



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

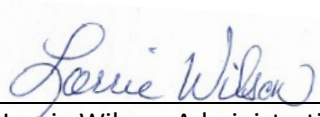
None.

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.



Lorrie Wilson, Administrative Assistant