



Urban Renewal Agency Agenda

Monday, June 15, 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) May 18, 2026, Minutes, 2) May 2026 Financial Reports, and 3) June 2026 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) Executive Director's Report
- 5) Items of Consideration
 - a) **ACTION ITEM:** Consideration of the acceptance of the conveyance/transfer of property located on 4th Ave. S. from the City of Twin Falls to the Agency, and authorize the Chair to execute the deeds to complete the transfer.
By: Shawn Barigar, Executive Director
- 6) Public Input and Announcements
 - a) **PRESENTATION:** Recognition of Service to Jan Rogers for six years on the Urban Renewal Agency Board of Commissioners.
By: Shawn Barigar, Executive Director
 - b) **PRESENTATION:** Recognition of Service to Dan Brizee for six years on the Urban Renewal Agency Board of Commissioners.
By: Shawn Barigar, Executive Director
- 7) Upcoming Meeting(s)
 - a) Monday, July 20, 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, 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

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

Absent: None

Staff Present: Executive Director Shawn Barigar, Administrative Assistant Lorrie Wilson, Assistant Finance Director Parker Scherer, City Manager Travis Rothweiler, and Deputy City Manager Mitch Humble.

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) April 20, 2026, Minutes, 2) April 2026 Financial Report, and 3) May 2026 Accounts Payable.

MOTION: Jan Rogers moved to approve this action item as presented. Jennifer 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 delivered his report as detailed in the agenda packet.

1) Board Applications: Four applications have been received for the two upcoming openings. Interviews will take place in mid-June with a recommendation forwarded to the City Council for concurrence. New board members' terms will begin July 1.

2) RFPs for Downtown Development: The RFPs are being refined and will be posted after June 1st. For clarity in the RFPs, we are currently working to transfer ownership of the 4th Ave. South parking lots (4 parcels) from the City back to the Agency. A public hearing is scheduled for June 1st with execution of the QuitClaim Deeds immediately following, if approved.

3) SelectUSA: Shawn attended the investment summit alongside other members of Team Southern Idaho. The event highlighted our state, region, and individual communities. We will continue following up with the connections made to explore new opportunities. Upon returning to Idaho, we met with several international companies that made the trip to Boise focusing on the microchip industry and ag-tech/agriculture and future investment opportunities.

4) Downtown streetscape/landscape: Discussions with the City Parks & Recreation Department regarding landscaping, streetscaping, and the 'blue swoosh' issues may lead to a future financial request for the Agency to consider in support of these needs. Additional details may be presented at a later time.

5) Downtown parking lots: Staff is working with the City Parks & Recreation Department, Code Enforcement, and the Street Department to identify needed repairs and clarify signage in both Agency-owned and City-owned lots. The findings will be shared at a later date, along with a potential request for funding.

5) Items of Consideration

a) Appoint a Budget Committee (3 volunteers) to review the FY2027 budget. Commissioners Andy Hohwieler, Jenifer Colvin, and Eric Smallwood volunteered. The budget will be drafted, and a committee meeting will be scheduled to review it in the near future.

b) 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.

Executive Director Barigar presented the request as detailed in the agenda packet. The owner of adjacent property to Agency-owned parcels, Scott Record, inquired about leasing the property for parking and storage of materials. Idaho Code Section 50-2011 requires the Agency to solicit competitive proposals. The solicitation process begins with public notice with the intent to lease that property and a request for proposal, which stays open for 30 days. The received proposals will be evaluated and presented to the Board for final approval. Discussion ensued.

MOTION: Eric Smallwood moved to approve the solicitation of request for proposals for lease of real property owned by the Agency at 244 Railroad Avenue and 251 Maxwell Avenue. JJ McBride seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

6) Public Input and Announcements

Chair McAlindin reminded everyone to vote tomorrow.

7) Upcoming Meeting(s)

a) Monday, June 15, 2026 @ 12:00 pm.

8) Adjournment

MOTION: Andy Hohwieler moved to adjourn. Jennifer Colvin seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 12:13 PM.

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

	<u>May 26</u>
Ordinary Income/Expense	
Income	
Investment Income	11,259.22
Property Taxes	1,519.06
Rental Income	<u>3,883.33</u>
Total Income	<u>16,661.61</u>
Gross Profit	16,661.61
Expense	
Legal Expense	825.56
Office Expense	19.98
Professional Fees	<u>3,153.00</u>
Total Expense	<u>3,998.54</u>
Net Ordinary Income	<u>12,663.07</u>
Net Income	<u><u>12,663.07</u></u>

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

	Oct '25 - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	51,373.24	233,287.00	-181,913.76	22.0%
Investment Income	152,808.25	474,814.00	-322,005.75	32.2%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,182,323.75	5,079,349.00	102,974.75	102.0%
Rental Income	31,066.64	52,300.00	-21,233.36	59.4%
Total Income	5,417,571.88	5,989,750.00	-572,178.12	90.4%
Gross Profit	5,417,571.88	5,989,750.00	-572,178.12	90.4%
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	20,679.47	24,000.00	-3,320.53	86.2%
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	101.22	500.00	-398.78	20.2%
Prof. Dev.\Training	0.00	7,500.00	-7,500.00	0.0%
Professional Fees	15,303.00	10,000.00	5,303.00	153.0%
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	5,657,604.00	6,278,353.00	-620,749.00	90.1%
Net Ordinary Income	-240,032.12	-288,603.00	48,570.88	83.2%
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	-240,032.12	-288,603.00	48,570.88	83.2%

June 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>
4932	6/10/2026	Clearwater Financial LLC	1,975.00	Professional Fees	May 2026 fees - RFPs for Downtown Development / 3503	RAA Old Towne-2
4933	6/10/2026	Column Software	74.18	Legal Expense	Publication City O-2026-005-4th Av Parcels / 99546C69-019	RAA Old Towne-2
4933	6/10/2026	Column Software	105.03	Legal Expense	PH Notice-RR/Maxwell Parcels Lease RFP / 99546C69-0018	RAA Old Towne-2
4934	6/10/2026	Elam & Burke	137.50	Legal Expense	Professional Fees for May 835-2 / #222337	General
4934	6/10/2026	Elam & Burke	825.00	Legal Expense	Professional Fees for May 835-5 / #222338	RAA 4-3 Chobani
4934	6/10/2026	Elam & Burke	247.50	Legal Expense	Professional Fees for May 835-7 / #222339	RAA Old Towne-2
4935	6/10/2026	Norm's	157.68	Meeting Expense	20260518 Meeting Lunch	General
4936	6/10/2026	Shawn Barigar	81.37	Prof. Dev.\Training	Reimbursement for iTECH Summit Registration	General



Date: Monday, June 15, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

Executive Director's Report

1. Opportunity Zone 2.0 Application: The federal Opportunity Zone program was established in 2017 to encourage long-term private investment in economically distressed communities through favorable capital gains tax treatment. Idaho originally received 28 Opportunity Zone designations, including Downtown Twin Falls (Census Tract 16083001100).

Congress recently reauthorized and made the program permanent through what is commonly referred to as Opportunity Zone 2.0. As part of that process, states must nominate a new set of Opportunity Zone tracts for designation beginning January 1, 2027. Idaho has approximately 80 eligible census tracts statewide but may nominate only 25 tracts for designation. Idaho Commerce is managing a competitive application process to assist the Governor in determining the 25 tracts to designate for Opportunity Zone 2.0.

There are 4 eligible Census Tracts within the City of Twin Falls. Staff evaluated the criteria for Opportunity Zones and compared the poverty rates, household income levels, indicators of economic distress, and likelihood of incentivized redevelopment. Based upon that evaluation, staff intends to submit an application to Idaho Commerce requesting that the Governor nominate Downtown Twin Falls Census Tract 16083001100 for re-designation as an Opportunity Zone.

Staff believes Downtown Twin Falls is one of Idaho's strongest Opportunity Zone candidates because it combines demonstrated economic need with active redevelopment momentum, development-ready sites, supportive local policies, and a proven record of public-private investment. Since its original designation in 2018, the area has attracted significant reinvestment utilizing the Opportunity Zone tool, including Main Avenue Lofts/160 Main, Masqueray Apartments, and 2nd South Market, demonstrating the area's ability to successfully attract and deploy private capital.

The proposed tract aligns with the Twin Falls Comprehensive Plan, Downtown Master Plan, Old Towne-2 Urban Renewal Plan, and the City's economic development priorities. A key advantage is that a significant portion of the downtown Opportunity Zone is overlapped with the active Old Towne-2 Urban Renewal Area. This allows Opportunity Zone investment to be paired with urban renewal tools, infrastructure improvements, and public-private partnerships. Prior investments in streetscapes, utilities, alleys, and other public infrastructure have reduced development risk and improved project feasibility.

Looking ahead, the City and Urban Renewal Agency are advancing redevelopment opportunities at the 2nd & Hansen Catalyst Site and the Old Towne South Redevelopment Area, both expected to support mixed-use and housing development. Re-designation would help Twin Falls remain competitive for Opportunity Zone investment, encourage redevelopment and housing creation, leverage existing public investments, and strengthen ongoing downtown revitalization efforts.

2. Request for Proposals Railroad Properties: The RFP for potential lease of property in the Railroad Subdivision was published and responses are due June 23.

3. **Downtown Redevelopment RFPs:** The 2nd and Hansen and Old Towne South Requests for Proposals have been posted online. Media releases have been sent out. Direct communication of the RFPs has been distributed to developers and other entities who may have an interest in proposing projects. Paid marketing is underway and will continue through the summer months while the RFPs are being solicited. An on-site walk through of the properties will be held on July 7 with a virtual meeting opportunity following on July 8. Final proposals are due August 28. Please share the link to the RFP website through your social media channels and personal contacts.

4. **Interviews with applicants** for the upcoming vacant seats on the Urban Renewal Agency Board will be held this afternoon and following, the interview panel will forward a recommendation to Mayor Brown for his consideration for appointment.

5. **The budget committee** met earlier today and will continue to work on a draft budget to bring back to the board at the July meeting.

Attachments:

None



Date: Monday, June 15, 2026

To: Urban Renewal Agency of the City of Twin Falls

From: Shawn Barigar, Executive Director

ACTION ITEM

Request:

Consideration of the acceptance of the conveyance/transfer of property located on 4th Ave. S. from the City of Twin Falls to the Agency, and authorize the Chair to execute the deeds to complete the transfer.

Background:

The City owns properties along 4th Avenue South between Hansen St. and Idaho St. that is currently used as public parking. This ownership by the City is relatively recent, as these properties were previously owned by The Urban Renewal Agency when its Revenue Allocation Area #4-1 (RAA #4-1) was in existence. In 2023, at the termination of RAA #4-1, the Agency conveyed several properties to the City including the parcels making up these public parking lots.

Since then, The Urban Renewal Agency and City Council have established the Old Towne-2 Revenue Allocation Area, which includes these properties. The Agency is offering a Request for Proposals for redevelopment of these parcels along with other Agency-owned property in the neighborhood including a parking lot at Idaho St. S. and 3rd Ave. S. and the former Globe Seed and Feed buildings and property on 4th Ave. S.

The Agency requested a conveyance of these parcels from the City back to the Agency for them to be included in the formal Request for Proposals for redevelopment process. The redevelopment of this area would align with the goals of the Old Towne-2 Urban Renewal Plan and further the objectives of the Downtown Master Plan, bringing new development to a currently under-developed area of downtown.

At its meeting on May 11, 2026, the City Council adopted Resolution No. 2026-002 declaring its intent to dispose of this real property and set a public hearing for June 1, 2026, regarding the proposed disposition. Notice of the hearing was appropriately published in the Times-News on May 16, 2026.

IDAHO CODE §50-1403(4) requires that the property be transferred to the Urban Renewal Agency via an Ordinance. The City Council adopted Ordinance No. O-2026-005 authorizing the transfer of real property to the Agency on June 1, 2026.

Approval Process:

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

Budget Impact:

Ownership of these parcels will require routine maintenance by the Agency until such time as the properties are redeveloped.

Regulatory Impact:

N/A

Conclusion:

Staff recommends that the Agency accept the transfer of property located on 4th Ave. S. from the City of Twin Falls and authorize the Chair to sign the deeds effectuating the transfer.

Attachments:

1. QCDeed_to_URA_Blk133_Lots17-28-Mayor signed
2. QCDeed_to_URA_Blk133_Lots29-32-Mayor signed

Recording Requested by:
The Urban Renewal Agency
of the City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

QUITCLAIM DEED

FOR VALUE RECEIVED, the City of Twin Falls, an Idaho municipal corporation, whose address is 203 Main Avenue East, Twin Falls, Idaho 83301, does hereby convey, release, remise, and forever quitclaim unto The Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic, organized under the laws of the State of Idaho and having a mailing address of 203 Main Avenue East, Twin Falls, Idaho 83301, all rights, title, and interest of the City of Twin Falls in and to the following described real property, together with all improvements and appurtenances on said real property, situated in Twin Falls County, State of Idaho, more particularly described as:

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28, Block 133, Twin Falls Townsite, Twin Falls County, Idaho, according to the final and amended plat thereof recorded in Book 1, of Plats, page 7, records of Twin Falls County, Idaho.

TO HAVE AND TO HOLD the said premises, unto The Urban Renewal Agency of the City of Twin Falls, successors, and assigns forever.

DATED this 4 day of June, 2026.

City of Twin Falls

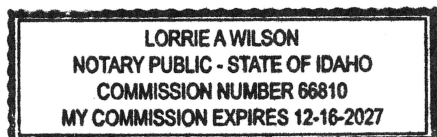
JB

By: Jason Brown, Mayor

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 4 day of June, 2026, before me, a Notary Public in and for the State of Idaho, personally appeared Jason Brown, known or identified to me to be the Mayor of the City of Twin Falls, Idaho, the Idaho municipal corporation, that executed the foregoing instrument, and acknowledged to me that he had authority to execute same on behalf of the City of Twin Falls, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



 Laurie A Wilson
 N/A D-11 C-111

Notary Public for Idaho

My Commission Expires: 12-16-27

ACCEPTANCE

I, David P. McAlindin, Chair of The Urban Renewal Agency of the City of Twin Falls, on behalf of The Urban Renewal Agency of the City of Twin Falls, do hereby acknowledge receipt of the foregoing Quitclaim Deed for the property more particularly described above and do agree to accept the terms contained in said Quitclaim Deed.

DATED this _____ day of _____, 2026

THE URBAN RENEWAL AGENCY OF
THE CITY OF TWIN FALLS:

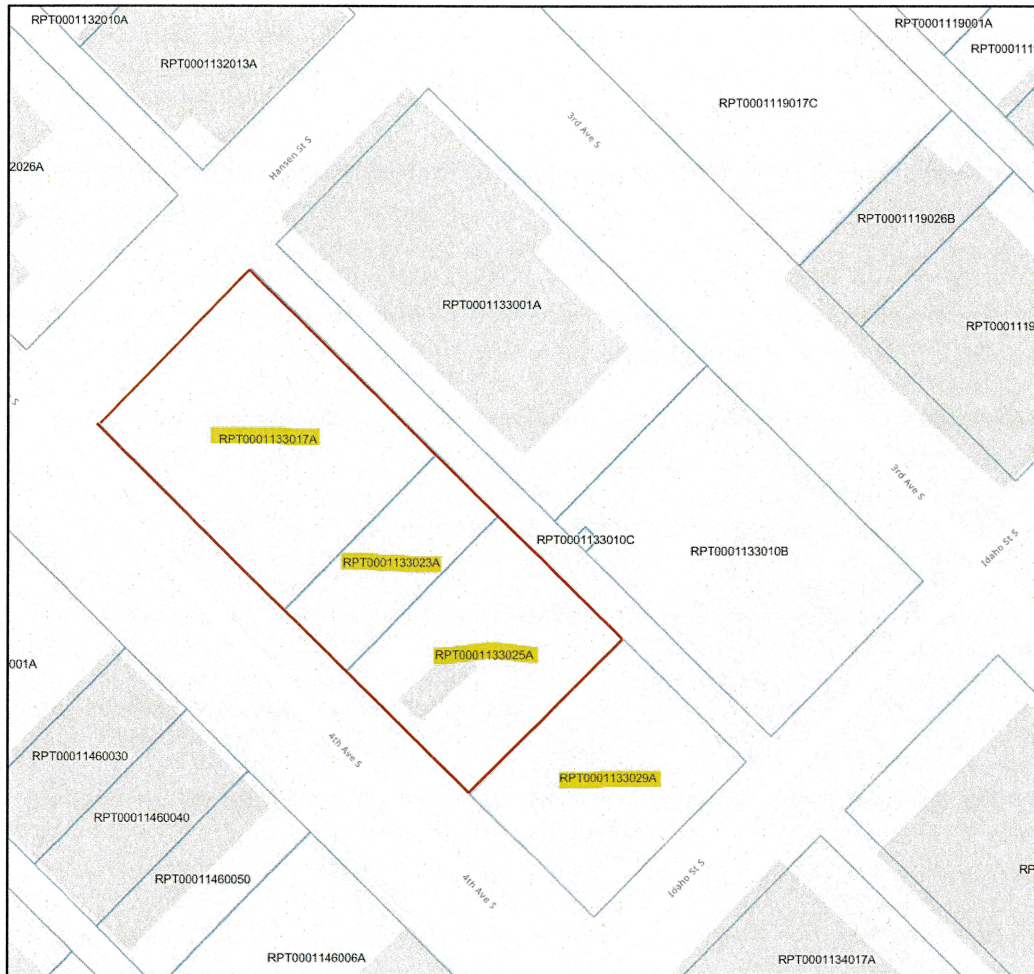
By: _____
David P. McAlindin, Chair

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _____ day of _____, 2026, before me, a Notary Public in and for the State of Idaho, personally appeared David P. McAlindin, known or identified to me to be the Chair of The Urban Renewal Agency of the City of Twin Falls, an independent public body, corporate and politic, who executed the foregoing instrument, on behalf of The Urban Renewal Agency of the City of Twin Falls, and acknowledged to me that The Urban Renewal Agency of the City of Twin Falls executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My Commission Expires: _____



The parcel number is **RPT0001133017A**

Owner 1: City Of Twin Falls

Address: 341 Hansen St S 83301

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 17 Thru 22 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.43

The parcel number is **RPT0001133023A**

Owner 1: City Of Twin Falls

Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 23 & 24 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.143

The parcel number is **RPT0001133025A**

Owner 1: City Of Twin Falls

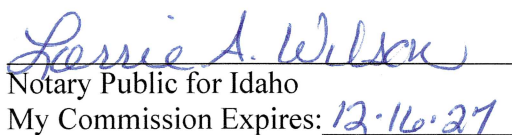
Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 25 Thru 28 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.287



ACCEPTANCE

I, David P. McAlindin, Chair of The Urban Renewal Agency of the City of Twin Falls, on behalf of The Urban Renewal Agency of the City of Twin Falls, do hereby acknowledge receipt of the foregoing Quitclaim Deed for the property more particularly described above and do agree to accept the terms contained in said Quitclaim Deed.

DATED this _____ day of _____, 2026

THE URBAN RENEWAL AGENCY OF
THE CITY OF TWIN FALLS:

By: _____
David P. McAlindin, Chair

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this ____ day of _____, 2026, before me, a Notary Public in and for the State of Idaho, personally appeared David P. McAlindin, known or identified to me to be the Chair of The Urban Renewal Agency of the City of Twin Falls, an independent public body, corporate and politic, who executed the foregoing instrument, on behalf of The Urban Renewal Agency of the City of Twin Falls, and acknowledged to me that The Urban Renewal Agency of the City of Twin Falls executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My Commission Expires:

