



## Urban Renewal Agency Agenda

Tuesday, January 20, 2026, 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) December 15, 2025, Minutes, 2) December 2025 Financial Report, and 3) January 2026 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:** Consider approval of a Third Amendment to the Lease for tenants at Agency-owned property located at 259 Shoshone Street South.  
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
  - a) Tuesday, February 17, 2026, @ 12:00 pm.
- 8) Executive Session
  - a) **ACTION ITEM:** Enter into Executive Session pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency.
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Wilson (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, 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, and Andy Hohwieler.

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

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

**Absent:** None

**Staff Present:** Shawn Barigar, Executive Director; Lorrie Wilson, Administrative Assistant; Parker Scherer, Assistant Finance Director; Jesse Schuerman, Staff Engineer; Jonathan Spendlove, Planning & Zoning Director; Ruth Pierce, City Council Liaison; Travis Rothweiler, City Manager; Breanna Howard, Finance Director.

Chair McAlindin called the meeting to order at 12:04 PM. A quorum was present.

### 2) Conflict of Interest Declaration

None.

### 3) Consent Calendar

a) 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.

**MOTION:** Commissioner Rogers moved to approve the consent calendar as presented.

Commissioner Colvin 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 Barigar shared the following:

- Commissioner Rogers and Commissioner Brizee's terms will end June 30, 2026. The recruitment process will begin in the Spring for two 3-year terms beginning July 1, 2026.
- No new updates on the potential Hansen St. project.
- The Downtown Merchants discussions will begin after the holidays.
- Discussions continue with Chobani regarding support of public improvements associated with their expansion.

### 5) Items of Consideration

a) Request to approve the Schedule of Regular Meetings for 2026.

**MOTION:** Commissioner Smallwood moved to accept the calendar for 2026 as presented.

Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

Executive Director Barigar introduced Clearwater Financial representatives Christine Stoll and Cameron Arial, who presented draft Requests for Proposals (RFPs) for the 2nd & Hansen area and the Old Towne South (4th & Hansen) area. The draft RFPs, currently in development, were reviewed and discussed to further clarify the Agency’s vision and the desired scope and types of potential projects.

Clearwater Financial was asked to prepare cost estimates for potential environmental and/or structural evaluations of the subject sites for Agency consideration. Having such evaluations available in advance would provide added value and clarity for prospective developers.

Planning & Zoning Director Spendlove noted that there are no minimum parking requirements within the subject areas due to the downtown parking overlay. Parking needs for individual projects are evaluated on a case-by-case basis.

Clearwater Financial confirmed it will provide public outreach and marketing strategies to help attract developer interest once the RFPs are released.

The draft RFPs will be revised based on discussion and brought forward for consideration at a future meeting.

**6) Public Input and Announcements**

None.

**7) Upcoming Meeting(s)**

- a) Tuesday, January 20, 2026.

**8) 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 1:03 PM.

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Lorrie Wilson, Administrative Assistant

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

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	<u>Dec 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Investment Income	13,031.96
Property Taxes	3,136.09
Rental Income	4,483.33
	<hr/>
<b>Total Income</b>	<b>20,651.38</b>
	<hr/>
<b>Gross Profit</b>	<b>20,651.38</b>
<b>Expense</b>	
Legal Expense	4,937.50
Meeting Expense	174.85
	<hr/>
<b>Total Expense</b>	<b>5,112.35</b>
	<hr/>
<b>Net Ordinary Income</b>	<b>15,539.03</b>
	<hr/>
<b>Net Income</b>	<b><u>15,539.03</u></b>

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

	Oct - Dec 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	48,834.75	474,814.00	-425,979.25	10.3%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	4,058.21	5,079,349.00	-5,075,290.79	0.1%
Rental Income	11,649.99	52,300.00	-40,650.01	22.3%
<b>Total Income</b>	<b>64,542.95</b>	<b>5,989,750.00</b>	<b>-5,925,207.05</b>	<b>1.1%</b>
<b>Gross Profit</b>	<b>64,542.95</b>	<b>5,989,750.00</b>	<b>-5,925,207.05</b>	<b>1.1%</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	6,168.50	24,000.00	-17,831.50	25.7%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	641.15	4,000.00	-3,358.85	16.0%
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%
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>238,493.04</b>	<b>6,278,353.00</b>	<b>-6,039,859.96</b>	<b>3.8%</b>
<b>Net Ordinary Income</b>	<b>-173,950.09</b>	<b>-288,603.00</b>	<b>114,652.91</b>	<b>60.3%</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>-173,950.09</b>	<b>-288,603.00</b>	<b>114,652.91</b>	<b>60.3%</b>

January 2026 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Name</u>	<u>Amount</u>	<u>Account</u>	<u>Memo</u>	<u>Class/Fund</u>
4912	12/17/2025	Scooter's	174.85	Meeting Expense	20251215 Meeting Lunch / #61	General



**Date:** Tuesday, January 20, 2026  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Shawn Barigar, Executive Director

### **Executive Director's Report**

1. Staff continues to work with Clearwater Financial on drafts of Requests for Proposals for downtown redevelopment. We anticipate having revisions from the presentation last month in the coming few weeks as well as further development of a marketing plan associated with the release of the RFPs.
2. We continue to receive inquiries from companies looking at expansion opportunities in Twin Falls. I've submitted responses to requests for information to 4 companies in the past three months. We will see how we fare as the companies review information.
3. The Idaho Legislature has begun its session and our legislative advisor through the Redevelopment Association of Idaho will be providing regular updates on items related to Urban Renewal. I'll forward those newsletters along as I receive them. Additionally, I'll be participating in regular legislative calls with other professional organizations, like the Chamber of Commerce and Association of Idaho Cities, and will pass along any pertinent information. Please let me know if you hear of anything in your personal and professional circles.
4. The Event Center ad hoc committee has received a 'mid-project' check in and is anticipating a final feasibility study to be presented later in January. Once we have their report, I'll be sure to share those details with the URA board.
5. Downtown businesses group meeting: a meeting to foster greater collaboration, connection, and support among downtown businesses will be held on Wednesday, January 28 from 9am to 11am at West Wood Coffee at 136 Main Ave. N. Downtown business owners and operators are encouraged to attend to learn more about the group and opportunities for working more closely together.

**Attachments:**

None



**Date:** Tuesday, January 20, 2026  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Shawn Barigar, Executive Director

### **ACTION ITEM**

**Request:**

Consider approval of a Third Amendment to the Lease for tenants at Agency-owned property located at 259 Shoshone Street South.

**Background:**

As part of the purchase of property at 259 Shoshone St. S. in 2022, the Urban Renewal Agency also assumed a lease agreement with Brian and Tanya Pursifull and Apricot Home LLC. These tenants have been leasing the property since that time with an original new lease in February 2023, a first amendment to that agreement in 2024, and a second amendment in 2025.

The second amendment is set to expire on February 28, 2026. In conversation with the tenant, they wish to continue the lease of the property. This proposed third amendment to the lease agreement would renew the lease under the current terms for another 12 months. The amendment also provides for a 60-day termination clause should the Agency or the Tenant wish to end the lease prior to the end of February 2027.

**Approval Process:**

Majority vote of a quorum of the Agency Commissioners present at the meeting.

**Budget Impact:**

Renewal of the lease will generate a monthly income of \$600 per month until the lease is terminated.

**Regulatory Impact:**

N/A

**Conclusion:**

Agency staff recommends approval of the third amendment to the lease agreement with Apricot Home LLC for agency-owned property located at 259 Shoshone St. S. and to authorize the Chair to sign the amendment document.

**Attachments:**

1. 259 Shoshone St S\_3rd Amd\_20260120

**THIRD AMENDMENT TO COMMERCIAL LEASE AGREEMENT  
(259 Shoshone St S, Twin Falls, Idaho 83301)**

THIS THIRD AMENDMENT TO COMMERCIAL LEASE AGREEMENT (“Third Amendment”), is made effective the 1st day of March 2026, by and between The Urban Renewal Agency of the City of Twin Falls, an independent public body corporate and politic, organized under the laws of Idaho (“**Landlord**”) and Brian & Tanya Pursifull dba Apricot Home LLC, an Idaho limited liability company (“**Tenant**”). Landlord and Tenant may be referred to herein as the “Parties” or a “Party” as the case may be. All capitalized terms used and not defined in this Third Amendment shall have the same meaning as set forth in the Lease (as defined below), or as amended by the First and Second Amendments (as defined below).

**RECITALS**

- A. Landlord and Tenant entered into that certain Commercial Lease Agreement with a Commencement Date of February 1, 2023, (“**Lease**”), for certain premises known as 259 Shoshone Street, Twin Falls, Idaho 83301, as more particularly described in the Lease (“**Premises**”).
- B. The Initial Term of the lease was for twelve (12) months. The Lease contemplated two potential Extension Terms each for a period of three (3) months.
- C. The Base Rent as set forth in the Lease for the Initial Term was Twelve Hundred Dollars (\$1,200.00) per month.
- D. The Parties entered into the First Amendment to Commercial Lease (the “First Amendment”) to amend the Extension Term and the Base Rent amount during the amended Extension Term.
- E. The Parties entered into the Second Amendment to extend the Lease and to add a termination provision.
- F. The Parties now wish to enter into this Third Amendment to extend the Lease.

NOW THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged by the Parties, the Parties agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further as follows:

## AGREEMENT

1. **Lease Extension.** The Lease Term, as extended, expires on February 28, 2026. The Parties agree to extend the Lease Term for the Premises for a period of twelve (12) months, beginning March 1, 2026, and running through and including February 28, 2027.

2. **Base Rent.** The Base Rent shall be Six Hundred Dollars (\$600.00) per month, beginning on March 1, 2026, paid on the first day of each and every month thereafter for the remainder of the Term.

3. **Termination.** The Lease may be terminated for any reason, without penalty or further liability, by either party on sixty (60) days' prior written notice.

4. **Ratification.** Except as expressly provided for herein, the Lease shall remain unmodified and in full force and effect, and the Parties hereby ratify and affirm each of the terms and conditions contained in the Lease, as amended.

5. **Conflict.** In the event of any conflict between the Lease, the First Amendment, the Second Amendment, and this Third Amendment, this Third Amendment shall be deemed to supersede the conflicting term in the Lease, the First Amendment and the Second Amendment, and this Third Amendment shall control and govern.

6. **Entire Agreement, Other Terms Not Modified.** The Lease, as amended by the First Amendment, Second Amendment, and this Third Amendment, constitutes the entire agreement of the Parties relating to the subject matter hereof. The Lease, as amended, is in full force and effect and remains unaltered, except to the specific extent amended herein. This Third Amendment shall be considered part of the Lease.

7. **Representations.** Each Party represents to the other that it has full power and authority to execute this Third Amendment. Each Party represents to the other that it has not made any assignment, sublease, transfer, conveyance, or other disposition of the Lease or any interest in the Lease or the Premises and has no knowledge of any existing or threatened claim, demand, obligation, liability, action, or cause of action arising from or in any manner connected with the Lease or the Premises by any other Party.

8. **Counterparts/Electronic Signatures.** Signatures transmitted by counterpart via electronic mail shall be deemed original for purposes of creating a valid and binding agreement.

[signature page to follow]

IN WITNESS WHEREOF, the Parties have hereunto set their hands.

**Landlord:** The Urban Renewal Agency of the  
City of Twin Falls

**By:** \_\_\_\_\_  
David P. McAlindin, Chair

Date: \_\_\_\_\_

**Tenant:** Brian & Tanya Pursifull dba  
Apricot Home LLC

**By:** \_\_\_\_\_  
Brian Pursifull

Date: \_\_\_\_\_

**By:** \_\_\_\_\_  
Tanya Pursifull

Date: \_\_\_\_\_