



Urban Renewal Agency Agenda

Monday, April 22, 2024, 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
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for the March 18, 2024, meeting; 2) Minutes for the March 21, 2024, meeting; 3) March 2024 Financial Report, and 4) April 2024 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) Executive Director's Report
By: Shawn Barigar, URA Executive Director
- 5) Items of Consideration
 - a) **INFORMATIONAL:** Appoint a Budget Committee (3 volunteers) to review the 2024-25 budget.
By: Shawn Barigar, Executive Director
 - b) **INFORMATIONAL:** Orchard Drive East Urban Renewal Project update on Gemini Business Park.
By: Tyler Davis-Jeffers, Summit Creek Development
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
 - a) May 20, 2024, @ 12:00pm
- 8) Executive Session
 - a) **ACTION ITEM:** 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.
(The meeting will not return to open session.)
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



Urban Renewal Agency Minutes

Monday, March 18, 2024, 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: JJ McBride, Dave McAlindin, Rudy Ashenbrener, Jan Rogers, Eric Smallwood, Dan Brizee, Andy Hohwieler.

Absent: None.

Staff Present: Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Don Hall, County Commissioner; and Morgan Mitchell, Administrative Assistant.

Chair Ashenbrener called the meeting to order at 12:03 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for the February 26, 2024, meeting; 2) February 2024 Financial Report, and 3) March 2024 Accounts Payable.

MOTION: Andy Hohwieler 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
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. Discussion ensued.

5) Items of Consideration

- a) Presentation of the 2023 Annual Report followed by Public Comments.
Executive Director, Shawn Barigar, reviewed the 2023 Annual Report that was presented during the February meeting. The only change was the removal of the word "draft". Chair Ashenbrener invited public comments. No one spoke. It was confirmed no written or phone comments were received by staff. Public comment was then closed.
- b) Consider approval of Resolution No. 2024-01 authorizing the filing of the 2023 Annual Report per Idaho Law.
MOTION: Jan Rogers moved to approve Resolution No. 2024-01 authorizing the filing of the 2023 Annual Report per Idaho Law. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Consider approval of Authorization for Design Services from GGLO to create marketing materials for Downtown Master Plan.
- Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. The communication strategy for the Old Towne-2 implementation plan, as presented last month, included four steps: 1) create a concise summary of the Downtown Master Plan, 2) develop property-specific information sheets and marketing materials for the various Agency-owned properties in the downtown area, 3) have one-on-one presentations with potential developers, and 4) develop specific requests for proposals for the agency-owned properties that would align with the market conditions.

To create a summary, GGLO will use the previously created master plan and develop a concise executive summary/marketing package to use for outreach and communication to existing business and property owners, potential project partners, developers, and the general public. This would include presentations, brochures, content for the website, etc., to assist with communicating the vision for downtown development. Discussion ensued. \$500,000 is budgeted for planning and development for FY2024-25.

MOTION: JJ McBride moved to approve the Authorization for Design Services from GGLO to create marketing materials from the Downtown Masterplan with a budget not to exceed \$10,500. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) Public Input and Announcements

None.

7) Upcoming Meeting(s)

- a) April 22, 2024, @ 12:00pm

8) Adjournment

MOTION: Eric Smallwood moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 12:34 PM.



Urban Renewal Agency Minutes

Thursday, March 21, 2024, 1:30 PM

**** SPECIAL MEETING ****

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, Eric Smallwood, JJ McBride, Andy Hohwieler, Jan Rogers, Dan Brizee.

Absent: None.

Staff Present: Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Jonathan Spendlove, Planning & Zoning Director; Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Jarrod Bordi, Senior Building Inspector; Morgan Mitchell, Administrative Assistant; and Meghan Conrad, Attorney (via phone).

Chair Ashenbrener called the meeting to order at 1:31 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Items of Consideration

- a) Consideration of Resolution No. 2024-02, approving a request for a reimbursement agreement with The Gaslamp, LLC for payment of Impact Fees in the amount of \$20,430.89 associated with improvements at 248 Idaho Street South, Unit 106.

Executive Director, Shawn Barigar, presented the request then introduced Matthew (Matt) Lancaster, President and CEO of Gaslamp LLC and owner of Blueprint Home Loans, who presented an overview of the project. Details were provided illustrating how this project advances the program goals of the Old Towne-2 project plan, assisting with the development of an underdeveloped area.

Discussion ensued.

Attorney, Meghan Conrad, was consulted on legalities.

Concerns with sufficient parking in the surrounding lots/streets were discussed. It was concluded that at this time there is sufficient parking in the surrounding area.

Concerns with the sprinkler system and fresh air ventilation in the building were addressed.

City Manager, Travis Rothweiler, gave clarification and shared background information about the project.

MOTION: Andy Hohwieler moved to approve Resolution No. 2024-02, approving a request for a reimbursement agreement with The Gaslamp, LLC for payment of Impact Fees in the amount of \$20,430.89 associated with improvements at 248 Idaho Street South, Unit 106. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Upcoming Meeting(s)

a) April 22, 2024, @ 12:00pm

5) Adjournment

MOTION: Eric Smallwood moved to adjourn. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 2:15 PM.

Morgan Mitchell, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
March 2024

	Mar 24
Ordinary Income/Expense	
Income	
Investment Income	37,487.18
Rental Income	3,883.33
Total Income	41,370.51
Gross Profit	41,370.51
Expense	
Bond Trustee Fees	3,000.00
Debt Payments - Interest	263,312.50
Debt Payments - Principal	365,000.00
Insurance Expense	1,086.00
Legal Expense	64.61
Meeting Expense	206.45
Total Expense	632,669.56
Net Ordinary Income	-591,299.05
Net Income	-591,299.05

Urban Renewal Agency of the City of Twin Falls, ID

P&L Over (Under) Budget - YTD

October 2023 through March 2024

	Oct '23 - Mar 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	0.00	221,588.00	-221,588.00	0.0%
Investment Income	145,103.28	45,900.00	99,203.28	316.1%
Other Income	8,149.00	150,000.00	-141,851.00	5.4%
Property Taxes	4,650,774.66	4,704,352.00	-53,577.34	98.9%
Rental Income	25,099.98	53,800.00	-28,700.02	46.7%
Total Income	4,829,126.92	5,175,640.00	-346,513.08	93.3%
Gross Profit	4,829,126.92	5,175,640.00	-346,513.08	93.3%
Expense				
General Development Projects	0.00	500,000.00	-500,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,487,302.00	-1,487,302.00	0.0%
Debt Pay. (Chobani) Principal	0.00	2,193,000.00	-2,193,000.00	0.0%
Total RAA 4-3 (Chobani)	0.00	3,680,302.00	-3,680,302.00	0.0%
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	0.00	5,000.00	-5,000.00	0.0%
Debt Payments - Interest	263,312.50	516,588.00	-253,275.50	51.0%
Debt Payments - Principal	365,000.00	725,000.00	-360,000.00	50.3%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
Insurance Expense	1,086.00	2,172.00	-1,086.00	50.0%
Legal Expense	21,429.04	20,000.00	1,429.04	107.1%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	821.56	5,000.00	-4,178.44	16.4%
Miscellaneous	10,224.20	500.00	9,724.20	2,044.8%
Office Expense	0.00	500.00	-500.00	0.0%
Professional Fees	0.00	10,000.00	-10,000.00	0.0%
Property Tax Expense	2,068.61			
Total Expense	879,541.91	5,682,662.00	-4,803,120.09	15.5%
Net Ordinary Income	3,949,585.01	-507,022.00	4,456,607.01	-779.0%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,455,390.00	-4,455,390.00	0.0%
Transfers Out	0.00	-4,455,390.00	4,455,390.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	3,949,585.01	-507,022.00	4,456,607.01	-779.0%

April 2024 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4795	4/18/2024	Elam & Burke	365.00	Legal Expense	Professional Fees for Service (Feb-General) / #206977	General
4795	4/18/2024	Elam & Burke	100.00	Legal Expense	Professional Fees for Service (Feb-OT2) / #206978	General
4795	4/18/2024	Elam & Burke	919.00	Legal Expense	Professional Fees for Service (Mar-OT2) / #207442	General
4796	4/18/2024	Lorrie Bauer	187.00	Meeting Expense	20240318 Lunch Reimbursement (Grt Harvest)	General
4797	4/18/2024	Times-News	58.40	Legal Expense	Annual Report Filed Publication 20240323 / #150163	General



Date: Monday, April 22, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, URA Executive Director

Executive Director's Report

1. Staff has met with representatives from GGLO and are developing summary materials related to the Downtown Master Plan for use in marketing and communication. We anticipate having completed materials by the end of May to be utilized for presentations, brochures, websites, and other communication with the general public and potential development partners.
2. The Legislative Session has adjourned, and the rumored potential bill related to Urban Renewal Agencies was not introduced. The Redevelopment Association of Idaho and the Idaho Economic Development Association along with the Association of Idaho Cities will continue to monitor discussions related to potential developments of legislation over the summer leading into next year's session.
3. We do have an upcoming vacancy on the Board with the conclusion of Andy Hohwieler's term at the end of June. We have put out the word of the opening through various media outlets - but have yet to have any applicants. If you know of someone who may be interested, please have them get in touch with staff, or they can submit an application online through the City's website. The application form is at this link: <https://www.tfid.org/FormCenter/City-Administration-2/Board-and-Commission-Application-Form-33>.

Attachments:

None



Date: Monday, April 22, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

INFORMATIONAL

Request:

Appoint a Budget Committee (3 volunteers) to review the 2024-25 budget.

Background:

Historically, the Agency Board has sought 3 volunteers to serve on an ad hoc Budget Committee to work with Agency and Finance staff to develop a proposed budget for the upcoming fiscal year. Today, I'd ask for volunteers to serve on this committee and for the Chair to appoint the members. We will convene meetings of the committee to develop the budget and bring it back to the full board at a future date for consideration.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

N/A

Attachments:

None



Date: Monday, April 22, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Tyler Davis-Jeffers, Summit Creek Development

INFORMATIONAL

Request:

Orchard Drive East Urban Renewal Project update on Gemini Business Park.

Background:

Development of the Gemini Business Park in the Orchard Drive East Revenue Allocation Area is underway. The project developer will provide an update on construction progress, tenant outreach, and future planning.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

N/A

Attachments:

1. 20240422 URA Presentation - Gemini Bus Park



PHASE I
AVAILABLE

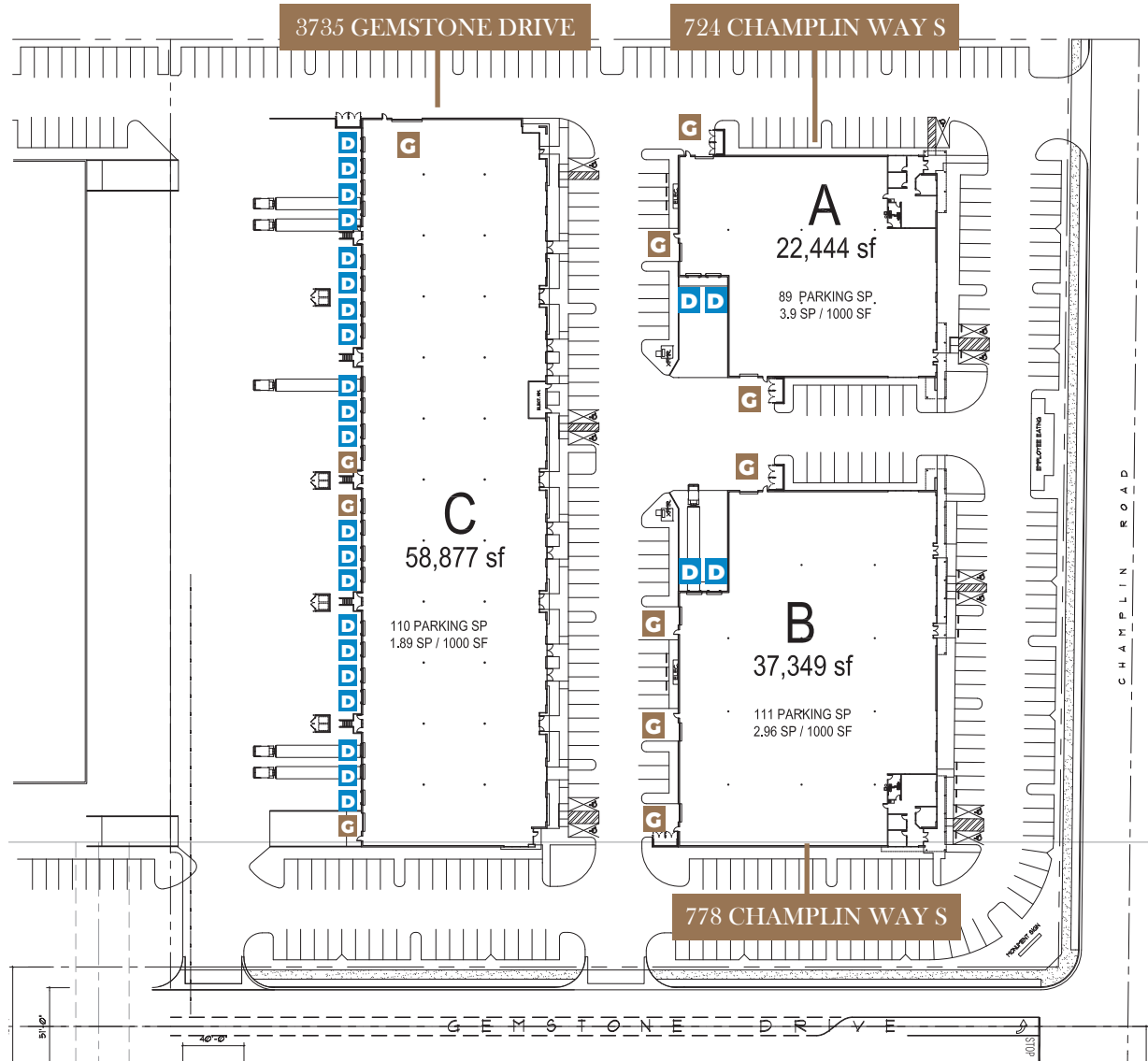
D DOCK DOOR

G GRADE DOOR



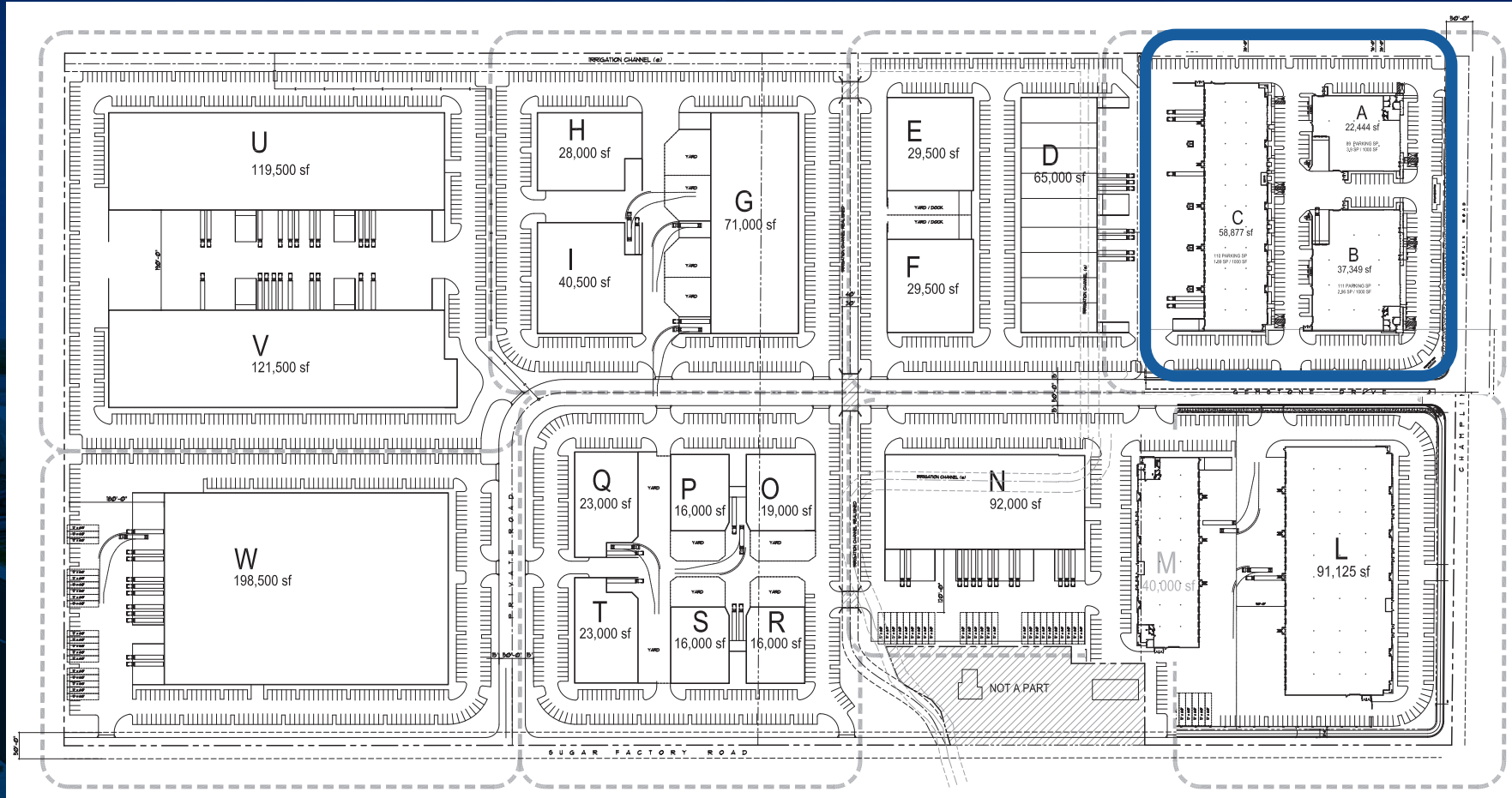
Gemini Business Park

TOK
COMMERCIAL





MULTI-PHASE SITE PLAN



C EAST ELEVATION



B EAST ELEVATION

A EAST ELEVATION

★ HIGHLIGHTS

BUILD-TO-SUIT OPTIONS AVAILABLE

- Brand new, Class 'A' concrete tilt industrial space with abundant parking.
- Wide range of size options available, up to 500,000 SF.
- Located in an established industrial area.
- M-2 zoning, allowing for heavy manufacturing and outdoor storage uses.
- Within eye site of CLIF Bar & Chobani facilities.
- Conveniently located near rail & Hwy 30.

🗺️ PHASE I | PROPERTY DETAILS

Submarket	Twin Falls
Phase I Availability	118,670 Sf [Divisible to 5K SF]
Clear Height	26'-28'
Power	2,000A, 208v [Bldg A] 2,500A, 480v [Bldg B] 3,000A, 480v [Bldg C]
Dock Doors	2 [Bldg A] 2 [Bldg B] 19 [Bldg C]
Grade Doors	3 [Bldg A] 4 [Bldg B] 4 [Bldg C]
Columns Spacing	48'X48'
Fire Sprinklers	ESFR
Insulated Panels	Yes (encapsulated inside)
Parking	310 Spaces
Expected Completion	Summer 2024



BUILT WITH EFFICIENCY, QUALITY & SUSTAINABILITY IN MIND

TENANT ADVANTAGE

- Reduced Energy Costs with Built-In R-Value of 13.3
- Helps Meet Corporate Sustainability Initiatives
- No Pin-Up Insulation to Maintain
- Clean & Durable Warehouse Walls

REDUCTION OF MATERIAL USE

300,000 SF OF TIPS CONSTRUCTED WALLS SAVES;

- 20,000,000 LBS of Carbon
- 1,000,0000 GAL of Water
- 37,000 YDS of Concrete
- 6,000,000 LBS of Rebar

