THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, December 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:	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; Troy Vitek, City Engineer; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, 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 the 1) November 18, 2024, Minutes, 2) November 2024 Financial Report, and 3) December 2024 Accounts Payable.
Commissioner Brizee questioned the parameters for snow removal.
MOTION: Eric Smallwood moved to approve the consent calendar as presented. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet. Discussion ensued regarding the status of water and sewer for the Gemini Phase 2 development, which may need improvements as the project progresses. Barigar shared that water and sewer expansion is included in our current Participation Agreement.

5) Items of Consideration

a) Consideration of approval of the Development Assistance Participation Program Guidelines.
Executive Director, Shawn Barigar, reviewed the request as included in the agenda packet. He shared that these guidelines would provide clarity to our process.
MOTION: Dave McAlindin moved to approve the Development Assistance Participation Program Guidelines as presented. Jan Rogers seconded the motion. Roll call vote showed all members present voted in favor of the motion.

b) Presentation by Hansen Parkway Developers and Consideration of Financial Participation from the Agency for a Budget Study with HMH Engineering.
Executive Director, Shawn Barigar, introduced the request as included in the agenda packet and Mr. Fran Florence. Utilizing visuals, Mr. Florence presented the idea of a Hansen Parkway Redevelopment project between the 200 and 400 block corridor of Hansen St. East, in the downtown area. He believes this two-block project complies with the Agency's master plan and would like to utilize HMH Engineering to develop a budget for public improvement design that he hoped would be substantially funded by Urban Renewal. Discussion ensued.
MOTION: Eric Smallwood moved to accept the proposal and quote from HMH Engineering in the amount of $7,000 and direct staff to coordinate with HMH Engineering, Hansen Parkway Developers, and City staff to complete the study work by January 22, 2025. Jennifer Colvin seconded the motion. Further discussion ensued. Executive Director Barigar shared suggested revisions to the Agreement from legal counsel to consider: 1) The length of time for invoice payment states 30 days, consider 60 days, and 2) correct the reference to "Benewah County" to "Twin Falls County". The motion would also need to include "and allow staff to make technical corrections to the agreement. This friendly amendment was added to the motion. Roll call vote showed all members present voted in favor of the motion, approved 7 to 0.

6) Public Input and Announcements
Sequoia Schmidt, a resident of Twin Falls who lives on Filer Avenue and has a business on 250 Main Ave N, commented about bureaucratic issues and the length of time to make a decision.

7) Upcoming Meeting(s)

a) Wednesday, January 22, 2025, @ 12:00 pm.

8) Executive Session

a) Convene in Executive Session per 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.
Executive Session was cancelled.

9) Adjournment
MOTION: Jan Rogers moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 01:29 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant