process has been completed. The Special Meeting on Sept. 26th will conclude all business and activities for this fiscal year.

Action Item 5a - Mr. Caval had a conflict for today, so this item will be moved to the October 17th agenda.

5) Items of Consideration

a) 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.
Mr. Caval had a conflict today. This item will be moved to the October 17th agenda.

b) Consideration of a request to retain GGLO to develop a Master Plan for the proposed Old Towne 2 Revenue Allocation Area in the amount of $195,500.
Rothweiler introduced the agenda item. Mark Sindell, principal of GGLO, introduced their team, which included their partner, EcoNW, and shared some of their work history and processes and how they could help develop the master plan. Discussion continued.
MOTION: Alexandra Caval moved to consider the request to retain GGLO to develop a Master Plan for the proposed Old Towne 2 revenue allocation area in the amount of $195,500. Dave McAlindin seconded the motion. The roll call vote showed all members present voted. Approved 6 to 0.

c) 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. *(This action item has been amended since the August 12, 2022, meeting to clarify the scope of the Environmental Assessment.)*
Schuerman explained the agenda item. This clarified the scope of work to be performed.
MOTION: JJ McBride moved to approve the action item to move forward with the Phase II Assessment on the purchased property at 164 3rd Avenue South for the amount not to exceed $28,000. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

Rothweiler shared that the City of Twin Falls has been working with Jacobs Engineering to put together a possible Federal Grant to assist in funding the relocation of the 2nds. He explained that as a part of the Biden Transportation Bill, there is money to reroute significant roadways in which the downtown area qualifies. The cost of preparing this proposal is $25,000, which the Agency will be asked to split the cost at a future meeting. There is no guarantee we will get the grant. The proposal must include a viable alternative that meets the long-term traffic needs of the community.

Commissioner Caval shared that, pending a confirmation vote by City Council this evening, she will be resigning from the URA board as she accepts a position on the City Council. Rothweiler shared that if Caval's appointment is confirmed, a committee will be created to complete the process to fill the Agency board vacancy.

7) Upcoming Meeting(s)

a) Wednesday, October 12, 2022, @ 12:00 pm (*Due to Columbus Day on Monday, Oct. 10th*)
A Special Meeting will be held on Monday, September 26, 2022, at 2:00 pm. The next regular meeting is tentatively scheduled for Monday, October 17, 2022. Once confirmed, the October 12, 2022, meeting will be cancelled.

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: JJ McBride moved to enter into the executive session. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The public portion of the meeting ended at 1:06 pm.

9) Adjournment
The meeting adjourned at 2:01 pm.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant