



Urban Renewal Agency Minutes

Monday, November 20, 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: Dave McAlindin, Jan Rogers, Rudy Ashenbrener, Andy Hohwieler, Dan Brizee, Eric Smallwood, JJ McBride

Absent: None

Staff Present: Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Jesse Schuerman, Staff Engineer; Brent Hyatt, Assistant Finance Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Mitch Humble, Deputy City Manager; Josh Baird, Public Works Director; Mandi Thompson, Assistant to the City Manager

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 October 16, 2023 meeting; 2) October 2023 Financial Report, and 3) November 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. Approved 7 to 0.

4) Reports/Updates

- a) Executive Director's Report

Gemini Business Park - Building permits have been issued. The first three buildings are in progress. A few direct inquiries from businesses about the location have been received.

Old Towne 2 Area - The City ordinance is on the city council agenda for November 27th. It will include a public hearing for the plan as well as the ordinance consideration by the council. If approved, steps will continue to complete the adoption of the plan by the first of the year.

5) Items of Consideration

- a) Consider approval of the Schedule of Regular Meetings for 2024.

MOTION: Andy Hohwieler moved to approve the schedule for 2024 meetings as presented. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Old Towne-2 Revenue Allocation Area Work Session.

Executive Director, Shawn Barigar, shared the implementation matrix that was drafted as part of the Downtown Master Plan (completed by GGLO) suggests that the 2nd Avenues as well as the Hansen St. corridor be the first focus areas of the phased implementation. Mandi

Thompson shared that the City will be applying for a Reconnecting Communities Planning Grant in the Spring of 2024 in connection to the idea of rerouting the 2nd Streets. ITD does support our idea and is in favor of looking into the prospects of rerouting the 2nds. Community engagement and support will play an important role during the preparation of the grant application.

The City received two earmark funding allocations to assist with a water quality project in the Rock Creek area. The Natural Resource Conservation Service (NRCS) will be the federal agency assigned oversight of the project. The City will be seeking an engineering firm to help us create a master plan early in 2024. The master plan process will include public input and engagement about the different types of projects to be included in the master plan. Travis Rothweiler added that Rock Creek has the potential to be more than it is today between downtown and Auger Falls. Comprehensive planning of the entire Rock Creek area in partnership with the Canal Company will be completed first. Then, other stakeholders and partners will develop a comprehensive vision followed by phased projects.

Regarding past infrastructure models, plans, and visions of the downtown, It would be best to update infrastructure reports due to their age and what has been completed since. The City is currently working on a storm water master plan, as well as a pressure zone project. Water models and sewer models are continually updated as each new development comes in. The Agency will continue to work with City departments to determine the order in which projects should be done.

What developments would qualify for Opportunity Zone tax benefits?
More discussions will be scheduled in the future.

6) Public Input and Announcements

Fran Florence shared his thoughts about the vision.

Business Plus community speakers agree that Urban Renewal is an important tool. This information needs to be shared at the state level.

7) Upcoming Meeting(s)

- a) December 18, 2023, @ 12:00 pm.

8) Executive Session

- a) Idaho Code § 74-206(1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

This session was cancelled.

9) Adjournment

MOTION: Andy Hohwieler moved to adjourn the meeting. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 12:57 PM.



Lorrie Bauer, Administrative Assistant