



## 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.



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Lorrie Wilson, Administrative Assistant