Urban Renewal Agency
Minutes

Monday, March 20, 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:	Dave McAlindin, Rudy Ashenbrener, Andy Hohwieler, JJ McBride, Jan Rogers, Dan Brizee, Eric Smallwood
Absent:	None
Staff Present:	Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director.

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

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve 1) Minutes for the February 22, 2023 meeting; 2) February 2023 Financial Report, and 3) March 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. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report
Executive Director, Shawn Barigar, reported:
1. Agency and City staff met with Summit Creek Development to discuss public infrastructure improvements associated with their industrial park development in the Orchard East Revenue Allocation Area. Design review continues as well as drafting the Owner Participation Agreement with the developer. They are hoping to launch construction this construction season.
2. The Agency is on track with the steps toward termination of RAA 4-1 with communication about the termination going out to the various taxing districts in the next month or so. The termination resolution is expected to be presented to the Board at the June meeting. There will be additional communication with the various taxing entities and action by the City Council to consider the final termination ordinance. We are aiming to have that completed by the end of the fiscal year on September 30.
3. The Agency also continues to move forward with the steps toward drafting the urban renewal plan for the proposed new Old Towne-2 Revenue Allocation Area. The working group on the master plan has continued to meet with GGLO and we anticipate a final draft plan to come before the Board in the near future.

4. Agency staff has received the Phase I Environmental Site Assessments for the recently-purchased properties in the neighborhood of Shoshone Street and 3rd Avenue South. These assessments were completed by NewFields Companies on behalf of the Region IV Development Association as part of their South-Central Idaho Brownfield Revitalization Program. The general findings highlight the possible presence of a historic dry-cleaning facility and historic gas and oil facilities in the vicinity. Region IV suggests the Agency could apply to utilize the Brownfield Program to complete Phase II Environmental Assessments to further investigate the properties and I plan to move forward with that application. Having the information will be beneficial as the Agency considers potential redevelopment opportunities.
5. The Economic Development Department of the City was allocated funds by the Twin Falls City Council from The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to conduct a feasibility study for a potential multi-purpose conference/convention/event center. The efforts of the study are anticipated to include multiple public and private partners, such as the City, the Urban Renewal Agency, Twin Falls Chamber of Commerce, Southern Idaho Tourism, and potential private developers. Communication with the Parks & Rec department will take place to ensure this study and plan meshes with the recreation center efforts currently underway.
6. Demolition preparation of the old Stepken Building is in progress. Asbestos has been identified and will need to be removed. A request for funds to complete the asbestos abatement will soon be presented.

5) Items of Consideration

a) Presentation of the 2022 Annual Report followed by a Request for Public Comment.
Shawn Barigar presented the 2022 Annual Report. Chairman, Rudy Ashenbrener, invited public comments. No one spoke.

b) Consider approval of Resolution No. 2023-03 authorizing the filing of the 2022 Annual Report per Idaho Law.
MOTION: Dave McAlindin moved to approve Resolution No. 2023-03. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

c) Consider approval of a Lease renewal for tenants at Agency-owned property located at 139 3rd Ave S.
Shawn Barigar shared that DK Flooring, Inc. and DK Hansen, Inc. would like to renew their lease at the recently purchased property for another year at $950 per month.
MOTION: Andy Hohwieler moved to approve the lease renewal for tenants at the Agency-owned property at 139 3rd Ave. S. Dave McAlindin seconded the motion. The roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

d) Consider approval of Resolution No. 2023-04 to transfer real property, map reference #11-13, owned by the Agency to the City of Twin Falls by Quitclaim Deed.
Viewing a reference map, Shawn Barigar shared that these Agency-owned properties, as discussed and approved at the December 14, 2022 meeting, would be transferred via Quitclaim Deed to the City of Twin Falls. The legal description has been confirmed. Discussion ensued.
MOTION: Eric Smallwood moved to approve Resolution No. 2023-04 to transfer real property, map reference #11-13, owned by the Agency to the City of Twin Falls by Quitclaim Deed. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) **Public Input and Announcements**
None.

7) **Upcoming Meeting(s)**

a) April 17, 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: Jan Rogers moved to convene in executive session. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. The public portion of the meeting ended at 12:33 pm. The meeting will not return to an open session.

Chair Ashenbrener left the session at 1:04 pm, prior to the discussion under Idaho Code 74-206(1)(c), due to a potential conflict.

9) **Adjournment**
The meeting adjourned at 1:42 pm.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant