



Urban Renewal Agency Minutes

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

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

Absent: Jan Rogers

Staff Present: Executive Director Shawn Barigar, Administrative Assistant Lorrie Wilson, Assistant Finance Director Parker Scherer, and City Council Liaison Ruth Pierce

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) May 18, 2026, Minutes, 2) May 2026 Financial Reports, and 3) June 2026 Accounts Payable.

MOTION: JJ McBride moved to approve the consent calendar including the request to approve the May 18, 2026, Minutes, May 2026 Financial Reports and June 2026 Accounts Payable. Jennifer Colvin seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

- a) Executive Director's Report

Executive Director Barigar delivered his report, which was included in the agenda packet.

Opportunity Zone 2.0 Application: A federal program to encourage long-term private investment in economically distressed communities through favorable capital gains tax treatment. Following an evaluation of four eligible Census Tracts within the City of Twin Falls, 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. This 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 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.

Request for Proposals for Railroad Properties: The RFP for potential lease of property in the Railroad Subdivision was published and responses are due June 23. One response has been received as of this date.

Downtown Redevelopment RFPs: The 2nd and Hansen and Old Towne South Requests for Proposals have been posted. 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. Marketing is underway and will continue through the summer. Final proposals are due August 28.

Interviews with applicants for the upcoming vacant seats on the Urban Renewal Agency Board are scheduled for this afternoon. The interview panel will forward a recommendation to Mayor Brown for his consideration for appointment.

The budget committee met earlier today and will continue to work on a draft budget to present at the July meeting.

5) Items of Consideration

- a) 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. Executive Director Barigar presented the request as detailed in the agenda packet. The Agency requested a conveyance of these parcels from the City back to the Agency for them to be included in the Old Towne South formal Request for Proposals for redevelopment process. City Council adopted Resolution 2026-002 on May 11, 2026, declaring its intent to dispose of this property; then held a public hearing on June 1, 2026. Per Idaho Code §50-1403(4), City Council adopted Ordinance No. O-2026-005 authorizing the transfer of the real property to the Agency on June 1, 2026.
- MOTION:** Jennifer Colvin moved to accept the conveyance/transfer of property located at 4th Ave. S. from the City of Twin Falls to the Agency, and authorize the Chair to execute the deeds to complete the transfer. JJ McBride seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) Public Input and Announcements

- a) Recognition of Service to Jan Rogers for six years on the Urban Renewal Agency Board of Commissioners. Executive Director Barigar recognized Jan for her service to the Agency for the past six years. Due to her absence, her Certificate of Appreciation will be mailed to her.
- b) Recognition of Service to Dan Brizee for six years on the Urban Renewal Agency Board of Commissioners. Executive Director Barigar recognized Dan for his service to the Agency for the past six years. He was presented a Certificate of Appreciation. Barigar also shared that Dan has spent approximately 20 years on this board. Dan shared his passion for downtown Twin Falls and things he'd like the Agency to consider in the future.

7) Upcoming Meeting(s)

- a) Monday, July 20, 2026, @ 12:00 pm.

8) Adjournment

MOTION: Andy Hohwieler moved to adjourn. Dan Brizee seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 12:25 PM.



Lorrie Wilson, Administrative Assistant