THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, February 26, 2024, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Confirmation of Quorum/Call Meeting to Order

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

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; Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Morgan Mitchell, Administrative Assistant.

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 December 18, 2023, meeting; 2) December 2023 and January 2024 Financial Report, and 3) February 2024 Accounts Payable.
MOTION: Eric Smallwood moved to approve the consent calendar as presented. Dave McAlindin 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
(Note: podium mic issue)
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. Commissioner Jan Rogers added that she and Commissioner Dave McAlindin created a document for the legislators that explains the importance and differences between urban renewal, TIF, and LIDD in easy-to-comprehend terms. She will share the document with the commissioners.

5) Items of Consideration

a) Presentation and consideration for approval of the FY2023 Audited Financial Statements.
Brent Hyatt announced his upcoming retirement, then introduced Scott Hunsaker to present the report. Scott Hunsaker of Mahlke Hunsaker & Company reported the audit findings. An unqualified opinion was given, which means no issues were found and it was a clean report. *(Note: mic sound on at 15:37)*.
MOTION: Dave McAlindin moved to approve the FY2023 Audited Financial Statements. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

b) Presentation and consideration for tentative approval of the Draft 2023 Annual Report and instruct staff to schedule final approval for March 18, 2024, to include comments from the public. Executive Director, Shawn Barigar, voiced the draft report that was included in the agenda packet. The report included accomplishments of the past year and the financial audit. Discussion ensued.

MOTION: Andy Hohwieler moved to tentatively approve the draft 2023 Annual report and instructed staff to schedule the final approval for March 18, 2024, to include public comment. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consider approval of a Lease extension for tenants at Agency-owned property located at 139 3rd Ave S.
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. Tenants have requested to exercise the existing lease provision for two 3-month lease extensions.
MOTION: JJ McBride moved to approve the lease extension for tenants at Agency-owned property located at 139 3rd Ave S. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor, approved 7 to 0.

d) Consider approval of a First Amendment to the Lease for tenants at Agency-owned property located at 259 Shoshone Street South.
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. Discussion ensued.
MOTION: Jan Rogers moved to approve the first amendment to the lease for tenants at agency-owned property located at 259 Shoshone Street South. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor. Approved 7 to 0.

e) Presentation of Communication Strategies for Old Towne-2 Implementation Plan.
Executive Director, Shawn Barigar, shared proposed tactics to advance communication and marketing of development strategies as included in the agenda packet. Discussion ensued. Commissioners like the strategies and are excited to begin. They would like to hear feedback from developers as discussions progress.

6) Public Input and Announcements
None.

7) Upcoming Meeting(s)

a) March 18, 2024, @ 12:00pm.

8) Executive Session

a) Executive Session pursuant to Idaho Code Section 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.
MOTION: Jan Rogers moved to enter into Executive Session. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0. The meeting will not return to open session. The public portion of the meeting ended at 12:51 pm. Shawn Barigar did not attend the executive session due to a potential conflict.

9) Adjournment
The meeting adjourned at 1:35 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant