THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, July 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:	Rudy Ashenbrener, Andy Hohwieler (via phone), JJ McBride, Jan Rogers, Dave McAlindin, 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 12:01 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

a) Request to approve 1) Minutes for the June 21, 2023 meeting; 2) June 2023 Financial Report, and 3) July 2023 Accounts Payable.
MOTION: Jan Rogers moved to approve the consent calendar as presented. Dave McAlindin seconded the motion. All members present voted in favor of the motion, 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) Annual Election of Officers (Chair, Vice Chair, and Secretary)
MOTION: Dan Brizee motioned Rudy Ashenbrener as Chair, Andy Hohwieler as Vice Chair, and Dave McAlindin as Secretary. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

b) Consideration of a request to adopt the preliminary FY2024 budget with expenditures in the amount of $5,682,662, schedule a public hearing to take public input during the August 21, 2023 meeting, and authorize publication of a public hearing notice.
Assistant Finance Director, Brent Hyatt, voiced the request as included in the agenda packet.
MOTION: Jan Rogers moved to approve the request to adopt the preliminary FY2024 budget with expenditures in the amount of $5,682,662, schedule a public hearing to take public input during the August 21, 2023 meeting, and authorize publication of a public hearing notice. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

c) Consideration of a request to adopt a preliminary amended FY2023 budget for Revenue Allocation Area #4-1 increasing expenditures to the amount of $5,079,943, schedule a public hearing to take public input during the August 21, 2023 meeting, and authorize publication of a public hearing notice.
Assistant Finance Director, Brent Hyatt, voiced the request as included in the agenda packet.
MOTION: Eric Smallwood moved to adopt the preliminary amended FY2023 budget for Revenue Allocation Area #4-1 increasing expenditures to the amount of $5,079,943, schedule a public hearing to take public input during the August 21, 2023 meeting, and authorize publication of a public hearing notice. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

d) Consideration of a request to approve Resolution No. 2023-08 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 168 Railroad Avenue, Twin Falls, Idaho, owned by Michael Cook and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed.
Executive Director, Shawn Barigar, shared information about Action Items 5d, 5e, and 5f regarding real property Purchase and Sale Agreements on today's agenda, noting that individual considerations must be taken for each property action item. Discussion ensued.
MOTION: JJ McBride moved to approve Resolution No. 2023-08 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 168 Railroad Avenue, Twin Falls, Idaho, owned by Michael Cook and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed. Eric Smallwood seconded the motion. Roll call vote showed most members present voted in favor of the motion, 6 to 0. Phone connection with Hohwieler was lost; no vote.

e) Consideration of a request to approve Resolution No. 2023-09 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 222 4th Avenue South, Twin Falls, Idaho, owned by Brett Semple and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed.
MOTION: Jan Rogers moved to approve Resolution No. 2023-09 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 222 4th Avenue South, Twin Falls, Idaho, owned by Brett Semple and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed. JJ McBride seconded the motion. Roll call vote showed most members present voted in favor of the motion, 6 to 0. Phone connection with Hohwieler was lost; no vote.

f) Consideration of a request to approve Resolution No. 2023-10 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 251 Maxwell Avenue, Twin Falls, Idaho, owned by Casey Clements and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed.
MOTION: Eric Smallwood moved to adopt Resolution No. 2023-10 to approve the Real Property Purchase and Sale Agreement for the purchase of certain real property, commonly referred to as 251 Maxwell Avenue, Twin Falls, Idaho, owned by Casey Clements and purchased by the Urban Renewal Agency of the City of Twin Falls via warranty deed. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

g) Consideration of Supplemental Resolution No. 2023-11 Amending Bond Resolution No. 2013-1 concerning Revenue Allocation Refunding Bonds, Series 2013A, for the purpose of providing for a new variable interest index rate for such bonds.

Assistant Finance Director, Brent Hyatt, presented the request as included in the agenda packet. He noted a change to the Budget Impact section of the staff report, in that the $272,895 increase is already reflected in the budget. Discussion ensued.
MOTION: JJ McBride moved to approve Resolution No. 2023-11 Amending Bond Resolution No. 2013-1 concerning Revenue Allocation Refunding Bonds, Series 2013A, for the purpose of providing for a new variable interest index rate for such bonds. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

6) Public Input and Announcements
Chair Ashenbrener thanked all staff and legal counsel involved with the recent projects, termination of the district, budget committee, and the new slate of officers.

7) Upcoming Meeting(s)

a) August 21, 2023, @ 12:00 pm.

8) Adjournment
MOTION: Jan Rogers moved to adjourn. JJ McBride seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0. The meeting adjourned at 12:33 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant