



Urban Renewal Agency Agenda

Monday, June 17, 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 April 22, 2024, meeting, 2) April 2024 Financial Report, 3) May 2024 Accounts Payable, 4) May 2024 Financial Report, and 5) June 2024 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) Executive Director's Report
By: Shawn Barigar, Executive Director
- 5) Items of Consideration
 - a) **PRESENTATION:** Plaque Presentation and Recognition of Service to Andy Hohwieler for six years on the Urban Renewal Agency Board of Commissioners.
By: Shawn Barigar, Executive Director
 - b) **ACTION ITEM:** Election of Officers (Chair, Vice Chair, and Secretary) to begin July 1, 2024.
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
 - a) July 15, 2024, @ 12:00pm.
- 8) Executive Session
 - a) **DISCUSSION:** 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, 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

Present: JJ McBride, Rudy Ashenbrener, Dave McAlindin, Jan Rogers, Dan Brizee

Absent: Andy Hohwieler, Eric Smallwood

Staff Present: Lorrie Bauer, Administrative Assistant; Shawn Barigar, Executive Director; Parker Scherer, Assistant Finance Director; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager.

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 March 18, 2024, meeting; 2) Minutes for the March 21, 2024, meeting; 3) March 2024 Financial Report, and 4) April 2024 Accounts Payable.

MOTION: JJ McBride moved to approve the consent calendar as presented. Jan Rogers 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. He updated that there are currently three applicants for the Board vacancy. He added the clock on the corner of Main Ave. & Gooding St. N. will be functional soon; the needed part has been built and shipped.

Chair Ashenbrener shared he knew of others interested in the open board position and would share the link with them. He also thanked everyone who took part in educating and communicating the importance of Urban Renewal and its impact on economic development.

5) Items of Consideration

- a) Appoint a Budget Committee (3 volunteers) to review the 2024-25 budget. Volunteers include Dave McAlindin and Dan Brizee. Chair Ashenbrener also volunteered but will ask Eric Smallwood to see if he is interested.

- b) Orchard Drive East Urban Renewal Project update on Gemini Business Park.
Executive Director, Shawn Barigar, introduced Tyler Davis-Jeffers, of Summit Creek Development, who provided a general update.

- During winter, concrete panels were poured and a combination of insulated blankets, electric blankets, and additives were added to the concrete to help the curing process.
- The wall panels for buildings A and B are standing, and the roof will be added in May.
- The slab for building C is ready for wall panels.
- The target for occupancy is October 2024 for buildings A, B & C. A tenant for building C has been secured.
- Champlin Road improvements to Orchard are currently underway with Gemstone Drive to follow.
- The infrastructure is almost complete.
- Roadways will be concrete.
- The plat process with the City and the Canal Company is in progress.
- Construction of building L (90,000 sf) is scheduled to begin this summer with the estimated completion next summer.
- Project images were shared.

6) Public Input and Announcements

Chair Ashenbrenner introduced the City's new Assistant Finance Director, Parker Scherer, who will be taking care of the Agency's financial records.

7) Upcoming Meeting(s)

- a) May 20, 2024, @ 12:00pm

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.

(The meeting will not return to open session.)

MOTION: Jan Rogers moved to consider preliminary negotiations in executive session. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0. The public portion of the meeting ended at 12:28 PM.

9) Adjournment

The meeting adjourned at 1:01 PM. No action or decision was taken during the executive session.

Lorrie Bauer, Administrative Assistant

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

	Apr 24
Ordinary Income/Expense	
Income	
Investment Income	32,553.50
Property Taxes	542.82
Rental Income	3,883.33
Total Income	36,979.65
Gross Profit	36,979.65
Expense	
RAA 4-3 (Chobani)	
Debt Pay. (Chobani) Interest	1,487,302.25
Debt Pay. (Chobani) Principal	1,969,000.00
Total RAA 4-3 (Chobani)	3,456,302.25
Legal Expense	1,442.40
Meeting Expense	187.00
Total Expense	3,457,931.65
Net Ordinary Income	-3,420,952.00
Net Income	-3,420,952.00

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2023 through April 2024

	Oct '23 - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	0.00	221,588.00	-221,588.00	0.0%
Investment Income	177,656.78	45,900.00	131,756.78	387.1%
Other Income	8,149.00	150,000.00	-141,851.00	5.4%
Property Taxes	4,651,317.48	4,704,352.00	-53,034.52	98.9%
Rental Income	28,983.31	53,800.00	-24,816.69	53.9%
Total Income	4,866,106.57	5,175,640.00	-309,533.43	94.0%
Gross Profit	4,866,106.57	5,175,640.00	-309,533.43	94.0%
Expense				
General Development Projects	0.00	500,000.00	-500,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,487,302.25	1,487,302.00	0.25	100.0%
Debt Pay. (Chobani) Principal	1,969,000.00	2,193,000.00	-224,000.00	89.8%
Total RAA 4-3 (Chobani)	3,456,302.25	3,680,302.00	-223,999.75	93.9%
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	22,871.44	20,000.00	2,871.44	114.4%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,008.56	5,000.00	-3,991.44	20.2%
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	4,337,473.56	5,682,662.00	-1,345,188.44	76.3%
Net Ordinary Income	528,633.01	-507,022.00	1,035,655.01	-104.3%
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	528,633.01	-507,022.00	1,035,655.01	-104.3%

May 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>
4798	5/16/2024	Lorrie Bauer	109.66	Meeting Expense	20240422 Lunch Reimbursement (ID Pizza)	General
4799	5/16/2024	Twin Falls County Treasurer	110.07	Property Tax Exp	168 Railroad Ave (Blk 1, Lots 10 & 11) RPT4401001010	General
4799	5/16/2024	Twin Falls County Treasurer	231.58	Property Tax Exp	222 4th Ave S (Blk 146, Lots 1 & 2) RPT0001146001	General
4799	5/16/2024	Twin Falls County Treasurer	179.92	Property Tax Exp	222 4th Ave S (Blk 146, Lot 3) RPT00011460030	General
4799	5/16/2024	Twin Falls County Treasurer	177.24	Property Tax Exp	222 4th Ave S (Blk 146, Lot 4) RPT00011460040	General
4799	5/16/2024	Twin Falls County Treasurer	137.36	Property Tax Exp	222 4th Ave S (Blk 146, Lot 5) RPT00011460050	General
4799	5/16/2024	Twin Falls County Treasurer	233.03	Property Tax Exp	251 Maxwell Ave (Blk 1, Lots 36-38) RPT4401001036	General
4800	5/16/2024	GGLO LLC	2,290.00	RAA Old Towne-2	Master Plan Mktg Pkg - April Services / 2024037.01	General

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

	May 24
Ordinary Income/Expense	
Income	
Investment Income	16,925.91
Rental Income	3,883.33
Total Income	20,809.24
Gross Profit	20,809.24
Expense	
RAA Old Towne - 2	2,290.00
Meeting Expense	109.66
Property Tax Expense	1,069.20
Total Expense	3,468.86
Net Ordinary Income	17,340.38
Net Income	17,340.38

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2023 through May 2024

	Oct '23 - May 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	0.00	221,588.00	-221,588.00	0.0%
Investment Income	200,807.54	45,900.00	154,907.54	437.5%
Other Income	8,149.00	150,000.00	-141,851.00	5.4%
Property Taxes	4,651,317.48	4,704,352.00	-53,034.52	98.9%
Rental Income	32,866.64	53,800.00	-20,933.36	61.1%
Total Income	4,893,140.66	5,175,640.00	-282,499.34	94.5%
Gross Profit	4,893,140.66	5,175,640.00	-282,499.34	94.5%
Expense				
General Development Projects	0.00	500,000.00	-500,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,487,302.25	1,487,302.00	0.25	100.0%
Debt Pay. (Chobani) Principal	1,969,000.00	2,193,000.00	-224,000.00	89.8%
Total RAA 4-3 (Chobani)	3,456,302.25	3,680,302.00	-223,999.75	93.9%
RAA Old Towne - 2	2,290.00			
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	22,871.44	20,000.00	2,871.44	114.4%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,118.22	5,000.00	-3,881.78	22.4%
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	3,137.81	0.00	3,137.81	100.0%
Real Estate Purchase	0.00	0.00	0.00	0.0%
Total Expense	4,340,942.42	5,682,662.00	-1,341,719.58	76.4%
Net Ordinary Income	552,198.24	-507,022.00	1,059,220.24	-108.9%
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	552,198.24	-507,022.00	1,059,220.24	-108.9%

June 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>
4801	6/7/2024	Elam & Burke	201.50	Legal Expense	Professional Fees for Service (Apr-General) / #207926	General
4801	6/7/2024	Elam & Burke	300.00	RAA Wash St S	Professional Fees for Service (Apr-RAA WashStS) / #207927	General
4802	6/7/2024	GGLO LLC	1,240.00	RAA Old Towne-2	Master Plan Mktg Pkg - May Services / 2024037.01 - 2	General
4803	6/7/2024	Mason's Trophies	36.75	Office Expense	Board Plaque and Name Plate /104138	General
4804	6/7/2024	Rocky Mountain Excavation	4,500.00	RAA Old Towne - 2	251 Maxwell Ave Foundation Removal/Trash clean-up/ 8124	General



Date: Monday, June 17, 2024
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

Executive Director's Report

1. Representatives from the City of Nampa, Nampa Urban Renewal Agency, Business Improvement District, and individual business owners visited Twin Falls on June 3. It was a great opportunity to share with them some of the work that our Urban Renewal Agency has completed over the years in Downtown Twin Falls, to discuss the vision of future development, and to learn from them some of the experiences they've had with downtown development. All were very complimentary of our projects and excited to see the vision for future development.
2. Summit Creek Development is well underway with work at Gemini Business Park in the Orchard Drive East Revenue Allocation Area including initial water and wastewater infrastructure, roadways, and phase one buildings. Lorrie Bauer and I have been working with their team to refine the reporting process for documentation of the public improvements and the eventual requests for reimbursement that Summit Creek Development will submit under the terms of the Owner Participation Agreement. Even though the RAA will not collect significant property tax funds for a few years, we want to ensure we have the paperwork in order to streamline the reimbursement process.
3. The City Council approved the appointment of Jennifer Colvin to the URA board and the re-appointments of Dave McAlindin and J.J. McBride at their meeting on Monday, June 3, 2024. The new terms begin July 1, 2024.
4. The demolition of the abandoned foundation and trash cleanup on the property at 251 Maxwell Ave. has been completed. The property had become a magnet for graffiti as well as trash dumping inside the concrete foundation.
5. The previous owner of the Globe Feed & Seed Building at 222 4th Avenue South which the Agency purchased last year is nearly complete with removing items that were being stored there. The purchase agreement allowed him to continue the storage until July 2024.
6. The Budget Committee will meet on June 20 to begin the drafting of the 2024-2025 budget for the Agency. We anticipate at least a couple of meetings for the committee before bringing a final draft for consideration to the board.
7. I will be attending the 2024 SelectUSA Investment Summit next week along with representatives from Southern Idaho Economic Development Organization and Idaho Commerce. The SelectUSA Investment Summit is a high-profile event hosted each year by the U.S. Department of Commerce to promote and facilitate foreign direct investment in the U.S. by connecting investors, companies, economic development organizations, and industry experts from around the world. There are also great professional development sessions at the Summit. Additionally, in early July, Lorrie Bauer will be completing her final year of participation in the Northwest Community Development Institute. This is an intensive training program designed to provide economic development professionals and community leaders with practical, hands-on, comprehensive experience to support community development. We are both looking forward to the knowledge we'll gain with these programs and look forward to applying that to future development in Twin Falls.
8. Communications/Marketing Update: We are very close to completing our work with GGLO to provide an executive summary of the Downtown Master Plan for use with potential developers as well as a presentation slide deck for use with public presentations about downtown development and the vision and goals for the Old Towne-2 Revenue Allocation Area. Elements of the final materials will also be added to our website and social media platforms as we continue to promote development in Urban Renewal Areas. I anticipate the work will be finalized by the end of the month. In the meantime, I've already been able to utilize drafts of the materials for presentations I've made recently to the Twin Falls Rotary Club, Western Magic Valley Realtors Association, and two developer groups wanting to learn more about opportunities in downtown.

Attachments:

None

Urban Renewal Agency

Board Terms

FY 2023-2024

Rudy Ashenbrener (Chair)	Appointed to 2 nd 3-year term: July 1, 2022 - June 30, 2025. Appointed to 1 st 3-year term: July 1, 2019 - June 30, 2022. Appointed Sept. 2017 to finish Gary Garnand's 3-year term ending June 30, 2019. rashenbrener@titlefact.com 208-420-5763
Andy Hohwieler (Vice Chair)	Appointed to 2 nd 3-year term: July 1, 2021 - June 30, 2024. Appointed to 1 st 3-year term: July 1, 2018 - June 30, 2021. ahohwieler@scoular.com 208-731-3673
Dave McAlindin (Secretary)	Appointed to 1 st 3-year term: July 1, 2021 - June 30, 2024. dave.mcalindin@gmail.com 623-217-9354
Dan Brizee	Appointed to 2 nd 3-year term: July 1, 2023 - June 30, 2026. Appointed to 1 st 3-year term: July 1, 2020 - June 30, 2023. dan@brizee.com 208-280-1721
Jan Rogers	Appointed to 2 nd 3-year term: July 1, 2023 - June 30, 2026. Appointed to 1 st 3-year term: July 1, 2020 - June 30, 2023. janrogersid@gmail.com 208-320-2136
JJ McBride	Appointed to 1 st 3-year term: July 1, 2021 - June 30, 2024. jj@lytlesigns.com 208-733-1739
Eric Smallwood	Appointed to 1 st 3-year term: July 1, 2023 - June 30, 2026. Appointed November 2022 to finish Alexandra Caval's 3-year term ending June 30, 2023. ericsmallwood@gmail.com 208-720-0113

Urban Renewal Agency

Board Terms

FY 2024-2025

Rudy Ashenbrener	Appointed to 2 nd 3-year term: July 1, 2022 - June 30, 2025. Appointed to 1 st 3-year term: July 1, 2019 - June 30, 2022. Appointed Sept. 2017 to finish Gary Garnand's 3-year term ending June 30, 2019. rashenbrener@titlefact.com 208-420-5763
Dave McAlindin	Appointed to 2 nd 3-year term: July 1, 2024 - June 30, 2027. Appointed to 1 st 3-year term: July 1, 2021 - June 30, 2024. dave.mcalindin@gmail.com 623-217-9354
Dan Brizee	Appointed to 2 nd 3-year term: July 1, 2023 - June 30, 2026. Appointed to 1 st 3-year term: July 1, 2020 - June 30, 2023. dan@brizee.com 208-280-1721
Jan Rogers	Appointed to 2 nd 3-year term: July 1, 2023 - June 30, 2026. Appointed to 1 st 3-year term: July 1, 2020 - June 30, 2023. janrogersid@gmail.com 208-320-2136
JJ McBride	Appointed to 2 nd 3-year term: July 1, 2024 - June 30, 2027. Appointed to 1 st 3-year term: July 1, 2021 - June 30, 2024. jj@lytlesigns.com 208-733-1739
Eric Smallwood	Appointed to 1 st 3-year term: July 1, 2023 - June 30, 2026. Appointed November 2022 to finish Alexandra Caval's 3-year term ending June 30, 2023. ericsmallwood@gmail.com 208-720-0113
Jennifer Colvin	Appointed to 1 st 3-year term: July 1, 2024 - June 30, 2027. odunkens@gmail.com 208-731-4348