



## Urban Renewal Agency Minutes

Monday, October 16, 2023, 12:00 PM

City Hall - Overflow Room #116

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: Jan Rogers, Andy Hohwieler, Dave McAlindin, Rudy Ashenbrener, Dan Brizee, JJ McBride, Eric Smallwood

Absent: None

Staff Present: Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Brent Hyatt, Assistant Finance Director; Mitch Humble, Deputy City Manager; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Josh Baird, Public Works Director; Troy Vitek, City Engineer; Wendy Davis, Parks & Recreation Director; and Chance Munns, Parks & Recreation Superintendent

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 September 18, 2023 meeting; 2) September 2023 Financial Report, and 3) October 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 7 to 0.

### 4) Reports/Updates

- a) Executive Director's Report  
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet.  
Discussion ensued.

Director Barigar added that the Redevelopment Association of Idaho, which is made up of urban renewal agencies and affiliated organizations from around the state, is sharing the value of urban renewal and how it is used. It is important that our delegation understand this tool and be able to communicate the benefits to their peers.

### 5) Items of Consideration

- a) Old Towne-2 Revenue Allocation Area Work Session  
Executive Director, Shawn Barigar, shared the background of this project as noted in the packet staff report.  
Discussion ensued:
  - Need to understand the current infrastructure.

- Begin communication with the Idaho Transportation Dept. regarding the streetscape on both 2nd Avenues.
- Revisit past facility and feasibility studies.
- Invest in a current water/sewer and storm drain model of the area.
- Be vigilant of project timeframes.
- Look into a long-term funding mechanism.
- Collaborate with City staff.
- The revenue allocation area can be amended one (1) time to add up to 10% of the existing revenue allocation area acreage. This type of amendment would not trigger a base reset.
- The city has two separate city-wide modeling systems: 1) current water, and 2) current sewer. These can be used to help find choke points of a potential project. There will be a cost involved with running potential project models.
- A major plan component is the "park-like green street" for the Hansen St corridor. Due to the large amount of maintenance that could be involved, would the City be able to manage it? Intending to support urban forestry, appropriate planning, and communication, would be the key to successful maintenance.
- Build infrastructure on Hansen Street before any specific project construction of adjoining properties or share the vision as projects are discussed.
- Industrial: Where are the areas with choke points? Are there areas where the infrastructure is inadequate? What would it take to have shovel-ready sites?
- As far as infrastructure, a stormwater study was suggested.

Directions to staff:

- Focus on water/sewer on Hansen St. & the 2nd's.
- See if any stormwater information exists.

Future discussions:

- Prioritize locations.
- Needs for downtown.
- Go through the matrix with City personnel.

Another work session will be scheduled.

## 6) Public Input and Announcements

Chair Ashenbrener and Executive Director Barigar shared that the leftover residual funds from Revenue Allocation Area #4-1 were remitted to the County Treasurer to be divided amongst the taxing entities based upon the proportional share.

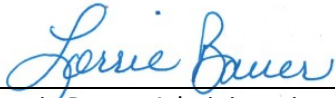
Commissioner Hall shared there will be a groundbreaking ceremony next Monday, October 23rd, for the courthouse expansion and remodel.

## 7) Upcoming Meeting(s)

- a) November 20, 2023, @ 12:00 pm.

**8) Adjournment**

**MOTION:** Jan Rogers moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion 7 to 0. The meeting adjourned at 1:04 PM.



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Lorrie Bauer, Administrative Assistant