THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Wednesday, February 22, 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:	Rudy Ashenbrener, JJ McBride (via phone), Andy Hohwieler, Dan Brizee, Eric Smallwood, Dave McAlindin
Absent:	Jan Rogers
Staff Present:	Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison

Chair Ashenbrener called the meeting to order at 12:02 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve 1) Minutes for the January 18, 2023 meeting; 2) Minutes for the January 30, 2023 meeting; 3) January 2023 Financial Report, and 4) February 2023 Accounts Payable.
MOTION: Eric Smallwood 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. Approved 6 to 0.

4) Reports/Updates

a) Executive Director's Report
Substituting for Travis Rothweiler, Jonathan Spendlove summarized the report that was included in the agenda packet.

5) Items of Consideration

a) Presentation and Request for Approval of the FY2022 Audited Financial Statements.
Scott Hunsaker of Mahlke Hunsaker & Company reported the audit findings. An unqualified opinion was given, which means no issues were found and it was a clean report. Discussion ensued.
MOTION: Andy Hohwieler moved to approve the FY2022 Audited Financial Statements. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

b) Consider tentative approval of the draft 2022 Annual Report and instruct staff to schedule final approval for March 20, 2023, to include comments from the public.
Jonathan Spendlove summarized the report that was included in the agenda packet. The report includes accomplishments of the past year and the audit. Discussion ensued.

MOTION: Andy Hohwieler moved to tentatively approve the draft 2022 Annual report and instructed staff to schedule the final approval for March 20, 2023, to include public comment. Dave McAlindin seconded the motion. Roll call vote showed all members present voted, approved 6 to 0.

c) Consider approval of the demolition bid from Rocky Mountain Transport and Excavation for an amount up to $43,687.50 for the building demolition of agency-owned property located at 164 3rd Avenue S.
Jesse Schuerman shared the results from the request for bids in which Rocky Mountain Transport and Excavation was the low bidder at $34,950. Due to a hazardous material investigation being required by the City Building Department, he asked for an additional 25% contingency to allow for the proper removal of any hazardous waste found and other unforeseen costs not included within the contract. Discussion ensued.
MOTION: Eric Smallwood moved to approve the demolition bid from Rocky Mountain Transport and Excavation for an amount up to $43,687.50 for the building demolition of an agency-owned property located at 164 3rd Avenue S. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

6) Public Input and Announcements
None.

7) Upcoming Meeting(s)

a) March 20, 2023, @ 12:00 pm.

8) Executive Session

a) Executive Session pursuant to Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency.
MOTION: Andy Hohwieler moved to enter executive session pursuant to Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code and Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0. The public portion of the meeting ended at 12:33 pm. The meeting will not return to open session. Chair Ashenbrener did not attend the executive session due to a potential conflict.

9) Adjournment
The meeting adjourned at 1:54 pm.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant