THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, April 21, 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, Jennifer Colvin

1) Confirmation of Quorum/Call Meeting to Order

Present:	Rudy Ashenbrener, Dan Brizee, Jan Rogers, Dave McAlindin, Eric Smallwood, Jennifer Colvin, & JJ McBride.
Absent:	None.
Staff Present:	Shawn Barigar, Executive Director; Lorrie Bauer, Administrative Assistant; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, City Manager; & 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

Chair Ashenbrener declared a perceived conflict for Item of Consideration 5a): Public disclosure that his family used to own the building, which was sold to Andy Hohwieler, representing Rudy's. He had no ownership and does not have a conflict, therefore he will be participating in the discussion and action of this item.

Commissioner McBride disclosed a conflict for Item of Consideration 5a): Lytle Signs, his employer, is attempting to sell products, including the awnings and signage, for the building housing Rudy's. He will abstain from discussion and voting on this item.

3) Consent Calendar

a) Request to approve the 1) March 17, 2025, Minutes, 2) March 19, 2025, Special Meeting Minutes, 3) March 2025 Financial Report, and 3) April 2025 Accounts Payable.
MOTION: Jan Rogers moved to accept the consent calendar as presented. Dave McAlindin 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 about a potential Children's Museum project.

5) Items of Consideration

a) Consider the eligibility of a request for support from the Development Assistance Participation Program by Andy Hohwieler representing Rudy's.
Executive Director Shawn Barigar introduced the request as included in the agenda packet. Mr. Hohweiler gave an overview of his project and requested assistance with the facade. Commissioner Smallwood questioned if this type of assistance is within the Agency's purview.

Meghan Conrad, the Agency's Special Counsel, shared that in addition to any considered reimbursement of eligible costs, it would be contingent upon the city accepting a Deed of Facade Easement, which essentially transfers the building face to the public, which would permit these types of costs to be reimbursed. She added that this type of easement is perpetual, and improvements would have to be tracked and monitored by the city. The fact that this particular project has historical relevance with a Certificate of Appropriateness, it has eligibility support. Discussion ensued.
MOTION: Jennifer Colvin moved for the staff and city to move forward with conversations to consider the eligibility of the Development Assistance Participation Program by Andy Hohwieler, representing Rudy's. Dave McAlindin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0; JJ McBride abstained.

b) Consider solicitation of Request for Proposals for lease of real property owned by the Agency (237 and 251 Maxwell Avenue) in the Old Towne-2 Revenue Allocation Area.
Executive Director Shawn Barigar voiced the request as included in the agenda packet. He shared that the publication of the notice will likely be April 29th to line up with the Times-News publications, and the RFP process will be open for 30 days. Commissioner Brizee questioned if there were any concerns about leasing undeveloped property that may not be up to current City Codes. Discussion ensued; confirmation will be made with the appropriate City departments.
MOTION: Eric Smallwood moved to solicit requests for proposals for the lease of real property owned by the Agency at 237 and 251 Maxwell Avenue in the Old Towne-2 Revenue Allocation Area. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consider Task Order for Kushlan | Associates for consultant services related to Revenue Allocation Area 4-3 (Chobani).
Executive Director Shawn Barigar introduced the request as included in the agenda packet. The Task Order would have Kushlan | Associates provide the fiscal analysis for the potential de-annexation and the extension of a revised plan. The estimated cost for the De-annexation Analysis is $3,500, and the Economic Feasibility Report is $10,000, with all work to be completed before the end of June. Discussion ensued. Meghan Conrad, Agency Special Counsel, explained that the main issue driving this action item is that there are time constraints with de-annexations that must be fully through the plan amendment process before the fourth Monday of July. This is a must before discussion can be had about moving forward with the potential expansion. An understanding of the fiscal impact of the de-annexation on the overall revenue stream, as well as how that impacts the outstanding debt in the project area, is necessary information to proceed with discussions.
MOTION: Dan Brizee moved to accept Task Order #3 with Kushlan | Associates. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 1; Commissioner Smallwood voting no.

6) Public Input and Announcements
None.

7) Upcoming Meeting(s)

a) Monday, May 19, 2025, 12:00 pm.

8) Executive Session

a) Executive Session pursuant to Idaho Code Section 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent, or public school student.
MOTION: Eric Smallwood moved to go into executive session pursuant to Idaho Code Section 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent, or public school student. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.
The public portion of the meeting ended at 1:06 pm. No action or decision will be made during the executive session.

9) Adjournment
The meeting adjourned at 1:36 pm.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant

*** For a full account of this meeting, please view the video recording on the City website at www.tfid.org ***