



Urban Renewal Agency Minutes

Monday, September 16, 2024, 12:00 PM

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

Absent: None

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

Chair Ashenbrener called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for the August 19, 2024, meeting; 2) August 2024 Financial Report, and 3) September 2024 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar as presented. Eric Smallwood seconded the motion. Roll call vote showed all members present voted in favor of the motion.

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) Consider approval of a First Amendment to the Lease for tenants of Agency-owned property located at 139 3rd Avenue South.
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet. Discussion ensued.

MOTION: JJ McBride moved to approve the First Amendment to the Lease for tenants of Agency-owned property located at 139 3rd Avenue South. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion.

- b) Consideration of a request to amend the FY2024 budget by the amount of \$226,000.00 and authorize publication of a public hearing notice.

Assistant Finance Director, Parker Scherer, explained the request as included in the agenda packet. Discussion ensued.

MOTION: Dave McAlindin moved to amend the FY2024 budget by the amount of \$226,000 and authorized publication of a public hearing notice. Jan Rogers seconded the motion. Agency Special Council, Meghan Conrad, added the public hearing will be held on September 30, 2024, and that the public hearing notice will be published twice before that date. Roll call vote showed all members present voted, approved 7 to 0.

- c) Discussion of guidelines and potential policy points for a Development Assistance Participation Program.

Executive Director, Shawn Barigar, introduced the discussion as included in the agenda packet. Meghan Conrad, Agency Legal Counsel, explained the "but for" test used as a factor in how to fund a project. Discussion ensued on different cap participation concepts and matrices other agencies are using. Possible eligible expenses were discussed. To what scope are they eligible was questioned for future discussion. The proposed application process was shared. Planning and Zoning Director, Jonathan Spendlove, shared that most impact fees are unique for parks and streets and explained with examples. Having a philosophy, some guidelines, and a strategy is important. Future discussions will be needed to move forward in the creation of this program.

6) Public Input and Announcements

None.

7) Upcoming Meeting(s)

Special Meeting - September 30, 2024

Regular Meeting - October 14, 2024, @ 12:00 pm.

8) Adjournment

MOTION: Eric Smallwood moved to adjourn. Jan Rogers seconded. Roll call vote showed all members present voted in favor of the motion. The meeting adjourned at 12:53 PM.



Lorrie Bauer, Administrative Assistant