THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, September 11, 2017, 12:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

Members: Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Gary Garnand, Brad Wills, Suzzane Cawthra

1) Confirmation of Quorum/Call Meeting to Order

Vice Chairman Ball called the meeting to order at 12:02 PM. A quorum was present.

Members Present: Dexter Ball, Neil Christensen, Perri Gardner, Brad Wills, Suzzane Cawthra
Absent: Dan Brizee
Also Present: Nathan Murray, Economic Development Director; Jesse Schuerman,Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Mitch Humble, Deputy City Manager; Rene'e Carraway Johnson, Zoning & Development Manager; Ruth Pierce, City Council Liaison; Perrin Robinson, CH2M

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

a) Request to approve: 1) Minutes for August 14, 2017; 2) Minutes for August 31, 2017; 3) September 2017 Financial Report; and 4) September 2017 Accounts Payable.
MOTION: Brad Wills moved to approve the consent calendar. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

a) Executive Director's Report by Nathan Murray.

1) 147 Main Ave E - A Development Agreement is being generated between the URA and Debra Gates, owner of the building on the NW corner of the Commons Plaza. Ms. Gates is planning an addition where portions of the building would be used as a restaurant, or similar service, with an opening onto the Agency's plaza. The agreement may include a portion of the wall to allow them access onto the plaza in exchange for certain performances.

2) Commons Plaza - Upcoming meetings are scheduled in regards to the plaza final designs with Twin Falls City, Starr Corp., and Hummel Architects who will stay present through the construction process to ensure the City's policies for long-term maintenance are met.

3) 205 & 219 Shoshone St. N - Communication from developer on Sept. 8th resulted in no designated date for demolition at this time due to issues with the sewer and it needing to be upgraded. A reassessment of items and priorities the Agency can assist with will be completed when costs are received for the sewer line upgrade.

b) Main Avenue Project Update by Perrin Robinson, CH2M

- Shoshone to Hansen - A portion of the concrete has been placed, including sidewalks and valley gutters, with more pours scheduled.
- Hansen to Idaho - Underground utility work is complete; currently grading for sidewalks and concrete pours.
- Idaho to Jerome - Beginning asphalt pavement demolition.
- Hansen Street - Utilities complete; road base to be placed.
- Shoshone to Fairfield - Currently pulling wire for the street lights and receptacles; tree grates expected to arrive this week.
- Engraved bricks - Layout has been finalized and coordination of placement will be scheduled.
- Alliance Club flag holders - Permanent holder locations need to be finalized.
- Parking - Wheel stops are currently being discussed; bollards and bicycle racks still need to be installed which will help drivers "visually" identify a stopping point.

c) Twin Falls Community Foundation
Travis Quast, Twin Falls Rotary Club President, along with a few club members, shared the Clubs motto "service above self" and their long history of serving and giving back to this community. The Twin Falls Rotary Club, through fundraising efforts, began raising money more than two years ago with plans to refurbish the old fountain. With excitement of the downtown renewal, on behalf of the Twin Falls Rotary Club, he presented the Agency with a check for $120,000 to go towards the completion of the splash park in the commons plaza. Vice Chairman Ball, on behalf of the Urban Renewal, thanked the Club for their gift and generosity.

5) Items of Consideration

a) Consideration of a request by Gemstone Climbing for reimbursement of $40,000 for cost incurred as a result of over excavation on the project located at 135 5th Ave South.
Continuing from the August 14th meeting, Nathan Murray explained the agenda item history and shared no records have been found with information as to the placement of materials within the lot, nor the condition of the lot at the time the Agency acquired it in 1999. The Gemstone report mentioned the bulk of the problems were old footings from the previous building. He explained the contract was clear stating "as-is" and staff's recommendation still stands that the Agency should not reimburse Gemstone. The Agency is committed to $40,000 of additional work to the project for sidewalk, valley gutter and alley work. Gemstone was not present at the meeting to address the Board. Jesse Schuerman added Gemstone will now be taking care of the front sidewalk. Discussion ensued. No further action will be taken.

b) Public Hearing to adopt an amendment for the FY 2016-17 budget increasing the total budget by $340,349.
Nathan Murray explained this was an opportunity for the public to speak in regards to an amendment due to receiving a little more revenue than originally anticipated. The public hearing was opened. No comments were received. **MOTION:** Perri Gardner moved to adopt the amendment for FY2016-17 to increase the total budget by $340,340. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) General Input/Announcements - Public/Staff

Brent Hyatt commented that Perrin Robinson, of CH2M, tracks the cash flow statement within Area 4-1 and has put together the funding that is going to happen between now and the end of the Area life to make sure there will be enough funding for projects. Brent shared if the Agency sells the C3 building and the First Federal funding is denied, the amount anticipated will be reduced by approximately $800,000. If the plaza costs are higher than expected, a shortage is possible in 2018, but there are options to overcome it. Mr. Hyatt recommended the Agency get through the construction phase and take a conservative approach to spending.

a) Appointment of a board member to the Main Avenue Oversight Subcommittee.
Nathan Murray explained an Oversight Subcommittee was established to review expenditures for the Main Avenue Project. Gary Garnand was on this committee and due to his recent resignation, Nathan asked for someone to step forward to occupy this position. Neil Christensen volunteered and was appointed to the committee. Murray added that the Mayor and City Council will soon select a person to fill the void on the Board.

7) Upcoming Meeting(s)

a) The next meeting is scheduled for Monday, October 9, 2017 at 12:00 p.m.

8) Adjournment

The meeting adjourned at 12:35 PM.

a) Following adjournment, Mitch Humble will guide the URA Board on a tour of the new City Hall. *(Please wear closed toe shoes.)*

Lorrie Bauer

Lorrie Bauer, Recording Secretary