THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, August 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:	Dave McAlindin, Rudy Ashenbrener, Andy Hohwieler, JJ McBride, Dan Brizee, Jan Rogers
Absent:	Eric Smallwood
Staff Present:	Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Travis Rothweiler, City Manager; Mitch Humble, Deputy 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 July 17, 2023 meeting; 2) July 2023 Financial Report, and 3) August 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 in favor of the motion. Approved 6-0.

4) Reports/Updates

a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. Follow-up discussion regarding opportunities resulting from the SelectUSA Summit last May.

5) Items of Consideration

a) Public Hearing for the FY2024 Budget and Request to approve Resolution No. 2023-12 adopting the FY2024 budget amount of $5,682,662.
Assistant Finance Director, Brent Hyatt, reviewed the item. The public hearing was open. No comments were received. The public hearing was closed.
MOTION: Andy Hohwieler moved to approve Resolution No. 2023-12 adopting the FY2024 budget amount of $5,682,662. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6-0.

b) Public Hearing for the amended FY2023 termination budget for Revenue Allocation Area #4-1 and Request to approve Resolution No. 2023-13 adopting the RAA #4-1 amended termination budget amount of $5,079,943.
Assistant Finance Director, Brent Hyatt, reviewed the item. The public hearing was open. No comments were received. The public hearing was closed.
MOTION: JJ McBride moved to approve Resolution No. 2023-13 adopting the RAA #4-1 amended termination budget amount of $5,079,943. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6-0.

c) Request to authorize the Chair to execute the General Certificate in connection with the adoption of the Supplemental Resolution No. 2023-11, dated July 17, 2023, for the amendment of Revenue Allocation Refunding Bonds, Series 2013A to provide for a new variable index rate for the Bond, and to further authorize the Chair to execute all necessary documents required to implement the actions contemplated by the Supplemental Resolution.
Assistant Finance Director, Brent Hyatt, introduced the request as included in the agenda packet.
MOTION: Jan Rogers moved to approve the request to authorize the Chair to execute the General Certificate in connection with the adoption of the Supplemental Resolution No. 2023-11, dated July 17, 2023, for the amendment of Revenue Allocation Refunding Bonds, Series 2013A to provide for a new variable index rate for the Bond, and to further authorize the Chair to execute all necessary documents required to implement the actions contemplated by the Supplemental Resolution. Dave McAlindin seconded the motion. Roll call vote showed all members present in favor of the motion. Approved 6-0.

d) Request to approve an Agreement with EHM Engineers, Inc. in the amount of $25,000 to create and provide the Agency with a legal description and map for the Old Towne-2 Revenue Allocation Area (proposed).
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. Discussion ensued.
MOTION: Dave McAlindin moved to approve the Agreement with EHM Engineers, Inc. in the amount of $25,000 to create and provide the Agency with a meets and bounds legal description and map for the Old Towne-2 Revenue Allocation Area (proposed). Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6-0.

e) Presentation of the Draft Urban Renewal Plan for the Old Towne-2 Urban Renewal Project.
Executive Director, Shawn Barigar, shared background information as included in the agenda packet. Meghan Conrad, Agency Legal Counsel, explained the purpose of an urban renewal plan. She then presented the draft Old Towne-2 plan. Discussion ensued. It is planned for the Agency Board to consider the adoption of a Resolution approving the Urban Renewal Plan at the September 18, 2023 meeting. Discussion ensued.

6) Public Input and Announcements
None.

7) Upcoming Meeting(s)

a) September 18, 2023, @ 12:00 pm.

8) Site Visit

a) Site visit of pending property located at 222 4th Avenue South. *(Meeting will adjourn at the conclusion of the visit.)*
Commissioners left at 1:02 PM for the site visit.

9) Adjournment
The meeting adjourned at 1:30 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant