



Urban Renewal Agency Minutes

Monday, May 15, 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, Andy Hohwieler, Dave McAlindin, JJ McBride, Jan Rogers, Eric Smallwood

Absent: Dan Brizee

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; Don Hall, County Commissioner.

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 April 17, 2023, special meeting; 2) Minutes for April 17, 2023, regular meeting; April 2023 Financial Report, and 3) May 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 6 to 0.

4) Reports/Updates

- a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. He added that Tyler Davis-Jeffers, developer of the industrial park in the Orchard Drive East revenue allocation area, is preparing to begin construction of infrastructure and some facilities. The Owner's Participation Agreement is scheduled to be presented during the June URA Meeting. Discussion ensued. Commissioner Rogers shared two leads have already inquired about Twin Falls as a result of the SelectUSA event.

5) Items of Consideration

- a) Consider approval of the final Downtown Master Plan prepared by GGLO.
Executive Director, Shawn Barigar, shared GGLO, together with their partner ECONorthwest, the Agency, and city staff, worked to gather input and study the socioeconomic and market development trends to establish a vision for downtown development. This plan will be used by Phil Kushlan, of Kushlan Associates, to create the formal urban renewal plan for the proposed Old Towne-2 Revenue Allocation Area.

Mark Sindell and Josiah Brown, of GGLO, presented the goals with a guided vision of the 20-year plan which included updates that were added following the April 17, 2023 presentation. A technical advisory committee will be created to help work through the logistics as well as a marketing plan. Discussion ensued.

MOTION: Dave McAlindin moved to approve the final Downtown Master Plan prepared by GGLO. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Consider a request to allocate up to \$9,500.00 to resurface the "blue swoosh" in the Downtown Commons
Parks Superintendent, Chance Munns, described the issue with the blue-painted polished concrete of the Downtown Commons and explained the proposed solution. Discussion ensued.
MOTION: Jan Rogers moved to approve the request to allocate up to \$9,500 to resurface the blue-swoosh in the Downtown Commons. Dave McAlindin seconded the motion. All members present voted in favor of the motion.

6) Public Input and Announcements

None.

7) Upcoming Meeting(s)

- a) Wednesday, June 21, 2023, @ 12:00 pm.

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.

MOTION: JJ McBride moved to enter Executive Session. Andy Hohwieler seconded the motion. All members present voted in favor of the motion.
The open portion of the meeting ended at 12:37.

9) Adjournment

The meeting adjourned at 1:14 PM.



Lorrie Bauer, Administrative Assistant