Urban Renewal Agency
Minutes

Wednesday, January 22, 2025, 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, and Jennifer Colvin.

1) **Confirmation of Quorum/Call Meeting to Order**

Present:	Rudy Ashenbrener, Dan Brizee, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin.
Absent:	Jan Rogers.
Staff Present:	Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Parker Scherer, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Mitch Humble, Deputy City Manager; Ruth Pierce, City Council Liaison.

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 the 1) December 16, 2024, Minutes; 2) December 2024 Financial Report, and 3) January 2025 Accounts Payable.
MOTION: Eric Smallwood moved to approve the consent calendar as presented. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) **Reports/Updates**

a) Executive Director's Report
Executive Director, Shawn Barigar, voiced his report as included in the agenda packet.

5) **Items of Consideration**

a) Consider approval of a Second Amendment to the Lease for tenants at Agency-owned property located at 259 Shoshone Street South.
Executive Director, Shawn Barigar, voiced the request as included in the agenda packet.
MOTION: JJ McBride moved to approve the Second Amendment to the Lease for tenants at Agency-owned property located at 259 Shoshone Street South. Dave McAlindin seconded the motion. The roll call vote showed that all members present voted in favor of the motion.

b) Presentation of the Budget Study for a Hansen St. East Public Improvement Project and Consideration of Continued Discussion About Future Development Assistance from the Agency.
Executive Director, Shawn Barigar, shared background information on a proposed project for 1.5 blocks of Hansen St. East as included in the action item report. The budget study, prepared by HMH Engineering, estimates between $544,390 - $653,270 for proposed improvements.

This is not a complete rebuild like the Main Avenue project, but changes to the sidewalk and curbing, creating some landscape areas, and bike pathways. Barigar also noted that the Developer must complete an approval process through the City to proceed with this project.

Developer, Francis Florence, shared he's hoping to have the construction begin towards the end of this year with completion in the Fall of 2026. He is anticipating a request to the Agency to consider some level of funding for public improvements in the future. Discussion ensued.

Agency Special Counsel, Megan Conrad, explained how an Owner Participation Agreement would be used if this project moves forward with Agency participation. Per the Board's request, Mr. Barigar will continue communications with the developer and report at a future meeting.

c) 2025 Priorities for Agency Owned Properties.
Discussed the implementation concepts outlined in the Downtown Master Plan to get a direction on strategies for the coming year. The 20-year phased implementation plan synthesizes the recommendations that were made. Viewing the Agency owned property map, Executive Director, Shawn Barigar, proposed four property clusters for 2025: 1) 2nd & Hanson property (behind 160); 2) 3rd & Shoshone (has current leases); 3) 164 3rd Ave S (former Stepken); and 4) 222 4th Ave S (former Globe Seed & Feed).

Referring to the Downtown Master Plan, Barigar shared the concept types of use for those properties and if they still make sense, and asked for feedback. Discussion ensued. Agency Legal Counsel, Meghan Conrad, explained the RFP (request for proposal) and process.

General marketing of the agency's properties will be conducted through the City's economic development website soon. Property clusters 1 and 2 were recommended for priority RFP preparations for potential projects.

6) Public Input and Announcements
None.

7) Upcoming Meeting(s)

a) Thursday, February 20, 2025, at 12:00 pm

8) Adjournment
MOTION: JJ McBride moved to adjourn. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted in favor of the motion. The meeting adjourned at 01:01 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant