



Urban Renewal Agency Minutes

Monday, August 18, 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, JJ McBride, Dave McAlindin, Eric Smallwood, and Andy Hohwieler.

Absent: Jan Rogers and Jennifer Colvin.

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; and Mitch Humble, Deputy City Manager.

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

2) Conflict of Interest Declaration

Dan Brizee and JJ McBride declared a conflict of interest with the Gemini Business Park Project. Accordingly, they will abstain from both discussion and voting on the item.

3) Consent Calendar

a) Request to approve the 1) July 21, 2025, Minutes, 2) July 2025 Financial Reports, and 3) August 2025 Accounts Payable.

MOTION: JJ McBride moved to approve the July 21, 2025, Minutes, July 2025 Financial Reports, and August 2025 Accounts Payable. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

a) Executive Director's Report

Opportunity Zone: Executive Director Barigar shared that he participated in a press conference this morning with Senator Crapo and the US Secretary of Housing and Urban Development, Scott Turner, at the 2nd South Market. They talked about the One Big Beautiful Bill, but more particularly about the Opportunity Zone program that has been extended. The 2nd South Market utilized the Opportunity Zone tax incentive as part of the facility development. The Urban Renewal Agency also participated in the project with some financial assistance for power upgrades. The event was well attended and showcased the power of a Federal tool partnered with local and state incentives to drive private investment.

Downtown Development: Conversations continue about possible developments downtown, including the Hansen Street Corridor, Globe Seed & Feed building, and the Children's Museum. Nothing of substance at this time.

Chobani Expansion Update: Construction is underway, with some portions to be completed this Fall. Funding mechanisms and opportunities are being explored at this time.

5) Items of Consideration

- a) Board Orientation - Urban Renewal 101.
Agency Special Counsel Meghan Conrad led the summary of the "Urban Renewal 101" information that was included in the packet. Discussion ensued.
- b) Public Hearing for the proposed FY2026 Budget.
Assistant Finance Director Parker Scherer shared that no changes have been made to the preliminary budget that was presented last month. The public hearing was open. No comments were received. The public hearing was closed.
- c) Consider Resolution No. 2025-05 adopting the FY2026 Budget.
MOTION: Andy Hohwieler moved to Resolution No. 2025-05 adopting the FY2026 Budget. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.
- d) Consider approval of the Confirmation of Agency Reimbursement No. 2 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$39,157.40.
Executive Director Shawn Barigar presented the request as detailed in the agenda packet.
MOTION: Eric Smallwood moved to approve Confirmation of Agency Reimbursement No. 2 for the Orchard Drive East Urban Renewal Project, aka Gemini Business Park, in the amount of \$39,157.40. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 3 to 0; Commissioners Brizee and McBride abstained.

6) Public Input and Announcements

None.

7) Upcoming Meeting(s)

- a) Monday, September 15, 2025, @ 12:00 pm.

8) Adjournment

MOTION: Andy Hohwieler moved to adjourn. Eric Smallwood seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0. The meeting adjourned at 12:46 PM.



Lorrie Bauer, Administrative Assistant