



Urban Renewal Agency Minutes

Wednesday, January 18, 2023, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood

1) Confirmation of Quorum/Call Meeting to Order

Present: Eric Smallwood, Rudy Ashenbrener, Andy Hohwieler, Dave McAlindin, Jan Rogers, Dan Brizee

Absent: JJ McBride

Staff: Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Brent Hyatt,

Present: Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Travis Rothweiler, City Manager; Breanna Howard, Finance Director.

Chair Ashenbrener 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 December 14, 2022 meeting; 2) December 2022 Financial Report, and 3) January 2023 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar as presented. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion.

4) Reports/Updates

- a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet.

5) Items of Consideration

- a) Presentation of the draft Master Plan for a proposed downtown Old Towne-2 Revenue Allocation Area.

Shawn Barigar shared the project background and then introduced GGLO to present the draft Master Plan for a potential downtown revenue allocation area. Showing slides, the GGLO Team (Mark Sindel, Samantha Jesser & Josiah Brown) shared their research findings and presented the draft plan as included in the packet. They will continue to work with Kushlan Associates and ECONorthwest to develop the final plan to present at a later date. Discussion ensued.

- b) Presentation of the draft Eligibility Report for Old Towne-2 Revenue Allocation Area (proposed).
Shawn Barigar explained that should the Board pursue the creation of a new revenue allocation area, there are legalities involved in which Phil Kushlan, Kushlan Associates, studied the potential area and created the draft eligibility report. Mr. Kushlan presented the draft report. Discussion ensued.

- c) Request to consider a Lease renewal for tenants at Agency-owned property located at 259 Shoshone Street South.

Shawn Barigar shared that Brian and Tanya Pursifull, dba Apricot Home LLC, would like to renew their lease at 259 Shoshone Street South (agency-owned property) for another year at \$1,200 per month.

MOTION: Andy Hohwieler moved to approve the lease renewal for tenants at the agency-owned property located at 259 Shoshone Street South. Jan Rogers seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- d) Presentation of the Phase II Environmental Site Assessment for Agency property located at 164 3rd Avenue South and a request to authorize Phase III Site Remediation with EHM Engineers.

Jesse Schuerman shared the Phase II environmental site assessment results. Due to the inspection findings, Phase III abatement was recommended. Discussion ensued.

MOTION: Jan Rogers moved to approve the request for Phase III Remediation with EHM Engineers at 164 3rd Avenue South. Dan Brizee seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- e) Request to authorize staff to seek bids for demolition of Agency property located at 164 3rd Avenue South.

Jesse Schuerman introduced the request.

MOTION: Andy Hohwieler moved to authorize staff to seek bids for the demolition of Agency property located at 164 3rd Avenue South. Dave McAlindin seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- f) Consider approval of Resolution No. 2023-01 to transfer real property, map reference #1-10, owned by the Agency to the City of Twin Falls by Quitclaim Deeds.

Viewing a reference map, Shawn Barigar introduced the item. As discussed and approved at the December 14, 2022 meeting, noted Agency-owned properties will be conveyed via Quitclaim Deed to the City of Twin Falls. Discussion ensued.

MOTION: Jan Rogers moved to approve Resolution 2023-01 to transfer real property, map reference #1-10, owned by the Agency to the City of Twin Falls by Quitclaim Deeds. Dave McAlindin seconded the motion. A roll call vote showed all members present voted in favor of the motion, 5 to 1. Andy Hohwieler voted no.

6) Public Input/Announcements

None.

7) Upcoming Meeting(s)

- a) Special Meeting - Monday, January 30, 2023, @ 11:00 am.

- b) Wednesday, February 22, 2023, @ 12:00 pm.

8) Adjournment

MOTION: Jan Rogers moved to adjourn. Andy Hohwieler seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0. The meeting adjourned at 1:29 PM.



Lorrie Bauer, Administrative Assistant