THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, October 14, 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:	Rudy Ashenbrener, Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin
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; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, City Manager; and Mitch Humble, Deputy City Manager.

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 September 16, 2024, meeting; 2) September 2024 Financial Report, and 3) October 2024 Accounts Payable.
MOTION: Jan Rogers moved to approve the consent calendar as presented. Dave McAlindin 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. He added the September 30, 2024 special meeting minutes will be on the November agenda for approval. He also noted the weeds around the Agency properties are getting cleaned up.

b) Orchard Drive East Urban Renewal Project update on Gemini Business Park.
Tyler Davis-Jeffers from Summit Creek Development shared the update. Site paving and landscaping are in progress. Tenants have been found for two of the buildings with possible occupancy by the end of the month. Concrete sealing is also in progress on Champlin Road; Gemstone Drive will also be concrete. All buildings have insulated concrete wall panels, R13 value, with R30 roof. He shared changes to the master plan to adapt to tenant interests and the market. The third phase will require some changes to the city's infrastructure to enable the project to move forward due to water pressure issues and the need for an increase in water capacity. The final plat process for phase one is in progress and near completion. Discussion ensued. Executive Director, Shawn Barigar, shared that we are getting inquiries from the Department of Commerce for various projects. He also noted documentation has been received from Tyler's team for potential reimbursement of the public improvements that have been made in which we'll review and tabulate costs for future reimbursement when increments are received.

5) **Items of Consideration**

a) Consider approval of the Schedule of Regular Meetings for 2025.
MOTION: Eric Smallwood moved to approve the schedule of regular meetings for 2025 as presented. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

b) Consideration of a request to approve Resolution No. 2024-08 approving the Urban Renewal Plan for the Southwest Urban Renewal Project.
The agency's Special Counsel, Meghan Conrad, presented the proposed Southwest Urban Renewal project plan. The Washington Street South plan that was previously in this area was formally terminated. During that termination process, an eligibility study was conducted for the proposed Southwest area. The State Tax Commission has preliminarily reviewed the surveyed map and legal description, and it does meet their requirements. The economic feasibility study was interpreted, and the results do find this proposed project meets the requirements for a district and is economically feasible.

She noted Attachment 4, the land use and zoning maps of this commercial and industrial area, are being prepared and will be included in the final packet. Other items still in progress include agricultural operation consents and the annexation of one parcel. Potential next steps were shared. All tasks should be completed by 12/31/2024.

MOTION: Jan Rogers moved to approve Resolution No. 2024-08 adopting the Urban Renewal Plan for the Southwest Urban Renewal Project, directing staff to make corrections to the Plan as discussed at the meeting, directing staff to finalize plan attachments, and directing staff to submit the Agency Resolution, Plan, and other information to the City to take appropriate action. Dave McAlindin seconded the motion. Roll call vote showed all members present voted in favor of the motion, 7 to 0.

6) **Public Input and Announcements**
Commissioner McAlindin shared that long-time City employee, Pat Stewart, passed away.

7) **Upcoming Meeting(s)**

a) November 18, 2024, @ 12:00 pm.

8) **Executive Session**
No executive session was held.

9) **Adjournment**
MOTION: JJ McBride moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present in favor of the motion. The meeting adjourned at 12:48 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant