



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