THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, April 17, 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, Dan Brizee, Andy Hohwieler, Rudy Ashenbrener, Eric Smallwood, Jan Rogers, JJ McBride
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 12:07 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve 1) Minutes for the March 20, 2023 meeting; 2) March 2023 Financial Report, and 3) April 2023 Accounts Payable.
MOTION: Jan Rogers moved to approve the consent calendar as presented. Dave McAlindin 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, voiced his report as included in the agenda packet.

5) Items of Consideration

a) Appoint a Budget Committee (3 volunteers) to review the 2023-24 budget.
Eric Smallwood, Dave McAlindin, and Dan Brizee were appointed to the 2023-24 budget committee.

b) Consider approval of Intermountain Construction & Abatement's bid in the amount of $29,200.00 for the removal of hazardous materials at the agency-owned property located at 164 3rd Avenue S.
Jesse Schuerman explained the request. Discussion ensued.
MOTION: Eric Smallwood moved to approve the bid in the amount of $29,200.00 for the removal of hazardous materials at the agency-owned property located at 164 3rd Ave. South. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consider approval of Mutual Termination of Disposition and Development Agreement and Agreement to Negotiate Exclusively between the Urban Renewal Agency of the City of Twin Falls and GO QOZ Second Avenue, LLC and Galena Opportunity, Inc.
Executive Director, Shawn Barigar, voiced the request as included in the agenda packet. He reminded everyone that Chair Ashenbrener had recused himself from this particular project. Appreciation was expressed to everyone involved in this project.
MOTION: Jan Rogers moved to approve the Mutual Termination of Disposition and Development Agreement and Agreement to Negotiate Exclusively between the Urban Renewal Agency of the City of Twin Falls and GO QOZ Second Avenue, LLC and Galena Opportunity, Inc. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consider approval of Letter of Intent to Terminate Revenue Allocation Area 4-1 to Taxing Districts.
Executive Director, Shawn Barigar, voiced the request as included in the agenda packet.
MOTION: Andy Hohwieler moved to approve the Letter of Intent to Terminate Revenue Allocation Area 4-1 to Taxing Districts. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

e) Presentation of Twin Falls Urban Renewal Agency Draft Downtown Master Plan by GGLO.
Executive Director, Shawn Barigar, introduced the agenda item.
The GGLO design team consisting of Josiah Brown, Samantha Jesser, and Lorelei Juntunen from ECO Northwest (via phone) gave the presentation. The presentation included a review of the previous presentation, recent visioning, and financial feasibility phasing and implementation. Executive Director, Shawn Barigar, encouraged feedback to be shared so it is included in the refining of the master plan. Commissioner Smallwood shared he believes the downtown needs an amphitheater and wishes it was included in the plan. Discussion ensued.

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

7) **Upcoming Meeting(s)**

a) May 15, 2023, @ 12:00 pm.

8) **Adjournment**
MOTION: Jan Rogers moved to adjourn. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 1:34 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant