



Urban Renewal Agency Agenda

Monday, May 18, 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) April 20, 2026, Minutes, 2) April 2026 Financial Report, and 3) May 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) Appoint a Budget Committee (3 volunteers) to review the FY2027 budget.
By: Shawn Barigar, Executive Director
 - b) **ACTION ITEM:** Consider the solicitation of Request for Proposals for lease of real property owned by the Agency (244 Railroad Avenue and 251 Maxwell Avenue) in the Old Towne-2 Revenue Allocation Area.
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
- 7) Upcoming Meeting(s)
 - a) Monday, June 15, 2026 @ 12:00 pm.
- 8) 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, April 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

Present: Dan Brizee, Dave McAlindin, Eric Smallwood, & Jennifer Colvin.

Absent: Jan Rogers, JJ McBride, & Andy Hohwieler.

Staff Present: Executive Director Shawn Barigar, Administrative Assistant Lorrie Wilson, and Assistant Finance Director Parker Scherer.

Chair McAlindin called the meeting to order at 12:01 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve the 1) March 16, 2026, Minutes, 2) April 8, 2026 Minutes, 3) March 2026 Financial Report, and 4) April 2026 Accounts Payable.

MOTION: Jennifer Colvin moved to approve the March 16, 2026, Minutes; the April 8, 2026, Minutes; the March 2026 Financial Report; and the April 2026 Accounts Payable. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.

4) Reports/Updates

- a) Executive Director's Report

Executive Director Barigar delivered his report as included in the agenda packet:

- There are two upcoming open seats on the Board of Commissioners. To date, we've received three applications. The online application will be available until the end of April and can be found on the City website under "Boards and Commissions." Interviews will follow in May with Mayor consideration of appointment prior to July 1.
- A Budget Committee consisting of three members of the Board will need to be selected next month to assist staff in developing the Fiscal year 2026-2027 budget.
- Barigar attended the Idaho Economic Development Association Annual Conference. He shared Opportunity Zones are a federal tax incentive designed to pull private investment into under-invested areas. Updated Opportunity Zone census tracts will be designated (though the existing downtown area is a qualifying tract that could be re-designated). The City of Twin Falls will be submitting the application before the end of May.
- Barigar will once again be attending the SelectUSA Investment Summit in Washington, DC in May as part of the Idaho team seeking Foreign Direct Investment opportunities from companies seeking expansion in the United States.

5) Items of Consideration

- a) Consider approval of a First Amendment to the Lease for tenants of Agency-owned property located at 237 and 251 Maxwell Avenue.

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

MOTION: Eric Smallwood moved to approve the First Amendment to the Lease with Colter Heck doing business as Heck Roofing for Agency-owned property located at 237 and 251 Maxwell Avenue and to authorize

the Chair to sign the document. Jennifer Colvin seconded the motion. All members present voted in favor of the motion.

b) **Status Update on Requests for Proposals for 2nd and Hansen and Old Towne South.**

Executive Director Barigar shared that revisions are being made that were discussed at our last meeting. Staff and legal counsel will then complete the final review. The timeline was updated to allow time for the creation of marketing materials, per the next item for consideration, if approved. He added that the parking lots on 4th Avenue South are currently owned by the city, but were properties of the Agency up to the end of RAA 4-1. Following discussion with the city, they are willing to transfer those properties back to the Agency, which will help with the property descriptions in the RFP's. Publication of both RFPs could be in early June with the pre-bid site walk-through in early July. Proposals would be due at the end of August.

c) **Request to approve Addendum #1 to the Master Services Agreement with Clearwater Financial for paid marketing services associated with Requests for Proposals for redevelopment at 2nd and Hansen and Old Towne South.**

Executive Director Barigar introduced the request as outlined in the agenda packet. Supplemental marketing services associated with the publicity of the RFPs require additional investment and Clearwater Financial provided an addendum to our Master Services Agreement to provide those services. The proposed scope includes media buying and placement support, plus production of promotional videos for the two RFPs. These services would complement developer outreach, website posting, social media, and other earned media promoting the redevelopment opportunity. Discussion ensued.

MOTION: Eric Smallwood moved to approve Addendum #1 to the Master Services Agreement with Clearwater Financial. Dan Brizee seconded the motion. Roll call vote showed all members present voted in favor of the motion.

6) Public Input and Announcements

Commissioner Smallwood expressed enthusiasm for the Janicki opportunity and thanked Barigar for his efforts.

Commissioner Brizee shared concern about the Downtown Commons fountain blue swoosh area as it is slippery and needs to be fixed. Barigar reminded the commissioners that the Agency funded a city repair project to correct that problem at the close of 4-1 when the property was transferred to the City. Barigar is partnering with the City to find a solution.

Commissioner Colvin noted that downtown business owners are promoting monthly First Fridays to boost support for downtown nightlife with specials and entertainment.

7) Upcoming Meeting(s)

a) Monday, May 18, 2026 @ 12:00pm.

8) Adjournment

MOTION: Eric Smallwood moved to adjourn. Jennifer Colvin seconded the motion. The meeting adjourned at 12:27 PM.

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
April 2026

	<u>Apr 26</u>
Ordinary Income/Expense	
Income	
Investment Income	25,895.41
Property Taxes	4,768.12
Rental Income	3,883.33
	<hr/>
Total Income	34,546.86
	<hr/>
Gross Profit	34,546.86
Expense	
Legal Expense	6,012.32
Meeting Expense	230.00
RAA 4-3 (Chobani)	
Debt Pay. (Chobani) Interest	1,136,019.75
Debt Pay. (Chobani) Princi...	3,631,000.00
	<hr/>
Total RAA 4-3 (Chobani)	4,767,019.75
	<hr/>
Total Expense	4,773,262.07
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Net Ordinary Income	-4,738,715.21
	<hr/>
Net Income	<u><u>-4,738,715.21</u></u>

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2025 through April 2026

	Oct '25 - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	51,373.24	233,287.00	-181,913.76	22.0%
Investment Income	138,167.93	474,814.00	-336,646.07	29.1%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,180,804.69	5,079,349.00	101,455.69	102.0%
Rental Income	27,183.31	52,300.00	-25,116.69	52.0%
Total Income	5,397,529.17	5,989,750.00	-592,220.83	90.1%
Gross Profit	5,397,529.17	5,989,750.00	-592,220.83	90.1%
Expense				
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Web...	1,950.00	10,000.00	-8,050.00	19.5%
Debt Payments - Interest	223,850.00	437,938.00	-214,088.00	51.1%
Debt Payments - Principal	355,000.00	782,533.00	-427,533.00	45.4%
Dues and Subscriptions	4,600.00	4,600.00	0.00	100.0%
General Development Projects	56,517.75	731,055.00	-674,537.25	7.7%
Insurance Expense	0.00	10,485.00	-10,485.00	0.0%
Legal Expense	19,853.91	24,000.00	-4,146.09	82.7%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	1,582.81	4,000.00	-2,417.19	39.6%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	81.24	500.00	-418.76	16.2%
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	1,136,019.75	1,193,355.00	-57,335.25	95.2%
Debt Pay. (Chobani) Princi...	3,631,000.00	2,838,887.00	792,113.00	127.9%
Total RAA 4-3 (Chobani)	4,767,019.75	4,032,242.00	734,777.75	118.2%
RAA Orchard Dr East	0.00	0.00	0.00	0.0%
Real Estate Purchase	0.00	0.00	0.00	0.0%
Total Expense	5,653,605.46	6,278,353.00	-624,747.54	90.0%
Net Ordinary Income	-256,076.29	-288,603.00	32,526.71	88.7%
Other Income/Expense				
Other Income				
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%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	-256,076.29	-288,603.00	32,526.71	88.7%

May 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>
4928	5/14/2026	Clearwater Financial LLC	3,153.00	Professional Fees	April 2026 fees - RFPs for Downtown Development / 3469	RAA Old Towne-2
4929	5/14/2026	Column Software	\$55.56	Legal Expense	PH Notice-4th Ave City Parcels / 99546C69-0017	RAA Old Towne-2
4930	5/14/2026	Elam & Burke	\$660.00	Legal Expense	Professional Fees for April 835-2 / #221793	General
4930	5/14/2026	Elam & Burke	\$110.00	Legal Expense	Professional Fees for April 835-5 / #221794	RAA 4-3 Chobani
4931	5/14/2026	Lorrie Wilson	\$19.98	Office Expense	Reimb: Amazon Certificate Frames	General



Date: Monday, May 18, 2026
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

Executive Director's Report

1. Board Applications: Staff has received 4 applications for the upcoming two openings on the Board. An interview panel consisting of Chairman Dave McAlindin, Mayor Jason Brown, and Council Liaison Ruth Pierce will interview the applicants in mid-June with a recommendation to then be forwarded to the City Council for concurrence with the Mayor's recommended appointees. The new board members' terms will begin July 1.
2. RFPs for Downtown Redevelopment: The refinement of the drafted RFPs for 2nd and Hansen and Old Towne South redevelopment proposals is nearly complete. They are anticipated to be "launched" the first week of June. One item we're completing prior to releasing them is a process to convey the City-owned parking lots on 4th Avenue South back to the Urban Renewal Agency to more clearly include these properties in the RFP. Clearwater Financial is also underway with development of marketing materials associated with the solicitation for proposals and thank you to Dave McAlindin and Jennifer Colvin for participating in the video shoot a couple of weeks ago for the marketing materials.
3. SelectUSA: Shawn attended the SelectUSA investment summit in Washington, DC earlier this month. It was another great opportunity to showcase Idaho, in particular Southern Idaho and Twin Falls, as a place for international businesses to consider locating. We had several productive meetings with company representatives and site selectors and will continue to follow up with them. Additionally, Southern Idaho Economic Development Organization participated in numerous media interviews providing some good publicity for our business climate and openness for business. Following the national summit, Shawn also participated in two days of a spin-off event in Boise where international companies came to Idaho to learn more about business investment. The information focused on separate tracks for the microchip industry and ag-tech/agriculture. Unfortunately, a few of the ag companies who'd planned to attend were not able to get their visas in time and did not come. However, I met a few companies in the ag-tech sector who were excited to learn more about future investment opportunities.
4. Downtown streetscape/landscape discussions: The City Parks & Recreation Department has been working with staff to identify possible needs with landscaping, streetscaping, and potentially addressing the ongoing surface issues with the "blue swoosh" in the Downtown Commons. These discussions may include a future financial request of the Agency to consider to support these needs.
5. Downtown parking lot issues: Additionally, staff is working with the City Parks & Recreation Department, Code Enforcement, and Streets to identify improvements to the public parking lots in the Old Towne-2 Revenue Allocation Area. We're identifying actual repairs that may be needed, improved painting, improved signs, and clearer communication of the availability of public parking and the rules about time limits, etc.

Attachments:

None



Date: Monday, May 18, 2026
To: Urban Renewal Agency of the City of Twin Falls
From: Shawn Barigar, Executive Director

ACTION ITEM

Request:

Consider the solicitation of Request for Proposals for lease of real property owned by the Agency (244 Railroad Avenue and 251 Maxwell Avenue) in the Old Towne-2 Revenue Allocation Area.

Background:

Agency staff was contacted by Scott Record, owner of property adjacent to the Agency-owned parcels at 244 Railroad Avenue and 251 Maxwell Avenue, inquiring about leasing the property. It is approximately 32,000 sf. His desire is to obtain a year-to-year lease, with options to renew. He would grade and gravel the lots, install fencing, and use the area for storage of construction materials and equipment.

Staff shared that leasing the property could be an option, and he was informed of the State Code process and the Agency's historical standard terms used in other leases including tenant responsibilities, meeting of any zoning requirements, and termination clauses.

Idaho Code 50-2011 requires the Agency to solicit competing lease proposals, to advise the public of the intent to dispose of the Premises by lease to Tenant, to seek public comment on the planned disposition, and to invite competing proposals for consideration prior to executing a lease. Staff has worked with our legal counsel to draft a public notice to be published in the newspaper as well as a request for proposals document to be made available to the public, including anyone interested in submitting a proposal.

The statutory requirement keeps the solicitation for proposals open for 30 days from the time of publication. The included draft notice assumes the ability to initially publish notice on May 23, 2026; leave the RFP process open until June 23, 2026; and review proposals and consider selection and execution of a lease following that.

Approval Process:

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

Budget Impact:

There will be expenses associated with publication of the notice in the newspaper, which is included in the budget. Once a lease is executed, the Agency will receive revenue from the tenant.

Regulatory Impact:

Approval of this request for proposals process is regulated by Idaho Code Section 50-2011.

Conclusion:

Staff recommends that the board approve the solicitation of requests for proposals for lease of real property owned by the Agency at 244 Railroad Avenue and 251 Maxwell Avenue.

Attachments:

1. Railroad/Maxwell Map



RAILROAD AVE

240 RAILROAD AVE

244 RAILROAD AVE

32,582.23 ft²

L AVE

MAXWELL AVE

251 MAXWELL AVE