



## Urban Renewal Agency Agenda

Monday, December 15, 2025, 12:00 PM

City Hall - 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
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
  - a) **ACTION ITEM:** Request to approve the 1) October 13, 2025, Minutes, 2) October 2025 Financial Reports, 3) November 2025 Financial Reports, and 4) December 2025 Accounts Payable.  
By: Lorrie Wilson, Administrative Assistant
- 4) Reports/Updates
  - a) Executive Director's Report  
By: Shawn Barigar, Executive Director
- 5) Items of Consideration
  - a) **ACTION ITEM:** Request to approve the Schedule of Regular Meetings for 2026.  
By: Shawn Barigar, Executive Director
  - b) **ACTION ITEM:** Clearwater Financial presentation of draft Requests for Proposals for downtown development projects.  
By: Clearwater Financial
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
  - a) Tuesday, January 20, 2026.
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.



## Urban Renewal Agency Minutes

Monday, October 13, 2025, 12:00 PM

**\*\* SPECIAL MEETING \*\***

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

**Absent:** None.

**Staff Present:** Shawn Barigar, Executive Director; Rachael Long, Deputy City Clerk; Jesse Schuerman, Staff Engineer; Parker Scherer, Assistant Finance Director; Mayor Ruth Pierce, City Council Liaison; Breanna Howard, Finance Director; Travis Rothweiler, City Manager; and Mandi Thompson, Assistant to the City Manager.

Chair McAlindin 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) September 15, 2025, Minutes, 2) September 2025 Financial Reports, and 3) October 2025 Accounts Payable.

**MOTION:** Commissioner Rogers moved to accept and approve the consent calendar as presented. Commissioner Colvin seconded the motion. The roll call vote showed all members present voted in favor of the motion.

### 4) Reports/Updates

a) Executive Director's Report

Executive Director Barigar stated that he had no additional items to present in the Executive Director's Report. He then asked the Commissioners if they had any questions; none were raised.

### 5) Items of Consideration

a) Consideration of a Master Services Agreement with Clearwater Financial to advance Requests for Proposals for downtown development projects.

Executive Director Barigar presented the request as detailed in the agenda packet. Commissioner Smallwood requested clarification regarding the 45 hours allocated for RFP work. Barigar clarified that the Agreement allows 45 hours per project scope for a variety of things. However, Clearwater has acknowledged that each RFP will take longer than 45 hours, and per the Scope, they will include these as part of the first year's retainer fee.

**MOTION:** Commissioner McBride moved to approve the Master Services Agreement with Clearwater Financial to advance Requests for Proposals for downtown development projects. Commissioner Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

b) Update on Rock Creek Watershed Restoration Master Plan

Mandi Thompson gave an update on the City's Rock Creek Watershed Restoration project. She shared that \$5M came from Congressman Simpson's office for the project, and Jacobs Engineering has been helping the City develop a master plan. Water sampling has been done at three different times of year for the past two years to help understand what is going on in Rock Creek. It has been determined that stormwater, riparian, and agricultural projects are needed. Discussions have taken place with stakeholders who have shared feedback. There will be a meeting in November to assess the potential projects and the proposed master plan. With \$4M remaining, Thompson added that the City is hopeful the Agency can be a partner if any projects occur in any active districts where the Agency owns property. Thompson also shared that Jacobs Engineering will be identifying additional funding sources for projects that are identified in the Master Plan. Discussion ensued.

The Agency may be involved with potential projects in the future because of property ownership along the creek. As far as the overall health of Rock Creek's water, Thompson shared that she has several reports she can share and that she believes the water is healthier than anticipated.

Thompson will share the November meeting information so that the Agency Commissioners can attend. Executive Director Barigar added that potential opportunities for the Agency to partner with the City will exist on the water quality issue.

c) Update on Website Improvements

Viewing the updated website, <https://twinfallsidaho.org/>, Executive Director Barigar shared the improvements to the website that is now live. An urban renewal section has been added to the economic development website. Discussion ensued.

**6) Public Input and Announcements**

None.

**7) Upcoming Meeting(s)**

a) Monday, November 17, 2025, @ 12:00 pm.

Chair McAlindin stated that today's meeting took the place of the October 20th meeting, which was canceled.

**8) Adjournment**

**MOTION:** Commissioner McBride moved to adjourn. Commissioner Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0. The meeting adjourned at 12:28 PM.

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss**  
October 2025

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	<u>Oct 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Investment Income	13,916.94
Property Taxes	922.12
Rental Income	3,883.33
	<hr/>
<b>Total Income</b>	18,722.39
	<hr/>
<b>Gross Profit</b>	18,722.39
<b>Expense</b>	
Dues and Subscriptions	4,600.00
Management Fee	208,000.00
Meeting Expense	385.80
Professional Fees	12,000.00
	<hr/>
<b>Total Expense</b>	224,985.80
	<hr/>
<b>Net Ordinary Income</b>	-206,263.41
	<hr/>
<b>Net Income</b>	<b><u>-206,263.41</u></b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**P&L Over (Under) Budget - YTD**  
**October 2025**

	Oct 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Contributions	0.00	233,287.00	-233,287.00	0.0%
Investment Income	13,916.94	474,814.00	-460,897.06	2.9%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	922.12	5,079,349.00	-5,078,426.88	0.0%
Rental Income	3,883.33	52,300.00	-48,416.67	7.4%
<b>Total Income</b>	<b>18,722.39</b>	<b>5,989,750.00</b>	<b>-5,971,027.61</b>	<b>0.3%</b>
<b>Gross Profit</b>	<b>18,722.39</b>	<b>5,989,750.00</b>	<b>-5,971,027.61</b>	<b>0.3%</b>
<b>Expense</b>				
Bond Trustee Fees	0.00	5,000.00	-5,000.00	0.0%
Community Relations & Web...	0.00	10,000.00	-10,000.00	0.0%
Debt Payments - Interest	0.00	437,938.00	-437,938.00	0.0%
Debt Payments - Principal	0.00	782,533.00	-782,533.00	0.0%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projec...	0.00	731,055.00	-731,055.00	0.0%
Insurance Expense	0.00	10,485.00	-10,485.00	0.0%
Legal Expense	0.00	24,000.00	-24,000.00	0.0%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	385.80	4,000.00	-3,614.20	9.6%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	0.00	500.00	-500.00	0.0%
Prof. Dev.\Training	0.00	7,500.00	-7,500.00	0.0%
Professional Fees	12,000.00	10,000.00	2,000.00	120.0%
Property Maintenance	0.00	10,000.00	-10,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,193,355.00	-1,193,355.00	0.0%
Debt Pay. (Chobani) Princi...	0.00	2,838,887.00	-2,838,887.00	0.0%
<b>Total RAA 4-3 (Chobani)</b>	<b>0.00</b>	<b>4,032,242.00</b>	<b>-4,032,242.00</b>	<b>0.0%</b>
RAA Orchard Dr East	0.00	0.00	0.00	0.0%
Real Estate Purchase	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>224,985.80</b>	<b>6,278,353.00</b>	<b>-6,053,367.20</b>	<b>3.6%</b>
<b>Net Ordinary Income</b>	<b>-206,263.41</b>	<b>-288,603.00</b>	<b>82,339.59</b>	<b>71.5%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Transfers In	0.00	-4,087,293.00	4,087,293.00	0.0%
Transfers Out	0.00	4,087,293.00	-4,087,293.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-206,263.41</b>	<b>-288,603.00</b>	<b>82,339.59</b>	<b>71.5%</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss**  
November 2025

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	<u>Nov 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Investment Income	13,996.10
Rental Income	3,283.33
	<hr/>
<b>Total Income</b>	17,279.43
	<hr/>
<b>Gross Profit</b>	17,279.43
<b>Expense</b>	
Community Relations & Website	1,950.00
General Development Projects	4,945.00
Legal Expense	1,231.00
Meeting Expense	80.50
Office Expense	38.39
Professional Fees	150.00
	<hr/>
<b>Total Expense</b>	8,394.89
	<hr/>
<b>Net Ordinary Income</b>	8,884.54
	<hr/>
<b>Net Income</b>	<u><u>8,884.54</u></u>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**P&L Over (Under) Budget - YTD**  
**October through November 2025**

	Oct - Nov 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Contributions	0.00	233,287.00	-233,287.00	0.0%
Investment Income	31,957.64	474,814.00	-442,856.36	6.7%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	922.12	5,079,349.00	-5,078,426.88	0.0%
Rental Income	7,166.66	52,300.00	-45,133.34	13.7%
<b>Total Income</b>	<b>40,046.42</b>	<b>5,989,750.00</b>	<b>-5,949,703.58</b>	<b>0.7%</b>
<b>Gross Profit</b>	<b>40,046.42</b>	<b>5,989,750.00</b>	<b>-5,949,703.58</b>	<b>0.7%</b>
<b>Expense</b>				
Bond Trustee Fees	0.00	5,000.00	-5,000.00	0.0%
Community Relations & Web...	1,950.00	10,000.00	-8,050.00	19.5%
Debt Payments - Interest	0.00	437,938.00	-437,938.00	0.0%
Debt Payments - Principal	0.00	782,533.00	-782,533.00	0.0%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projec...	4,945.00	731,055.00	-726,110.00	0.7%
Insurance Expense	0.00	10,485.00	-10,485.00	0.0%
Legal Expense	1,231.00	24,000.00	-22,769.00	5.1%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	466.30	4,000.00	-3,533.70	11.7%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	38.39	500.00	-461.61	7.7%
Prof. Dev.\Training	0.00	7,500.00	-7,500.00	0.0%
Professional Fees	12,150.00	10,000.00	2,150.00	121.5%
Property Maintenance	0.00	10,000.00	-10,000.00	0.0%
<b>RAA 4-3 (Chobani)</b>				
Debt Pay. (Chobani) Interest	0.00	1,193,355.00	-1,193,355.00	0.0%
Debt Pay. (Chobani) Princi...	0.00	2,838,887.00	-2,838,887.00	0.0%
<b>Total RAA 4-3 (Chobani)</b>	<b>0.00</b>	<b>4,032,242.00</b>	<b>-4,032,242.00</b>	<b>0.0%</b>
<b>RAA Orchard Dr East</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Real Estate Purchase</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>233,380.69</b>	<b>6,278,353.00</b>	<b>-6,044,972.31</b>	<b>3.7%</b>
<b>Net Ordinary Income</b>	<b>-193,334.27</b>	<b>-288,603.00</b>	<b>95,268.73</b>	<b>67.0%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Transfers In	0.00	-4,087,293.00	4,087,293.00	0.0%
Transfers Out	0.00	4,087,293.00	-4,087,293.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-193,334.27</b>	<b>-288,603.00</b>	<b>95,268.73</b>	<b>67.0%</b>

**December 2025 Accounts Payable**

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4903	10/20/2025	Clearwater Financial LLC	12,000.00	Contract	2025-26 Retainer for RFPs for Downtown Development	RAA Old Towne-2
4904	11/12/2025	Elam & Burke	125.00	Legal Expense	Professional Fees for Sept 835-2 / #217892	General
4904	11/12/2025	Elam & Burke	100.00	Legal Expense	Professional Fees for Sept 835-5 / #217893	RAA 4-3 Chobani
4904	11/12/2025	Elam & Burke	1,000.00	Legal Expense	Professional Fees for Sept 835-7 / #217894	RAA Old Towne-2
4904	11/12/2025	Elam & Burke	6.00	Legal Expense	Litigation Fees for Sept 835-8 / #217895	RAA Old Towne-2
4905	11/12/2025	JUB Engineers	4,945.00	Development	Water & Sewer Modeling for Southwest RAA	General
4906	11/12/2025	Lorrie Bauer	80.50	Meeting Expense	Reimbursement for 20251013 Meeting Lunch ( <i>Lucy's Pizza</i> )	General
4906	11/12/2025	Lorrie Bauer	38.39	Office Expense	Reimbursement for Notary Stamp #464667	General
4907	11/12/2025	Rinard Media	1,950.00	CR & Website	URA Website Development / #14489	General
4908	11/12/2025	TitleFact, Inc.	150.00	Professional Fee	Lot Book Report for Pretreatment Facility	RAA 4-4 Clif Bar
4909	12/9/2025	Elam & Burke	1,512.50	Legal Expense	Professional Fees for Oct 835-2 / #218475	General
4909	12/9/2025	Elam & Burke	742.50	Legal Expense	Professional Fees for Oct 835-5 / #218476	RAA 4-3 Chobani
4909	12/9/2025	Elam & Burke	82.50	Legal Expense	Professional Fees for Oct 835-7 / #218477	RAA Old Towne-2
4910	12/9/2025	Skinner Fawcett LLP	262.50	Legal Expense	Professional Fees - Bond Structuring Discussion / #3503	RAA 4-3 Chobani
4911	12/11/2025	Elam & Burke	82.50	Legal Expense	Professional Fees for Nov 835-2 / #219014	General
4911	12/11/2025	Elam & Burke	2,255.00	Legal Expense	Professional Fees for Nov 835-5 / #219015	RAA 4-3 Chobani



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

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## **SCHEDULE OF REGULAR MEETINGS for 2026** *(11/17/2025)*

Meetings are generally held on the 3rd Monday of each month, unless otherwise posted (\*) and begin at 12:00 pm. Meetings are usually held at City Hall in the Council Chambers located at 203 Main Avenue East, Twin Falls, Idaho.

Tuesday, January 20\*

Tuesday, February 17\*

Monday, March 16

Monday, April 20

Monday, May 18

Monday, June 15

Monday, July 20

Monday, August 17

Monday, September 21

Monday, October 19

Monday, November 16

Monday, December 21



**Date:** Monday, December 15, 2025  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Clearwater Financial

### **ACTION ITEM**

**Request:**

Clearwater Financial presentation of draft Requests for Proposals for downtown development projects.

**Background:**

Representatives from Clearwater Financial will present work to date on Requests for Proposals for the development of two areas in downtown, which include Agency-owned properties. The identified areas are "2nd and Hansen" and "Old Towne South". Board members are encouraged to provide input to the representatives and staff on the Requests for Proposals.

**Approval Process:**

N/A

**Budget Impact:**

N/A

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends the members of the board provide input on the drafted information.

**Attachments:**

1. 2nd & Hansen RFP DRAFT 12.11.25
2. Old Towne RFQ DRAFT 12.11.25



# Twin Falls Urban Renewal Agency Twin Falls, Idaho

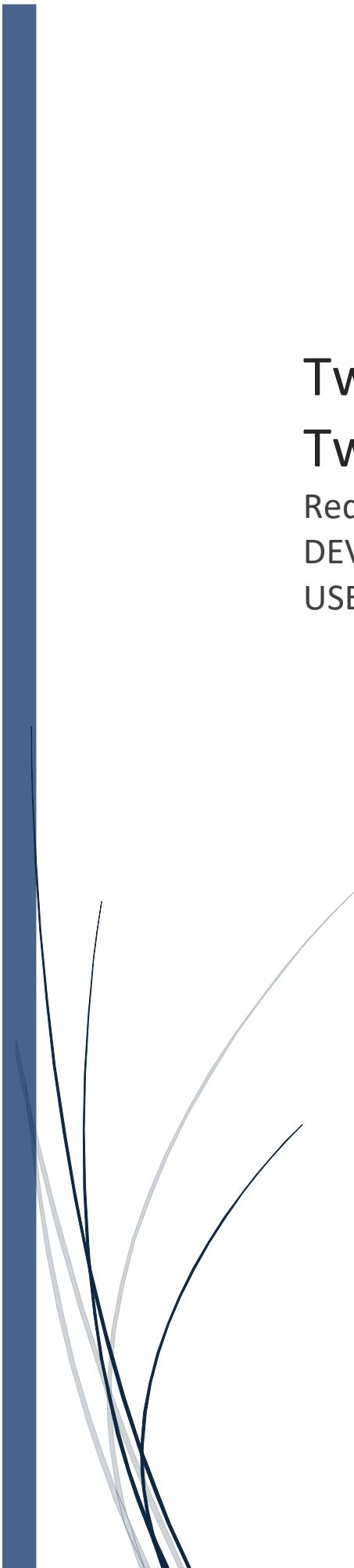
Request for Proposal #2026-03.1

DEVELOPMENT SERVICES: 2ND & HANSEN – MIXED  
USE & PARKING SITE

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***PROPOSALS DUE:***  
***March 6, 2026, at 5PM MDT***

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**Proposals Due March 6, 2026, 5PM MDT**

**REQUEST FOR PROPOSALS: RFP # 2026-03.1  
DEVELOPMENT SERVICES: 2ND & HANSEN – MIXED USE & PARKING SITE**

Owner:	Twin Falls Urban Renewal Agency of Twin Falls, Idaho (TFURA)
Project:	Development of approximately <b>1.16 acres</b> at 2nd Avenue South & Hansen Street: 2nd & Hansen Urban Renewal District Site (the “2nd & Hansen Site”).
Site Location	Generally located along Second Avenue South between Hansen Street South and Shoshone Street South, within the Old Towne South Urban Renewal District and the Old Towne-2 Revenue Allocation Area (the “Project Area”).
Project Consultant	Clearwater Financial, LLC

TFURA is seeking qualified development teams to plan, finance, construct, own, and operate a high-quality mixed-use project with integrated structured parking on TFURA- and/or City-controlled property at 2nd Avenue South and Hansen Street in Downtown / Old Towne Twin Falls. The 2nd & Hansen Site is a key Phase 1 catalyst identified in both [the Old Towne-2 Urban Renewal Plan](#) and the [Downtown Master Plan](#) for mixed-use development and a future parking deck supporting Downtown uses.

The Site is currently configured as surface parking and related underutilized parcels. Redevelopment will be required to replace at least the current public parking supply on the Site through a combination of structured and/or well-designed surface parking, consistent with the [Downtown Master Plan](#)'s direction that parking support but not dominate the public realm and urban form.

The Site is within easy walking distance of the Old Towne (4th & Hansen) entertainment/museum district currently being solicited under a separate RFP 2026-03 and is expected to provide entertainment, residential, commercial, and parking capacity that supports and complements that destination area.

**Proposals are to be submitted electronically by 5:00 PM MDT on March 6, 2026.** This is an email-only submission. Proposals must be emailed directly to [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz). Received proposals will be electronically dated and time stamped as they are submitted.

**Questions:** Questions regarding this RFP must be emailed **by 5:00 pm MDT on February 23, 2026**. On March 2, 2026, written responses, including any addenda, will be posted on the TFURA webpage and/or distributed to all parties that have registered as interested parties by 5:00 pm MDT on March 2, 2026.

This RFP can be found on the TFURA website: <https://www.tfid.org/126/Urban-Renewal-Agency>

**SCHEDULE**

Tuesday, January 27, 2026	1st notice of RFP submitted to Times News
Tuesday, February 3, 2026	1st Notice of RFP published in Times News
Tuesday, February 3 2026	2nd notice of RFP submitted to Times News

Tuesday, February 10, 2026	2nd Notice of RFP published in Times News
Tuesday, February 17, 2026	Pre-bid site walk through* (*optional)
Wednesday, February 18, 2026	Virtual pre-bid meeting
Monday, February 23, 2026	Questions regarding RFP due
Friday, March 2, 2026	Answers to submitted RFP questions to all interested parties
Monday, March 6, 2026	RFP responses due by 5:00 pm MDT
Monday, March 16, 2026	TFURA Board consideration of Evaluation Committee recommendation; selection of preferred developer; authorization to negotiate Agreement to Negotiate Exclusively (“ANE”)
Monday, April, 20,2026	Public hearing and consideration of Disposition and Development Agreement (“DDA”), pursuant to Idaho Code § 50-2011

## INTRODUCTION

Downtown / Old Towne Twin Falls has been the focus of sustained public and private investment, including the Main Avenue revitalization, new housing and mixed-use projects (such as the Main Avenue Lofts), outdoor dining, and the Downtown Commons.

Within this context, the 2nd & Hansen Site is one of the earliest and most visible redevelopment opportunities in the [Old Towne-2 Urban Renewal Plan](#), intended to catalyze higher-density housing, active ground-floor uses, and structured parking at the south edge of Downtown.

TFURA owns and/or controls key parcels within the 2nd & Hansen Urban Renewal District; the City owns adjacent parcels used as public parking; and several surrounding parcels remain in private ownership. A reuse appraisal completed in 2022 proposal is available as reference and illustrates both the development potential and the need for careful public-private structuring to achieve feasibility.

This project is in an Opportunity Zone.

TFURA is now seeking a qualified development team to deliver a catalytic, mixed-use, parking-inclusive project that:

- Adds new housing and commercial activity along 2nd Avenue South; and
- Implements the vision of the [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#) for this location
- Supports the emerging entertainment, nightlife, and museum district at Old Towne / 4th & Hansen;

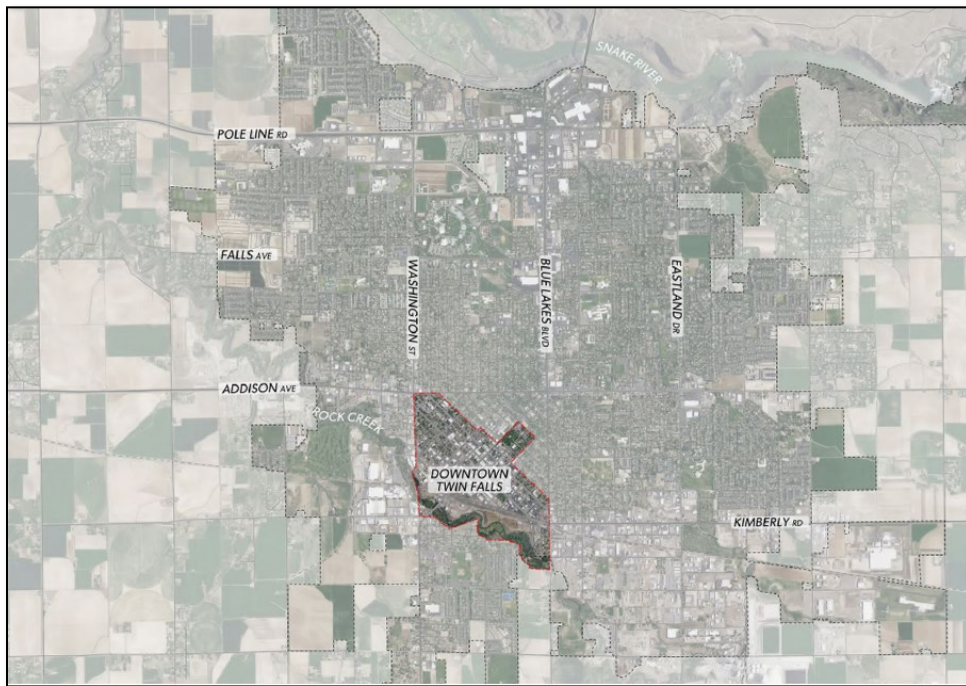
## LOCATION & MAPS

The Site is generally located at the southeast corner of 4th Avenue South and Hansen Street, within the Old Towne South Urban Renewal District and the Old Towne-2 Revenue Allocation Area.

**Site** Maps A and B include:

- A vicinity map showing Downtown / Old Towne.
- A detailed parcel map identifying the 2<sup>nd</sup> & Hansen site, TFURA-owned and City-owned parcels and adjacent rights-of-way.
- A parcel and ownership map identifying the 2<sup>nd</sup> & Hansen URD, distinguishing City-owned parcels, TFURA-owned parcels, and nearby privately-owned properties that may be incorporated into a comprehensive proposal through voluntary participation.

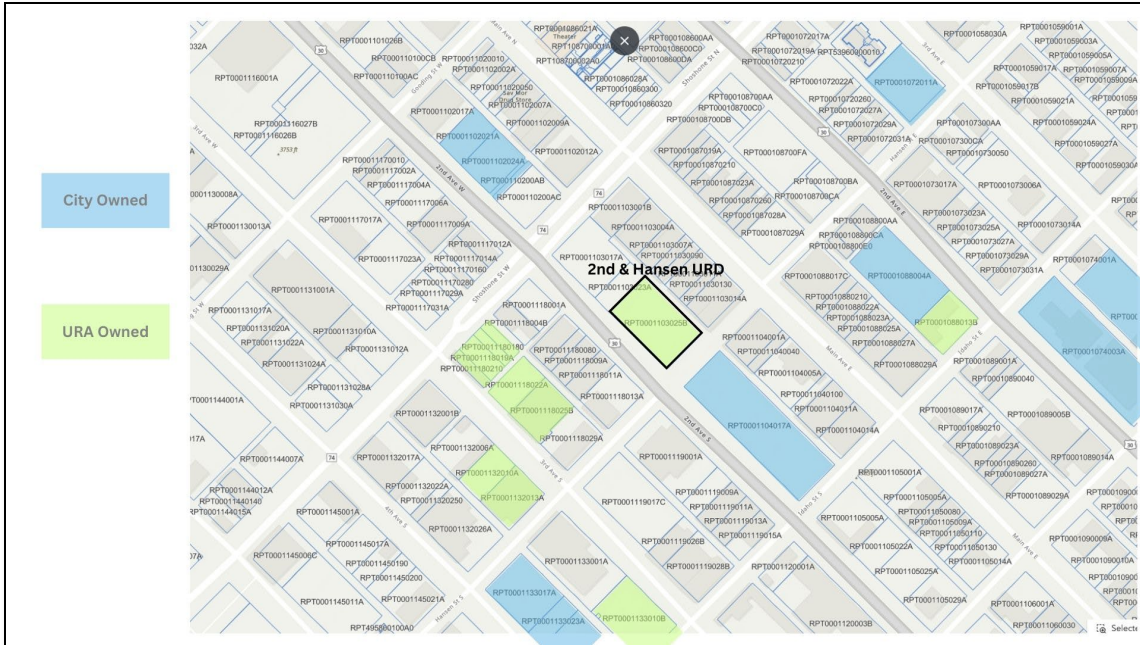
### Site Map A:



A vicinity map showing Downtown / Old Towne

Source: TFURA [Downtown Master Plan](#)

### Site Map B: 2<sup>nd</sup> & Hansen Map and Parcel Ownership



Source: Twin Falls County Assessor

### BOARD OF COMMISSIONERS

The following is a list of current Board members, their positions, and their terms of office.

Name	Position
<b>Dave McAlindin</b>	Chair
<b>Eric Smallwood</b>	Vice Chair
<b>J.J. McBride</b>	Secretary
<b>Dan Brizee</b>	Commissioner
<b>Jan Rogers</b>	Commissioner
<b>Jennifer Colvin</b>	Commissioner
<b>Andy Hohwieler</b>	Commissioner

Source: TFURA website

### KEY PERSONNEL

- **Shawn Barigar**, Executive Director, Twin Falls Urban Renewal Agency
- **Travis Rothweiler**, City Manager, City of Twin Falls (ex officio/liaison)
- **Clearwater Financial, LLC**, Municipal Advisor & Owner’s Representative

- Other City and TFURA staff and advisors as assigned

## PROJECT BACKGROUND

### 1. Old Towne-2 Urban Renewal Plan

The [Old Towne-2 Urban Renewal Plan](#) (adopted November 27, 2023) establishes a 20-year framework for addressing deteriorated conditions, aging infrastructure, and underutilized parcels across the historic Downtown and Old Towne area. The Plan emphasizes:

- Installation of modern streets, streetscapes, utilities, and stormwater infrastructure;
- Support for mixed-use residential, retail, and commercial development, including higher-density housing;
- Creation of public parking facilities and structures; and
- Improved connections between Downtown and Rock Creek Canyon, including potential pedestrian bridges and trail access.

The Implementation Matrix in the Plan specifically identifies a series of developer RFP sites and structured parking opportunities along 2<sup>nd</sup> Avenues and Hansen Street, including mixed-use projects and parking decks in the Old Towne South area, and incorporating streetscape enhancements along 2nd Avenue South and Hansen Street South as early public-realm investments.

### 2. Downtown Master Plan

The [Downtown Master Plan](#) envisions Downtown as a walkable, mixed-use district with expanded Main Avenue-style retail, enhanced 2nd Avenue safety and streetscapes, and a strengthened Hansen Street connection from City Park to Rock Creek.

Phase 1 of the Plan focuses on:

- Streetscape enhancements on 2nd Ave S, 2nd Ave N, and Hansen St S;
- Development opportunities including mixed use at 2nd Ave S & Hansen St and a parking deck at 2nd Ave S;
- Creation of an urban gateway to Rock Creek and future cultural/entertainment anchors, including children's museum concepts and boutique lodging.

The 2nd & Hansen Site is therefore intended to:

- Add housing and mixed-use activity at a key intersection;
- Deliver structured parking that supports Downtown businesses and attractions; and
- Help link the Main Avenue core to Old Towne South and, ultimately, Rock Creek.

### 3. Previous City Site RFP & 2022 Reuse Appraisal

In 2013, the City adopted the Amended RAA #4-1 Plan and, under that framework, issued a prior City Site RFP for Lots 25–32, Block 103 (approximately 1.72 acres) at 2nd Ave S & Hansen St S.

Key elements of that earlier effort included:

- A requirement for mixed-use development with housing, commercial/retail, and a structured parking facility; RFP = 2nd Av S Blk 103 Lots 25-...
- A fair re-use appraisal prepared by Valbridge Property Advisors (2022) that evaluated a proposed Galena mixed-use project on a ~25,000-sf portion of the site;
- City participation assumptions including donation of the development pad and reimbursement of a portion of structured parking spaces.

That transaction did not proceed to completion, and the associated agreements have been terminated. TFURA is now re-issuing an updated RFP under the [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#), with a broader emphasis on coordinating publicly-owned parcels and adjacent private properties where mutually beneficial.

The 2022 Reuse Appraisal is available to respondents as background information only. Final land value and public participation terms will be based on updated analysis and appraisal in connection with any negotiated Disposition and Development Agreement (DDA), consistent with Idaho Code § 50-2011.

### 4. Opportunity Zone Status

The 2nd & Hansen Site is located within a designated Federal Opportunity Zone, specifically Opportunity Zone Census Tract 16083001100 (Idaho), created under the federal *Tax Cuts and Jobs Act of 2017*.

As a Qualified Opportunity Zone (“QOZ”), this area may offer significant federal tax benefits to investors who reinvest capital gains into Qualified Opportunity Funds (“QOFs”), including:

- Deferral of federal capital gains tax until the earlier of the QOF sale or December 31, 2026;
- Reduction of capital gains tax through basis adjustments (if applicable under current federal law);
- Permanent exclusion of tax on capital gains from the appreciation of the QOF’s investment in the project if held for at least 10 years; and
- Flexibility for project sponsors to pair Opportunity Zone equity with other public financing tools, including tax increment financing (TIF), public infrastructure reimbursement, and structured parking participation, provided compliance with all federal rules is maintained.

TFURA does not administer the Opportunity Zone program and does not provide legal or tax advice regarding QOZ or QOF requirements. Developers and investors are solely responsible for determining eligibility, compliance, and structuring of any QOF investment.

Respondents are encouraged to evaluate whether the Opportunity Zone designation can enhance the project's capital stack, improve feasibility, or attract additional equity partners. Proposals may describe how Opportunity Zone financing will be incorporated, if applicable.

A map of the designated Opportunity Zone and federal program resources are included in Attachment I.

## SITE DESCRIPTION

The 2nd & Hansen Site consists generally of:

- Lots 25 through 32, Block 103, Twin Falls Townsite, together with associated rights-of-way and any air or subsurface rights that may be included in a final disposition;
- Approximately 1.72 acres of contiguous lots currently used predominantly as surface public parking and ancillary improvements.

A detailed legal description will be provided in *Attachment A*. and finalized with the selected developer.

Key physical characteristics include:

- Location: Northwest corner and mid-block frontage along 2nd Ave S between Hansen St S and Shoshone St S;
- Current Use: Asphalt surface parking lot with sidewalks, curbs, and mature trees, historically used as daily and hourly paid parking;
- Area: Approx. 1.72 acres total, with prior concept planning focused on an approx. 25,000-sf development pad;
- Access & Exposure: Above-average access and visibility from 2nd Ave S (primary arterial) and Hansen St S (secondary arterial), plus alley access to Main Avenue businesses;
- Utilities: Fully served with municipal water and sewer, electricity, natural gas, and communications.

This RFP is focused on TFURA- and City-controlled parcels; however, TFURA encourages respondents to coordinate with willing private property owners to create a cohesive, market-viable development, without relying on acquisition by condemnation.

Ownership within the broader 2nd & Hansen URD consists of:

- TFURA-owned parcels,
- City of Twin Falls-owned parcels, and
- Privately-owned parcels (some of which were previously included in the Galena concept) immediately adjacent to the publicly-owned core.

The Site is currently improved with surface parking and other low intensity uses and is located within walking distance of:

- Main Avenue and the Downtown core;
- City Park and nearby civic facilities;

- Rock Creek Canyon and planned trail and park improvements identified in the Urban Renewal Plan and [Downtown Master Plan](#).

Existing zoning and overlays allow for a flexible range of mixed-use development and building heights up to approximately 50 feet, subject to applicable standards and any historic district reviews.

## TWIN FALLS ECONOMY

### PURPOSE & VISION FOR THE SITE

The Site's designation within a Federal Opportunity Zone (Census Tract 16083001100) may further enhance the feasibility of high-quality mixed-use development by enabling participation from Qualified Opportunity Funds and reaffirmed in the One **Big**, Beautiful, Bill, 2025.

TFURA's purpose in issuing this RFP is to select a development team that will:

1. Advance the goals, objectives, and design direction of the [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#); and
2. Deliver a high-quality mixed-use project that includes housing and commercial/retail uses, strengthens Downtown's role as a regional center, and supports the emerging entertainment/nightlife/museum cluster in Old Towne South;
3. Replace and enhance existing public parking on the Site with structured and/or well-designed surface parking that:
  - Maintains or increases the number of public spaces currently available, and
  - Implements the [Downtown Master Plan](#) directive that parking be treated as a supporting use, wrapped or screened by active uses rather than as a free-standing monolithic structure.
4. Implement the [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#), including:
  - Mixed-use development at 2nd Ave S & Hansen St;
  - A future parking deck at 2nd Ave S;
  - Enhanced walkability, bike facilities, and streetscape improvements along 2nd Ave S and Hansen St S.
5. Demonstrate strong financial capacity and experience with urban mixed-use, structured parking, and Idaho or similar Western markets.
  - Include upper-floor residential units (e.g., apartments, lofts, or mixed-income housing) over active ground-floor uses;
  - Provide ground-floor commercial/retail/office or service space that complements, rather than duplicates, Main Avenue businesses;
  - Deliver structured parking designed to be efficient, safe, and visually integrated, with wrapped or liner uses where feasible;

- Enhance pedestrian connections along Hansen Street between City Park and Rock Creek and along 2nd Avenue toward the Warehouse District and Main Avenue;

#### TF-Downtown-Master-Plan-Final 2...

- Support a “park once” Downtown with clear wayfinding and coordinated parking management.

## MINIMUM DEVELOPMENT PROGRAM & DESIGN PRINCIPLES

### 1. Minimum Program Requirements

At a minimum, each proposal shall:

At a minimum, proposals should address the following elements (conceptual ranges may be refined through negotiation):

- 1. Mixed-Use Development**
  - A combination of residential and commercial/retail/office/service uses consistent with Downtown zoning and the Old Towne-2 Plan.
- 2. Housing**
  - Multi-family or mixed-use residential units that increase the number of people living Downtown and activate the area outside traditional business hours.
- 3. Ground-Floor Activation**
  - Street-facing active uses along 2nd Ave S and Hansen St S (e.g., shops, cafés, services, building lobbies, amenities) with transparent facades and frequent entrances.
- 4. Parking Replacement and Expansion**
  - Replacement of at least the current publicly accessible parking supply on the Site, with a clear strategy for:
    1. Number of total spaces;
    2. Allocation among public, residential, and commercial users;
    3. Integration with Downtown’s broader parking system.
- 5. Coordination with Private Parcels (Encouraged)**
  - While not required, respondents are encouraged to include adjacent privately-owned parcels (e.g., along Shoshone or 2nd Ave S) in their concepts through negotiated acquisition, options, or joint ventures. Proposals must clearly describe any assumptions about private-parcel participation and cannot rely on public acquisition powers.
- 6. Address access and mobility.** Support walkability, safe bike access, and integration with planned 2<sup>nd</sup> Avenue and Hansen Street streetscape and safety improvements.
- 7. Comply with applicable laws.** Be consistent with Idaho’s Urban Renewal Law and Local Economic Development Act, City zoning, and development standards, building codes, and all other applicable regulations.

### 2. Design Principles

TFURA will favor proposals that:

- **Support Old Towne / Entertainment District Uses:**  
Provide residents, parking, and complementary commercial space that supports Old Towne South’s anticipated entertainment, nightlife, and museum uses, without competing directly with those anchor uses.
- **Reinforce 2nd Avenue South & Hansen Street:**  
Treat these corridors as primary pedestrian streets with wide sidewalks, street trees, lighting, and ground-floor activation consistent with planned streetscape enhancements.
- **Integrate Structured Parking Thoughtfully:**  
Locate and design parking structures to minimize visual impact, wrap with liner buildings where feasible, and provide safe, convenient access for pedestrians and cyclists.
- **Incorporate High-Quality Urban Design:**  
Use durable materials, human-scaled building articulation, and massing that responds to adjacent Downtown structures and planned heights.
- **Advance Sustainability and Resilience:**  
Consider energy-efficient building systems, green infrastructure, EV-ready parking, and other sustainable design features consistent with Downtown guidance.

### **PUBLIC PARTICIPATION & AVAILABLE TOOLS**

TFURA may, but is not obligated to, consider the following forms of participation, subject to Idaho law and future negotiation:

- Land contribution or conveyance of TFURA-owned parcels at the Site through a negotiated Disposition and Development Agreement (“DDA”) following a noticed public hearing under Idaho Code § 50-2011;
- Tax increment financing (TIF) assistance for eligible public improvements, consistent with the [Old Towne-2 Urban Renewal Plan](#) and its Implementation Matrix;
- Participation in the cost of structured parking, streetscape enhancements, utilities, and other eligible public improvements that serve the Project and the broader Downtown area;
- Coordination with the City on potential fee waivers or permit phasing.
- Reimbursement agreements where the TFURA will refund received tax revenues in lieu of the selected developer constructing certain qualifying and approved public aspects of the project (utility improvements, streetscape improvements, public art, parking, etc.).

Any requested TFURA participation must be clearly identified in the proposal and will be subject to separate approval and negotiation. Nothing in this RFP obligates TFURA, the City, or any other public entity to provide financial assistance or to approve any requested public participation.

### **LAND USE & REGULATORY CONTEXT**

The Site lies within the City of Twin Falls and is subject to:

- The [City of Twin Falls Zoning Code](#), including the Central Business / Old Towne zoning and any applicable historic district overlays;
- The [Old Towne-2 Urban Renewal Plan](#), including design guidance and permitted uses;
- The [Twin Falls Downtown Master Plan](#), as a guiding planning document;

- All applicable provisions of Idaho Code, including but not limited to the Idaho Urban Renewal Law of 1965 ([Idaho Code § 50-2001 et seq.](#)) and the Local Economic Development Act ([Idaho Code § 50-2901 et seq.](#)).

The selected developer will be responsible for obtaining all entitlements and approvals, which may include (but are not limited to):

- Site plan and design review;
- Historic Preservation Commission review, if applicable;
- Special use permits (for structured parking or other uses requiring such approval);
- Building permits, encroachment permits, and right-of-way permits.

### **RESPONSE CONTENT**

Proposals must be emailed to [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz). Proposals must be organized in the order outlined below. Proposals that do not contain the requested information or sufficient detail may receive a lower evaluation score or be deemed non-responsive.

#### **1.1 Cover Letter**

- A letter signed by an authorized representative of the lead developer summarizing the team's interest, commitment, and key points of the proposal.
- Identification of the primary contact person (name, title, email, phone, mailing address).

#### **1.2 Development Team**

- Description of the lead developer and major partners (architect, contractor, operator(s), financing partners, etc.).
- Organizational chart illustrating relationships among team members.
- Roles and responsibilities for each firm.
- Disclosure of any existing or potential conflicts of interest with TFURA or the City.

#### **1.3 Relevant Experience**

- Description of at least two (2) comparable projects completed or substantially completed within the last 10 years, emphasizing:
  - Urban mixed-use Development;
  - Entertainment, cultural, or museum uses;
  - Structured parking;
  - Projects involving public-private partnerships or urban renewal/TIF tools.
- For each project: location, size, uses, total development cost, completion date, financing structure, public partners, and photos or renderings.
- At least three (3) references (name, title, agency/entity, phone, email) who can speak to the team's performance on similar projects.

#### **1.4 Financial Capacity**

Respondents may incorporate Opportunity Zone investment structures into their capital stack; however, compliance with all applicable federal requirements is solely the responsibility of the development team.

- Summary of the development team’s financial capacity to undertake the project, including:
  - Evidence of equity capacity (e.g., representative balance sheet summary or letters from equity partners);
  - Evidence of debt capacity or lender relationships;
  - Examples of successfully financed comparable projects.

Confidential financial information may be submitted in a separate clearly marked volume, subject to Idaho’s Public Records Law as described in Section 15.

### **1.5 Conceptual Development Program & Design**

- Narrative description of the proposed development concept, including:
  - Proposed land uses and approximate square footages/unit counts;
  - Proposed entertainment/cultural components and how they support TFURA’s vision;
  - Public realm elements (plazas, courtyards, streetscape, trails, art, etc.);
  - Parking strategy, including number of spaces, allocation (public vs. private), and approach to replacing existing parking.
- Conceptual diagrams, site plans, massing studies, and illustrative renderings (if available).
- Discussion of how the proposal implements the [Downtown Master Plan](#) and [Old Towne-2 Urban Renewal Plan](#) objectives.

### **1.6 Phasing & Schedule**

- Preliminary phasing plan, if applicable.
- Milestone schedule from selection through design, entitlements, financing closing, construction, and occupancy.

### **1.7 Operations & Management**

- Proposed ownership and management structure for the completed project.
- Approach to operating and programming entertainment/cultural components and any public spaces.
- Approach to public parking operations, including coordination with broader Downtown parking strategy.

### **1.8 Requested Public Participation**

- Detailed description of any requested TFURA or City participation (See PUBLIC PARTICIPATION & AVAILABLE TOOLS).

Provide a detailed explanation of how public participation is necessary to close a demonstrable financing gap and how the project will deliver commensurate public benefits (e.g., additional parking, cultural amenities, tax base, jobs).

### 1.9 Development Economics

1. **Preliminary Development Budget:**
  - Hard costs, soft costs, financing costs, contingencies, developer fee, etc.
2. **Sources & Uses of Funds:**
  - Equity, debt, public participation (if requested), and other sources.
3. **Pro Forma Summary:**
  - Preliminary stabilized operating pro forma (at least 10-year view) showing revenue assumptions, operating expenses, and net operating income by major use type.
4. **Estimated Land Value Consideration:**
  - Proposed consideration (cash, participation structure, etc.) for TFURA's land interest, subject to final appraisal and negotiation under Idaho Code § 50-2011.

### 1.10 Submission Instructions

Proposals must be received by **5:00 PM MST on March 6, 2026**.

- **Electronic Submission (preferred):**  
Email a PDF of the Proposal and a separate PDF of the Financial Proposal to:  
[info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz)  
Subject Line: "2<sup>nd</sup> & Hansen Old Towne RFP – [Firm Name]"

Proposals received after the deadline may not be considered.

### 1.11 Questions & Addenda

All questions must be submitted in writing (email preferred) to the RFP Contact identified above no later than **5:00 PM MST on February 13, 2026**. Responses to all timely submitted questions, and any RFP addenda, will be issued by **February 20, 2026**, and distributed to all registered interested parties.

### 1.12 Evaluation Committee

An Evaluation Committee (Committee) composed of TFURA representatives, City staff, and consultants will review and evaluate proposals for compliance with this RFP and alignment with TFURA's objectives. The Committee may, at its discretion:

- Shortlist respondents;
- Conduct interviews and/or request clarifications or additional information;
- Request refined conceptual designs or financial scenarios.

### 1.13 Negotiation and Disposition Process

Following evaluation, the Committee will present its findings and recommended ranking to the TFURA Board. The Board is the ultimate decision-making authority. TFURA may enter into:

1. An Agreement to Negotiate Exclusively (“ANE”) with the top-ranked proposer, setting forth a defined period to refine the development program, negotiate deal terms, and prepare a proposed DDA; and
2. Upon successful negotiation, a Disposition and Development Agreement (“DDA”) governing land conveyance, public participation, development obligations, milestones, performance security, and remedies.

Pursuant to Idaho Code § 50-2011, final approval of any DDA and disposition of real property will occur after a duly noticed public hearing and any required findings.

If TFURA is unable to reach agreement with the top-ranked proposer, it may terminate negotiations and proceed to the next-ranked proposer or take any other action deemed in its best interest, including re-issuing or canceling this RFP.

### SCORING CRITERIA

Completeness and clarity of responses will influence the RFP Compliance score. The following scoring matrix is provided as a guide; TFURA reserves the right to adjust weighting as needed.

Evaluation Areas	Points Possible	Raw Score	Weight	Weighted Score
Development Concept & Program (alignment with mixed-use housing and/or lodging (including upper-story residential, boutique hotel, or mixed-income units); parking vision, complementarity with Old Towne entertainment/nightlife/museum district, and consistency with <a href="#">Downtown/Old Towne plans</a> )	5		30%	
Urban Design & Public Realm (site planning, street activation along 2nd Ave S and Hansen St S, structured parking design, integration with streetscape enhancements and Rock Creek/Hansen vision)	5		20%	
Team Qualifications & Relevant Experience	10		20%	
Financial Capacity & Feasibility	10		20%	
RFP Compliance & Community Benefits (parking replacement, local economic impacts, coordination with private parcels, public art, housing variety)	5		10%	
<b>Total Points</b>	<b>35</b>		<b>100%</b>	

#### POINTS

- 5.0 – Excellent
- 4.0 – Good
- 3.0 – Meets Minimum Expectations
- 2.0 – Unsatisfactory
- 1.0 – Poor
- 0.0 – No Information Provided

#### DISCLOSURES

1. **Right to Reject / Modify.** TFURA reserves the right to accept or reject, in whole or in part, any or all proposals received in response to this RFP, and/or to waive any formality

or technicality. This RFP is issued for planning and information-gathering purposes and shall not obligate TFURA to accept any proposal or to enter into any agreement.

2. **No Property Interest.** This RFP is not an invitation for bids, and the submission and/or acceptance of any proposal does not create any property interest or contractual rights in favor of any respondent.
3. **Costs.** Respondents are solely responsible for all costs incurred in the preparation and submission of proposals and participation in this process.
4. **Public Records.** Proposals are subject to the Idaho Public Records Law (Idaho Code Title 74, Chapter 1). TFURA will endeavor to maintain the confidentiality of materials marked as trade secret or otherwise exempt to the extent permitted by law but cannot guarantee confidentiality.
5. **No Lobbying.** During the RFP process, respondents shall not contact TFURA Board members or City Council members about this RFP except through the designated RFP Contact. Violation of this provision may result in disqualification.
6. **Compliance with Law.** The selected developer must comply with all applicable federal, state, and local laws, including the Idaho Urban Renewal Law, Local Economic Development Act, ethics and conflict-of-interest statutes, and City codes and ordinances.
7. **Equal Opportunity.** TFURA does not discriminate based on race, color, religion, sex, national origin, age, disability, or any other protected status in its selection of development partners or in the disposition of property.

#### LIST OF ATTACHMENTS (to be provided with the RFP)

- **Attachment A** – Site Map & Legal Description (2nd & Hansen Site)
- **Attachment B** – Parcel Ownership Map (2nd & Hansen URD: City, TFURA, Private)
- **Attachment C** – Excerpt from [Old Towne-2 Urban Renewal Plan](https://www.tfid.org/DocumentCenter/View/6418/Old-Towne-2-Urban-Renewal-Project-Plan---20231127-PDF) (Project Area map, objectives, and Implementation Matrix items related to 2nd Ave S & Hansen St and parking decks) <https://www.tfid.org/DocumentCenter/View/6418/Old-Towne-2-Urban-Renewal-Project-Plan---20231127-PDF>
- **Attachment D** – Excerpt / Link to Twin Falls [Downtown Master Plan](https://www.tfid.org/DocumentCenter/View/6248/URA-Downtown-Master-Plan---Final-20230515) (visions and opportunity diagrams for 2nd Ave S, Hansen St S, and Phase 1 development opportunities) <https://www.tfid.org/DocumentCenter/View/6248/URA-Downtown-Master-Plan---Final-20230515>
- **Attachment E** – 2022 Reuse Appraisal for 2nd & Hansen (Executive Summary / Link) – provided for background only, subject to its stated assumptions and limitations.
- **Attachment F** – Sample Outline of Agreement to Negotiate Exclusively (ANE)
- **Attachment G** – Sample Outline of Disposition and Development Agreement (DDA)
- **Attachment H** – Summary of Applicable Zoning and Historic Overlay Requirements
- **Attachment I** – Opportunity Zone Map
- **Attachment J** - Environmental Assessment

Commented [CS1]: CWF to add pictures of Twin Falls

# Twin Falls Urban Renewal Agency Twin Falls, Idaho

Request for Proposal #2026-03  
Development Services – 4<sup>th</sup> and Hansen (Old Towne  
Site)

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***PROPOSALS DUE:***  
***March 6, 2026, at 5PM MDT***

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Twin Falls Urban Renewal Agency

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**Proposals Due March 6, 2026, 5PM MDT**

**REQUEST FOR PROPOSALS: RFP # 2026-03  
DEVELOPMENT SERVICES: 4TH & HANSEN-OLD TOWNE SITE**

Owner:	Twin Falls Urban Renewal Agency of Twin Falls, Idaho (TFURA)
Project:	Development of Approximately 2.36 acres: 4 <sup>th</sup> & Hansen: Old Towne Site
Site Location	Generally located at the southeast corner of 4th Avenue South and Hansen Street, within the Old Towne South Urban Renewal District, Twin Falls, Idaho (the "Site").
Project Consultant	Clearwater Financial, LLC

The Twin Falls Urban Renewal Agency is seeking qualified development teams to plan, finance, construct, own, and operate a mixed-use, entertainment-focused redevelopment on TFURA-controlled property at 4th Avenue South and Hansen Street in Downtown / Old Towne Twin Falls. The Site is a key catalyst parcel identified in the [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#) for higher-density mixed use development with structured parking.

The Site is within easy walking distance of the 2<sup>nd</sup> and Hansen Site currently being solicited under a separate [RFP 2026.03.1](#) and is expected to provide residential, commercial, and parking capacity that supports and complements that destination area.

**Proposals are to be submitted electronically by 5:00 pm MDT on March 6, 2026.** This is an email-only submission. Proposals must be emailed directly to [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz). Received Proposals will be electronically dated and time stamped as they are submitted.

**Questions:** Questions regarding this RFP must be emailed **by 5:00 pm MDT on February 23, 2026**. On March 2, 2026, written responses, including any addenda, will be posted on the TFURA webpage and/or distributed to all parties that have registered as interested parties by 5:00 pm MDT on March 2, 2026.

This RFP can be found on the TFURA website: <https://www.tfid.org/126/Urban-Renewal-Agency>

**SCHEDULE**

Tuesday, January 27, 2026	1st notice of RFP submitted to Times News
Tuesday, February 3, 2026	1st Notice of RFP published in Times News
Tuesday, February 3 2026	2nd notice of RFP submitted to Times News
Tuesday, February 10, 2026	2nd Notice of RFP published in Times News
Tuesday, February 17, 2026	Pre-bid site walk through* (*optional)
Wednesday, February 18, 2026	Virtual pre-bid meeting
Monday, February 23, 2026	Questions regarding RFP due
Friday, March 2, 2026	Answers to submitted RFP questions to all interested parties
Monday, March 6, 2026	RFP responses due by 5:00 pm MDT
Monday, March 16, 2026	TFURA Board consideration of Evaluation Committee recommendation; selection of preferred developer; authorization to negotiate Agreement to Negotiate Exclusively ("ANE")

Monday, April, 20,2026	Public hearing and consideration of Disposition and Development Agreement (“DDA”), pursuant to Idaho Code § 50-2011
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**REQUEST FOR PROPOSALS: RFP #2026-03  
DEVELOPMENT SERVICES: 4TH & HANSEN-OLD TOWNE SITE**

**INTRODUCTION**

Downtown / Old Towne Twin Falls has been the focus of sustained public and private investment, including the Main Avenue revitalization, new housing and mixed-use projects, outdoor dining, and creation of the Downtown commons. The [Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#) identify the Old Towne South area, including the 4th & Hansen Site, as a critical next phase for expanding Downtown’s mixed-use core, strengthening connections to Rock Creek Canyon, and creating new entertainment, nightlife, and cultural amenities.

TFURA owns and/or controls key parcels within the Old Towne South Urban Renewal District and is seeking a qualified development team to deliver a catalytic, high-quality project that aligns with community priorities and leverages available urban renewal tools.

This project is in an Opportunity Zone.

**LOCATION & MAPS**

The Site is generally located at the southeast corner of 4th Avenue South and Hansen Street, within the Old Towne South Urban Renewal District and the Old Towne-2 Revenue Allocation Area.

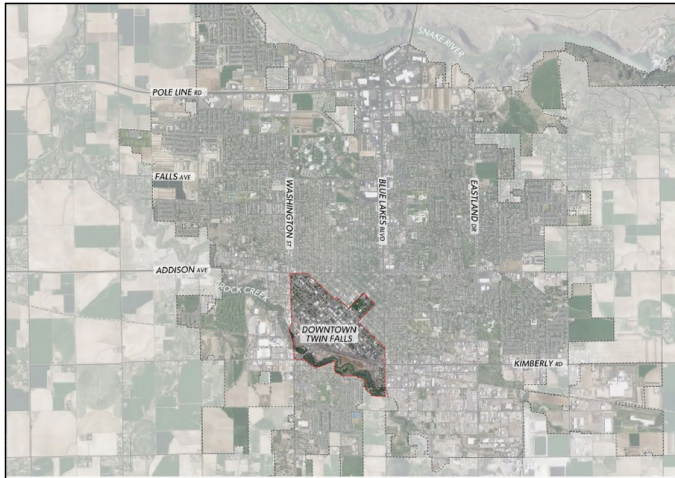
**Site Maps A and B include:**

- A detailed parcel map identifying the Old Towne South site, TFURA-owned and City-owned parcels and adjacent rights-of-way.

**Twin Falls Regional Map**

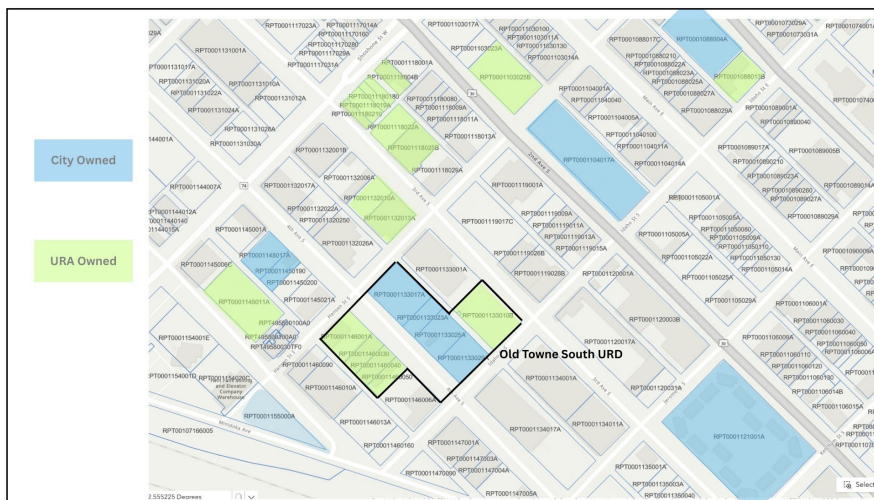
**Commented [CS2]:** To be more attractive to developers, CWF to replace with satellite image that has the properties blocked and also identifies other major developments, landmarks in the area. Think property listing. CWF can list the parcel numbers in the document or in an appendix.

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A vicinity map showing Downtown / Old Towne  
Source: TFURA Downtown Master Plan

Site Map (Old Towne Site and Parcel Ownership)



Detailed parcel map identifying the Old Towne South site, TFURA-owned and City-owned parcels and adjacent rights-of-way.

Twin Falls Urban Renewal Agency

Source: Twin Falls County Assessor

**BOARD OF COMMISSIONERS**

The following is a list of current Board members, their positions, and their terms of office.

Commented [CS3]: Add Terms of Office

Name	Position
Dave McAlindin	Chair
Eric Smallwood	Vice Chair
J.J. McBride	Secretary
Dan Brizee	Commissioner
Jan Rogers	Commissioner
Jennifer Colvin	Commissioner
Andy Hohwieler	Commissioner

Source: TFURA website

### KEY PERSONNEL

- **Shawn Barigar**, Executive Director, Twin Falls Urban Renewal Agency
- **Travis Rothweiler**, City Manager, City of Twin Falls (ex officio/liaison)
- **Clearwater Financial, LLC**, Municipal Advisor & Owner's Representative
- Other City and TFURA staff and advisors as assigned

**Commented [CS4]:** Add short bios of each to show developers the points of contacts are. Include education, expertise, years of service, etc.

Do we include others?

## PROJECT BACKGROUND

### 1. Old Towne-2 Urban Renewal Plan

The [Old Towne-2 Urban Renewal Plan](#) (adopted November 27, 2023) establishes a 20-year framework for addressing deteriorated conditions, aging infrastructure, and underutilized parcels across the historic Downtown and Old Towne area. The Plan emphasizes:

- Installation of modern streets, streetscapes, utilities, and stormwater infrastructure;
- Support for mixed-use residential, retail, and commercial development, including higher-density housing;
- Creation of public parking facilities and structures; and
- Improved connections between Downtown and Rock Creek Canyon, including potential pedestrian bridges and trail access.

The Implementation Matrix in the Plan specifically identifies a series of developer RFP sites and structured parking opportunities along 2<sup>nd</sup> and 4<sup>th</sup> Avenues and Hansen Street, including mixed-use projects and parking decks in the Old Towne South area.

### 2. Downtown Master Plan

The [Downtown Master Plan](#) envisions Downtown Twin Falls as a walkable, mixed-use district with expanded Main Street-style retail, enhanced 2nd Avenue safety and streetscapes, a strengthened Hansen Street connection from City Park to Rock Creek, and new amenities such as a hotel and convention/event center near the canyon rim. Public engagement for the Plan highlighted strong community interest in:

- Entertainment uses (convention/event center, performing arts, music venues);
- Children's museum and family-oriented attractions;
- More restaurants and bars, retail, and boutique lodging; and
- Improved parking, walkability, and connections to Rock Creek.

The 4th & Hansen Site is strategically positioned to help meet these goals and relieve pressure on the Main Avenue core by adding complementary uses and structured parking at the south edge of Downtown.

### 3. Opportunity Zone Status

The 2nd & Hansen Site is located within a designated Federal Opportunity Zone, specifically Opportunity Zone Census Tract 16083001100 (Idaho), created under the federal *Tax Cuts and Jobs Act of 2017*.

As a Qualified Opportunity Zone (“QOZ”), this area may offer significant federal tax benefits to investors who reinvest capital gains into Qualified Opportunity Funds (“QOFs”), including:

- Deferral of federal capital gains tax until the earlier of the QOF sale or December 31, 2026;
- Reduction of capital gains tax through basis adjustments (if applicable under current federal law);
- Permanent exclusion of tax on capital gains from the appreciation of the QOF’s investment in the project if held for at least 10 years; and
- Flexibility for project sponsors to pair Opportunity Zone equity with other public financing tools, including tax increment financing (TIF), public infrastructure reimbursement, and structured parking participation, provided compliance with all federal rules is maintained.

TFURA does not administer the Opportunity Zone program and does not provide legal or tax advice regarding QOZ or QOF requirements. Developers and investors are solely responsible for determining eligibility, compliance, and structuring of any QOF investment.

Respondents are encouraged to evaluate whether the Opportunity Zone designation can enhance the project’s capital stack, improve feasibility, or attract additional equity partners. Proposals may describe how Opportunity Zone financing will be incorporated, if applicable.

A map of the designated Opportunity Zone and federal program resources are included in Attachment I.

#### SITE DESCRIPTION

The Site consists of approximately 2.36 acres of contiguous parcels generally described as Lots 11–32 of Block 133 and Lots 1-5 of Block 146, Twin Falls Townsite, Twin Falls, Idaho, together with adjacent rights-of-way and any air or subsurface rights that may be included in a final disposition.

A detailed legal description will be provided in *Attachment A* and finalized with the selected developer.

The Site is currently improved with surface parking and other low intensity uses and is located within walking distance of:

- Main Avenue and the Downtown core;
- City Park and nearby civic facilities;
- Rock Creek Canyon and planned trail and park improvements identified in the Urban Renewal Plan and [Downtown Master Plan](#).

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Existing zoning and overlays allow for a flexible range of mixed-use development and building heights up to approximately 50 feet, subject to applicable standards and any historic district reviews.

## TWIN FALLS ECONOMY

### PURPOSE & VISION FOR THE SITE

The Site's designation within a Federal Opportunity Zone (Census Tract 16083001100) may further enhance the feasibility of high-quality mixed-use development by enabling participation from Qualified Opportunity Funds and reaffirmed in the [One Big, Beautiful, Bill, 2025](#).

**Commented [CS5]:** CWF will add section a list and a possible aerial map that identifies other major developments and employers (St. Lukes Hospital, Chobani, Clif Bar, Glanbia, City Hall, CSI, etc.). This could be done as an appendix as well. We could include bond related stuff and demographic report type stuff as well like: top 10 tax payers, mayor employers population trends, etc. All helpful to a developer looking at this.

**Commented [CS6]:** CWF to Link

TFURA's purpose in issuing this RFP is to select a development team that will:

1. Deliver a high-quality mixed-use project that supports vibrant entertainment, nightlife, and cultural district in Old Towne Twin Falls;
2. Replace existing parking on the Site with structured and/or well-designed surface parking that meets Downtown's long-term parking strategy and maintains or increases current public parking supply;
3. Advance the goals, objectives, and design direction of [the Old Towne-2 Urban Renewal Plan](#) and [Downtown Master Plan](#); and
4. Demonstrate strong financial capacity and experience in similar urban mixed-use, entertainment, and structured parking projects.

TFURA is particularly interested in proposals that incorporate:

- Housing and/or lodging (including upper-story residential, boutique hotel, or mixed-income units); and

Expertise in the following would also be beneficial but not required.

- Restaurants, bars, and nightlife that complement (rather than duplicate) Main Avenue businesses;
- Publicly accessible open space or plazas that can host events and support a lively street life.

Entertainment and cultural anchors such as performance venues, galleries, children's museums, or other interactive cultural uses;

### MINIMUM DEVELOPMENT PROGRAM & DESIGN PRINCIPLES

#### 1. Minimum Program Requirements

At a minimum, each proposal shall:

- **Provide mixed uses.** Include at least two of the following:
  - Entertainment/cultural venue(s);

- Food and beverage (restaurants, bars, cafes);
  - Retail;
  - Housing;
  - Hotel or lodging;
  - Office or creative workspace.
  - **Demonstrate financial feasibility.** Present a realistic development budget, capital stack, operating pro forma, and clear request (if any) for TFURA participation.
  - **Replace existing parking.** Demonstrate replacement of all existing publicly available parking on the Site at a minimum 1:1 ratio, through structured parking and/or surface parking either:
    - On-site; or
    - Within a reasonable walking distance (generally 400 feet) with secured access and long-term control.
1. Proposals that provide net new public parking beyond replacement, or that integrate into a broader Downtown parking strategy, are strongly encouraged.
- **Activate the street edges.** Provide active ground-floor uses along Hansen Street and 4th Avenue South, including transparent storefronts, entries, and spill-out spaces (e.g., patios, seating areas).
  - **Incorporate high-quality design.** Reflect the historic character and small-town charm of Downtown/Old Towne while contributing to a contemporary, walkable urban environment, consistent with City and TFURA design guidance.
  - **Address access and mobility.** Support walkability, safe bike access, and integration with planned 2nd Avenue and Hansen Street streetscape and safety improvements.
  - **Comply with applicable laws.** Be consistent with Idaho's Urban Renewal Law and Local Economic Development Act, City zoning and development standards, building codes, and all other applicable regulations.

## 2 Design Principles

TFURA will favor proposals that:

- Emphasize family-friendly experiences and all-ages programming (e.g. interactive exhibits, public art, event programming).
- Provide a strong corner presence at 4th & Hansen and reinforce Hansen Street as a primary pedestrian corridor between City Park and Rock Creek.
- Include outdoor public gathering spaces that can host markets, music, and festivals, potentially functioning as a “festival/pedestrian/market street” node.
- Integrate public art and placemaking consistent with TFURA and City public art guidelines in the [Downtown Master Plan](#).
- Incorporate sustainable design practices, such as energy-efficient building systems, green infrastructure, and pedestrian-oriented site planning, consistent with the sustainable design initiatives in the [Downtown Master Plan](#).

### PUBLIC PARTICIPATION & AVAILABLE TOOLS

TFURA may, but is not obligated to, consider the following forms of participation, subject to Idaho law and future negotiation:

Twin Falls Urban Renewal Agency

- Land contribution or conveyance of TFURA-owned parcels at the Site through a negotiated Disposition and Development Agreement (“DDA”) following a noticed public hearing under Idaho Code § 50-2011;
- Tax increment financing (TIF) assistance for eligible public improvements, consistent with the [Old Towne-2 Urban Renewal Plan](#) and its Implementation Matrix;
- Participation in the cost of structured parking, streetscape enhancements, utilities, and other eligible public improvements that serve the Project and the broader Downtown area;
- Coordination with the City on potential fee waivers, expedited permitting, project phasing.
- Reimbursement agreements where the TFURA will refund received tax revenues in lieu of the selected developer constructing certain qualifying and approved public aspects of the project (utility improvements, streetscape improvements, public art, parking, etc.).

Any requested TFURA participation must be clearly identified in the proposal and will be subject to separate approval and negotiation.

#### LAND USE & REGULATORY CONTEXT

The Site lies within the City of Twin Falls and is subject to:

- The [City of Twin Falls Zoning Code](#), including the Central Business / Old Towne zoning and any applicable historic district overlays;
- The [Old Towne-2 Urban Renewal Plan](#), including design guidance and permitted uses;
- The [Twin Falls Downtown Master Plan](#), as a guiding planning document;
- All applicable provisions of Idaho Code, including but not limited to the Idaho Urban Renewal Law of 1965 ([Idaho Code § 50-2001 et seq.](#)) and the Local Economic Development Act ([Idaho Code § 50-2901 et seq.](#)).

The selected developer will be responsible for obtaining all entitlements and approvals, which may include (but are not limited to):

- Site plan and design review;
- Historic Preservation Commission review, if applicable;
- Special use permits (for structured parking or other uses requiring such approval);
- Building permits, encroachment permits, and right-of-way permits.

## **RESPONSE CONTENT**

Proposals must be emailed to [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz). Proposals must be organized in the order outlined below. Proposals that do not contain the requested information or sufficient detail may receive a lower evaluation score or be deemed non-responsive.

### **1.1 Cover Letter**

- A letter signed by an authorized representative of the lead developer summarizing the team's interest, commitment, and key points of the proposal.
- Identification of the primary contact person (name, title, email, phone, mailing address).

### **1.2 Development Team**

- Description of the lead developer and major partners (architect, contractor, operator(s), financing partners, etc.).
- Organizational chart illustrating relationships among team members.
- Roles and responsibilities for each firm.
- Disclosure of any existing or potential conflicts of interest with TFURA or the City.

### **1.3 Relevant Experience**

- Description of at least two (2) comparable projects completed or substantially completed within the last 10 years, emphasizing:
  - Urban mixed-use redevelopment;
  - Structured parking;
  - Projects involving public-private partnerships or urban renewal/TIF tools;
  - Entertainment, cultural, or museum uses.
- For each project: location, size, uses, total development cost, completion date, financing structure, public partners, and photos or renderings.
- At least three (3) references (name, title, agency/entity, phone, email) who can speak to the team's performance on similar projects.

### **1.4 Financial Capacity**

Respondents may incorporate Opportunity Zone investment structures into their capital stack; however, compliance with all applicable federal requirements is solely the responsibility of the development team.

- Summary of the development team's financial capacity to undertake the project, including:
  - Evidence of equity capacity (e.g., representative balance sheet summary or letters from equity partners);
  - Evidence of debt capacity or lender relationships;
  - Examples of successfully financed comparable projects.

Confidential financial information may be submitted in a separate clearly marked volume, subject to Idaho's Public Records Law as described in Section 15.

### 1.5 Conceptual Development Program & Design

- Narrative description of the proposed development concept, including:
  - Proposed land uses and approximate square footages/unit counts;
  - Proposed entertainment/cultural components and how they support TFURA's vision;
  - Public realm elements (plazas, courtyards, streetscape, trails, art, etc.);
  - Parking strategy, including number of spaces, allocation (public vs. private), and approach to replacing existing parking.
- Conceptual diagrams, site plans, massing studies, and illustrative renderings (if available).
- Discussion of how the proposal implements the [Downtown Master Plan](#) and [Old Towne-2 Urban Renewal Plan](#) objectives.

### 1.6 Phasing & Schedule

- Preliminary phasing plan, if applicable.
- Milestone schedule from selection through design, entitlements, financing closing, construction, and occupancy.

### 1.7 Operations & Management

- Proposed ownership and management structure for the completed project.
- Approach to operating and programming entertainment/cultural components and any public spaces.
- Approach to public parking operations, including coordination with broader Downtown parking strategy.

### 1.8 Requested Public Participation

- Detailed description of any requested TFURA or City participation (See PUBLIC PARTICIPATION & AVAILABLE TOOLS).

Provide a detailed explanation of how public participation is necessary to close a demonstrable financing gap and how the project will deliver commensurate public benefits (e.g., additional parking, cultural amenities, tax base, jobs).

### 1.9 Development Economics

1. **Preliminary Development Budget:**
  - Hard costs, soft costs, financing costs, contingencies, developer fee, etc.
2. **Sources & Uses of Funds:**
  - Equity, debt, public participation (if requested), and other sources.
3. **Pro Forma Summary:**
  - Preliminary stabilized operating pro forma (at least 10-year view) showing revenue assumptions, operating expenses, and net operating income by major use type.
4. **Estimated Land Value Consideration:**
  - Proposed consideration (cash, participation structure, etc.) for TFURA's land interest, subject to final appraisal and negotiation under Idaho Code § 50-2011.

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### 1.10 Submission Instructions

Proposals must be received by **5:00 PM MST on March 6, 2026**.

- **Electronic Submission (preferred):**  
Email a PDF of the Proposal and a separate PDF of the Financial Proposal to:  
[info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz)  
Subject Line: "4th & Hansen (Old Towne) RFP – [Firm Name]"

Proposals received after the deadline may not be considered.

### 1.11 Questions & Addenda

All questions must be submitted in writing (email preferred) to the RFP Contact identified above no later than **5:00 PM MST on February 13, 2026**. Responses to all timely submitted questions, and any RFP addenda, will be issued by **February 20, 2026**, and distributed to all registered interested parties.

### 1.12 Evaluation Committee

An Evaluation Committee (Committee) composed of TFURA representatives, City staff, and consultants will review and evaluate proposals for compliance with this RFP and alignment with TFURA's objectives. The Committee may, at its discretion:

- Shortlist respondents;
- Conduct interviews and/or request clarifications or additional information;
- Request refined conceptual designs or financial scenarios.

### 1.13 Negotiation and Disposition Process

Following evaluation, the Committee will present its findings and recommended ranking to the TFURA Board. The Board is the ultimate decision-making authority. TFURA may enter into:

1. An Agreement to Negotiate Exclusively ("ANE") with the top-ranked proposer, setting forth a defined period to refine the development program, negotiate deal terms, and prepare a proposed DDA; and
2. Upon successful negotiation, a Disposition and Development Agreement ("DDA") governing land conveyance, public participation, development obligations, milestones, performance security, and remedies.

Pursuant to Idaho Code § 50-2011, final approval of any DDA and disposition of real property will occur after a duly noticed public hearing and any required findings.

If TFURA is unable to reach agreement with the top-ranked proposer, it may terminate negotiations and proceed to the next-ranked proposer or take any other action deemed in its best interest, including re-issuing or canceling this RFP.

**SCORING CRITERIA**

Completeness and clarity of responses will influence the RFP Compliance score. The following scoring matrix is provided as a guide; TFURA reserves the right to adjust weighting as needed.

Evaluation Areas	Points Possible	Raw Score	Weight	Weighted Score
Development Concept & Program (alignment with entertainment/nightlife/museum vision, mixed-use, and <a href="#">Downtown/Old Towne plans</a> )	5		30%	
Urban Design & Public Realm (site planning, street activation, parking strategy, integration with Rock Creek/Hansen St vision)	5		20%	
Team Qualifications & Relevant Experience	10		20%	
Financial Capacity & Feasibility	10		20%	
RFP Compliance & Community Benefits (parking replacement, public art, local economic impacts, etc.)	5		10%	
<b>Total Points</b>	<b>35</b>		<b>100%</b>	

**POINTS**

- 5.0 – Excellent
- 4.0 – Good
- 3.0 – Meets Minimum Expectations
- 2.0 – Unsatisfactory
- 1.0 – Poor
- 0.0 – No Information Provided

**DISCLOSURES**

1. **Right to Reject / Modify.** TFURA reserves the right to accept or reject, in whole or in part, any or all proposals received in response to this RFP, and/or to waive any formality or technicality. This RFP is issued for planning and information-gathering purposes and shall not obligate TFURA to accept any proposal or to enter into any agreement.
2. **No Property Interest.** This RFP is not an invitation for bids, and the submission and/or acceptance of any proposal does not create any property interest or contractual rights in favor of any respondent.
3. **Costs.** Respondents are solely responsible for all costs incurred in the preparation and submission of proposals and participation in this process.
4. **Public Records.** Proposals are subject to the Idaho Public Records Law (Idaho Code Title 74, Chapter 1). TFURA will endeavor to maintain the confidentiality of materials

marked as trade secret or otherwise exempt to the extent permitted by law but cannot guarantee confidentiality.

5. **No Lobbying.** During the RFP process, respondents shall not contact TFURA Board members or City Council members about this RFP except through the designated RFP Contact. Violation of this provision may result in disqualification.
6. **Compliance with Law.** The selected developer must comply with all applicable federal, state, and local laws, including the Idaho Urban Renewal Law, Local Economic Development Act, ethics and conflict-of-interest statutes, and City codes and ordinances.
7. **Equal Opportunity.** TFURA does not discriminate based on race, color, religion, sex, national origin, age, disability, or any other protected status in its selection of development partners or in the disposition of property.

**LIST OF ATTACHMENTS (to be provided with the RFP)**

- **Attachment A – Site Map & Legal Description**
- **Attachment B – Parcel Ownership Map (Old Towne South URD)**
- **Attachment C – Excerpt from Old Towne-2 Urban Renewal Plan** (Project Area map, objectives, and relevant sections) <https://www.tfid.org/DocumentCenter/View/6418/Old-Towne-2-Urban-Renewal-Project-Plan---20231127-PDF>
- **Attachment D – Excerpt / Link to Twin Falls Downtown Master Plan** (vision and opportunity diagrams for Old Towne South, Hansen Street enhancements, and Rock Creek connections) <https://www.tfid.org/DocumentCenter/View/6248/URA-Downtown-Master-Plan---Final-20230515>
- **Attachment E – Old Towne-2 Implementation Matrix Excerpt** (developer RFP and parking deck items related to Old Towne South)
- **Attachment F – Sample Outline of Agreement to Negotiate Exclusively (ANE)**
- **Attachment G – Sample Outline of Disposition and Development Agreement (DDA)**
- **Attachment H – Summary of Applicable Zoning and Historic Overlay Requirements**
- **Attachment I – Opportunity Zone Map**
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Commented [CS7]: CWF to add map and IRS links