



Urban Renewal Agency Minutes

Wednesday, June 21, 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: Dan Brizee, Dave McAlindin, Eric Smallwood, Jan Rogers,
Absent: Rudy Ashenbrener, Andy Hohwieler, JJ McBride
Staff Present: Shawn Barigar, Executive Director; Brent Hyatt, Assistant Finance Director;
Jonathan Spendlove, Planning & Zoning Director; Breanna Howard, Finance
Director; Amy Luna, Recording Assistant

Secretary Dan Brizee 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 May 15, 2023 meeting; 2) May 2023 Financial Report, and 3) June 2023 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar as presented. Eric Smallwood 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) Consider Resolution No. 2023-05 approving the Owner Participation Agreement with Twins Industrial, LP related to the Gemini Business Park Project within the Orchard Drive East Project Area and authorizing the Chair or Vice-Chair to execute the Agreement.
Meghan Conrad, the Agency's legal counsel, explained the request. Discussion ensued. Developer representative Tyler Davis-Jeffers, with Summit Creek Development (SCD), shared that they have partnered with Twins Industrial, LP for this project. Their objective is to complete one block per year.
MOTION: Dave McAlindin moved to approve Resolution No. 2023-05 approving the Owner Participation Agreement with Twins Industrial, LP related to the Gemini Business Park Project within the Orchard Drive East Project Area and authorizing the Chair or Vice-Chair to execute the Agreement. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.
- b) Consider Resolution No. 2023-06 to authorize the Agency's Executive Director to approve expenditures up to \$5,000.00, without Agency Board approval.

Executive Director, Shawn Barigar, voiced the request as included in the agenda packet.

MOTION: Jan Rogers moved to approve Resolution No. 2023-06 to authorize the Agency's Executive Director to approve expenditures up to \$5,000.00, without Agency Board approval. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.

- c) Consider Resolution No. 2023-07 approving the termination of Revenue Allocation Area #4-1 and authorizing the Chair or Vice-Chair to execute the Resolution.

Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. He shared that over the past 24 years, the Area has been able to assist with both public and private investments, creating thousands of jobs. Meghan Conrad, the Agency's legal counsel, explained the termination process. Discussion ensued.

MOTION: Dave McAlindin moved to approve Resolution No. 2023-07 terminating Revenue Allocation Area #4-1 and authorize the Chair or Vice-Chair to execute the Resolution. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion.

6) Public Input and Announcements

Dan Brizee shared Twin Falls Tonight series begins tonight.

7) Upcoming Meeting(s)

- a) July 17, 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. *(The meeting will not return to open session.)*
The Executive Session did not take place.

9) Adjournment

MOTION: Eric Smallwood moved to adjourn. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion.
The meeting adjourned at 12:37 PM.



Amy Luna, Recording Assistant