



Urban Renewal Agency Minutes

Monday, July 21, 2025, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Commissioners: Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler

1) Confirmation of Quorum/Call Meeting to Order

Present: Dan Brizee, Jan Rogers, JJ McBride, Dave McAlindin, Eric Smallwood, Jennifer Colvin, Andy Hohwieler.

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; Mitch Humble, Deputy City Manager.

Dave McAlindin called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

Eric Smallwood declared a conflict of interest with the Children's Museum of the Magic Valley, noting that his wife serves on its board of directors. He will recuse himself from decisions related to their RFP going forward.

Dan Brizee declared a conflict of interest with the Gemini Project as he performs heating, air conditioning, and ventilation work for the project, and is also involved in designing its HVAC Systems.

JJ McBride declared a conflict of interest with Action Item 5-d, noting that Lytle Signs from time to time does sign work for Summit Creek Development, Tyler Davis-Jeffers, and tenants of their developments. Accordingly, he will abstain from both discussion and voting on the item.

3) Consent Calendar

a) Request to approve the 1) June 30, 2025, Minutes, 2) June 2025 Financial Reports, and 3) July 2025 Accounts Payable.

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 delivered his report, which was included in the agenda packet.

5) Items of Consideration

a) Election of Officers (Chair, Vice Chair, and Secretary) for July 2025 - June 2026.

MOTION: Commissioner Rogers nominated Dave McAlindin for Chair, Eric Smallwood for Vice Chair, and JJ McBride for Secretary for July 2025-June 2026. Commissioner Brizee 2nd. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- b) Adopt the preliminary FY2026 budget with expenditures in the amount of \$6,278,353, schedule a public hearing during the August 18, 2025, meeting, and authorize publication of a public hearing notice.

Assistant Finance Director Parker Scherer introduced the request as included in the agenda packet.

MOTION: Eric Smallwood moved to adopt the preliminary FY2026 budget with expenditures in the amount of \$6,278,353, schedule a public hearing during the August 18, 2025, meeting, and authorize publication of a public hearing notice. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Orchard Drive East Urban Renewal Project update on Gemini Business Park.

Tyler Davis-Jeffers from Summit Creek Development presented an update on the project. He shared that since 2023, several million dollars of public infrastructure has been installed, as well as over \$20M in private improvements. Buildings A, B, C & E (over 200,000 SF) have been built and leased to new businesses in the Magic Valley. The building permit for Building D has been submitted. They hope to start pouring concrete in late August, with construction wrapping up by the second quarter of 2026. Buildings F, H, and I are preliminary footprints for potential businesses with flexibility to modify the floor plans and building sizes. The general building type is industrial, with most current tenants are warehousing or manufacturing. A lot of the buildings are designed to have shared truck ports. Office suites can be modified for the tenant. Weather challenges are expected, and using concrete panels with sandwich construction allows construction to continue.

Discussion ensued regarding infrastructure for power, sewer, and water for buildings F, H, and I. Per Idaho Power, based on initial projections for standard warehouse use, there is enough power.

However, if they continue to have high-energy-use tenants, an upgrade may be required. Water pressure is available to develop buildings F, H, and I. Eventually, a pump may need to be installed in the new pressure station.

- d) Consider approval of the Confirmation of Agency Reimbursement No. BLK1-01 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$2,414,301.70.

Agency Special Counsel Meghan Conrad reminded the board that conflict of interest disclosures were made earlier by Commissioner Brizee and Commissioner McBride, and because this is a confirmation of reimbursement for funding, it would be best if they did not participate in this item.

Executive Director Shawn Barigar presented the request as detailed in the agenda packet. Discussion ensued about reimbursements and the proposed budget.

MOTION: Jan Rogers moved to approve the Confirmation of Agency Reimbursement No. BLK1-01 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$2,414,301.70 as presented. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0; Dan Brizee and JJ McBride abstained.

- e) Consider approval of the Certificate of Completion for the 160 Main Avenue South project.

Executive Director Shawn Barigar presented the request as detailed in the agenda packet.

MOTION: Andy Hohwieler moved to approve the Certificate of Completion for the 160 Main Avenue South project. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- f) Update from the Children's Museum of the Magic Valley.

Executive Director Shawn Barigar introduced the update with a brief background, then introduced Tennille Adams, Board President for the Children's Museum of the Magic Valley. Tennille and Bethany Bell, Development Director, provided the update with several board members in attendance. Showing slides, they reintroduced their mission, vision, and mobile program events. They are currently working on the design development of a potential museum here in Twin Falls. They shared that the capital campaign is \$15M, which was launched in 2021. Funding accomplishments were shared along with their new strategy. They asked the URA Board to re-engage as a partner for this project. Their goal is to break ground in July 2026 and open in 2028.

Discussion ensued. The intent today was to get direction from the Board, and interest was expressed to re-engage. Future discussions will be scheduled.

6) Public Input and Announcements

None.

7) Upcoming Meeting(s)

a) Monday, August 18, 2025, 12:00 pm.

8) Executive Session

a)

1. Convene in Executive Session §74-206 (1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. *(The Board will return to open meeting following the session.)*

MOTION: JJ McBride moved to convene in Executive Session. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The executive session began at 12:47 pm. The open meeting resumed at 1:05 pm.

b) Consideration of settlement documents related to pending litigation.

Agency Special Counsel Meghan Conrad shared that Grace Construction filed a lawsuit against OneSixty, LLC, Retail Therapy Ltd. Liability Company, and a number of other parties, including this Urban Renewal Agency, related to certain tenant improvements that were made by Grace Construction to a tenant in the 160 building. As a named party to this litigation, a review and consideration of the next steps were undertaken. She explained the filing of a Notice of Disclaimer of Interest, Stipulation of Dismissal, and Order for Dismissal and asked the Board for consideration to circulate and finalize the documents for ultimate filing and submission to the court.

MOTION: Jan Rogers moved to approve any settlement documents and authorize Counsel to finalize documents and continue to move forward. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

9) Adjournment

MOTION: JJ McBride moved to adjourn. Andy Hohwieler seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 01:08 PM.



Lorrie Bauer, Administrative Assistant