Urban Renewal Agency
Minutes

Friday, June 28, 2024, 10:30 AM
**** SPECIAL MEETING ****

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order

Present:	JJ McBride, Dan Brizee, Dave McAlindin, Eric Smallwood, Andy Hohwieler, and Rudy Ashenbrener via phone.
Absent:	Jan Rogers
Staff Present:	Morgan Mitchell, Administrative Assistant; Shawn Barigar, Executive Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Meghan Conrad, Legal Counsel

Vice Chair Hohwieler called the meeting to order at 10:30 AM. A quorum was present.

2) Conflict of Interest Declaration
None.

3) Items of Consideration

a) Discussion of potential new urban renewal plan and revenue allocation area.
Executive Director, Shawn Barigar, opened the discussion and shared a draft of the potential area map. Agency Legal Counsel, Meghan Conrad, shared the timeline-driven process to create a new area. She also explained the necessity of the timeline-driven process to terminate the current Washington Street South RAA by July 22, 2024, due to the non-development that was anticipated when the RAA was established. The proposed new area would include the +/-80 acres of the existing Washington Street South RAA. She explained that if the Board wanted to proceed, the following agenda items would need to be considered.
She noted that in this instance, the values are not likely to have a big impact on the overlapping taxing districts because there had not been any development on the land.

b) Consider approval of the engagement letter submitted by Elam & Burke for the scope of services relating to a proposed new revenue allocation area, including termination of the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the corresponding Revenue Allocation Area.
Agency Legal Counsel, Meghan Conrad, presented the proposed consideration. Per Board's request, the engagement letter will be executed with the understanding it is a not-to-exceed amount.
MOTION: Dan Brizee moved to accept the engagement letter by Elam & Burke. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

c) Consider approval of Kushlan Associates Task Order No. 2024-01 for professional services by Kushlan Associates to prepare an Eligibility Report and Economic Feasibility Study relating to a proposed new revenue allocation area.

Agency Legal Counsel, Meghan Conrad, presented the request as included in the packet.
MOTION: Eric Smallwood moved to approve Task Order No. 2024-01 and authorize the chair to sign. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consider Resolution No. 2024-03 approving the resolution of intent to terminate the Urban Renewal Plan for the Washington Street South Urban Renewal Project and the corresponding Revenue Allocation Area, and to direct staff to notify the overlapping taxing districts, the State Tax Commission, and County officials of the termination.
Agency Legal Counsel, Meghan Conrad, presented the request. Discussion ensued.
MOTION: JJ McBride moved to approve Resolution No. 2024-03 and authorize the Chair or Vice Chair to execute and direct staff to notify the overlapping taxing districts, the State Tax Commission, and County officials of the termination. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Public Input and Announcements
None.

5) Upcoming Meeting(s)

a) July 15, 2024, @ 12:00pm.

6) Adjournment
MOTION: JJ McBride moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0. The meeting adjourned at 10:59 AM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant