Urban Renewal Agency
Minutes

Monday, September 18, 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, JJ McBride, Dan Brizee, Eric Smallwood
Absent:	Jan Rogers, Dave McAlindin
Staff Present:	Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director

Chair Ashenbrener called the meeting to order at 12:02 PM. A quorum was present.

2) Conflict of Interest Declaration
None.

3) Consent Calendar

a) Request to approve 1) Minutes for the August 21, 2023 meeting; 2) August 2023 Financial Report, and 3) September 2023 Accounts Payable.
MOTION: Andy Hohwieler moved to approve the consent calendar as presented. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet.
1. The City Council will consider Ordinance O-2023-013 tonight as the final step in terminating Revenue Allocation Area #4-1.
2. Construction activity is underway at the Gemini Business Park in the Orchard Drive East Revenue Allocation
Area.
3. Work session during next month’s meeting to brainstorm implementation strategies for development opportunities in the Old Towne-2 Revenue Allocation Area.
4) Attendance at the Industrial Asset Management Council Fall Forum in Boise.
Discussion ensued: 2nd flight was added to the Twin Falls Airport; Industrial space in the Magic and Treasure Valley.

5) Items of Consideration

a) Consideration of a request to sign Resolution No. 2023-14 approving the Urban Renewal Plan for the Old Towne-2 Urban Renewal Project.
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. Agency Legal Counsel, Meghan Conrad, presented the latest updates to the plan. She noted that this plan does not bind other public entities to budget or fund the projects that are in the

plan as this is just a best-case scenario of a projection of how projects will roll out and potential funding as we work through the process. Agricultural Operation Consent was explained as the current area includes approximately eight parcels between two property owners. The final map and legal description are pending signed consent forms.

Once the Agency approves the plan, the City will then go through its process for approval, which includes Planning and Zoning review, publications, public hearing, as well as plan distribution to the taxing districts. The public hearing is currently scheduled to be held during the November 27, 2023, City Council meeting. All necessary steps should be completed by December 31, 2023. The concept today directs staff to complete the finalization of the plan attachments and any non-substantive technical changes in the plan before it is formally transmitted to the City. Discussion ensued.

MOTION: Eric Smallwood moved to approve the Chair to sign Resolution No. 2023-14 approving the Urban Renewal Plan for the Old Towne-2 Urban Renewal Project and directing staff to make corrections to the Plan as discussed at the meeting, directing staff to finalize Plan Attachments, and directing Agency staff to submit the Agency Resolution, Plan, and other information to the City to take appropriate action. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) Public Input and Announcements
Commissioner Brizee acknowledged the clean-up and repair of a downtown parking lot.

7) Upcoming Meeting(s)

a) October 16, 2023, @ 12:00 pm.
The public was asked to participate in the work session.

8) Adjournment
MOTION: JJ McBride moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0. The meeting adjourned at 12:26 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant