THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

MEETING MINUTES

December 12, 2016

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present: **Absent: None**

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner (arrived late)	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Also present:

Nathan Murray	URA Executive Director
Jesse Schuerman	URA Engineer
Lorrie Bauer	City Administrative Assistant
Don Hall	City Council Liaison to URA
Fritz Wonderlich	City Attorney
Leon Smith	Downtown Arts Subcommittee Chairman
Chris Talkington	City Council Member

Chairman Brizee called the meeting to order at 12:02 p.m.
Consideration of Amendments to the Agenda: None.

Agenda Item 1 - Consent Agenda: a) Review and approval of minutes from the November 14, 2016 regular meeting and b) Review and approval of the December 2016 financial report.
Gary Garnand moved to accept the consent agenda and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. Perri Gardner arrived after the vote.

Agenda Item 2 - Executive Director's Report.
Executive Director, Nathan Murray, reported on various subjects as noted in his report that was supplied with the board packet.

- Paul Johnson, CH2M, provided a Main Avenue Project update which was included with report:
  - Currently, the final plans are being reviewed in preparation for bidding.
  - Request for bids to do the work will go out the first half of January 2017.
  - In February, Guho will address the Board regarding the Guaranteed Maximum Price (GMP) for the overall project.
  - Work on Main Ave is anticipated to begin mid-March, weather permitting.

- An accelerated bid package for landscaping will be presented to the Board in January, in anticipation of completing tree removal to begin in mid-February.
- The Alleyway project schedule was submitted by JUB and was included in the packet. The project should be completed in March prior to beginning work on Main Ave.

- Consultant Tasks:
  - A work session in January or February is being discussed for the Agency to meet with Phil Kushlan and talk about a property management policy that he has created. A draft of the policy was included in the board packet and the board was encouraged to read it.

Agenda Item 3 – Downtown Arts Subcommittee Update.

Subcommittee Chairman, Leon Smith, shared that the committee met on November 30th to prioritize projects and decide on recommendations for monies previously allocated by the Board for art projects. He stated they unanimously passed a motion to recommend the Agency commit $20,000 towards the John Hayes statue project and to allocate $80,000 to the balance of other projects including murals, utility box wraps, etc., with priority towards projects support the downtown and that have partnerships and/or community involvement. He explained the subcommittee recommendation further:

- The John Hayes Statue: The subcommittee recommends the Agency commit $20,000, of the $100,000 seed money that was allocated to the committee, for the statue. The estimate for the statue creation is $100,000 and this commitment will help secure the financing needed for the project. Details will need to be worked out with Curtis Eaton on how and when the money is paid. Bob Richards motioned that the Agency approve a letter of commitment for $20,000 for the John Hayes Statue, Arts Subcommittee project. Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

- Utility Box Wraps (Quantity - 5): Mr. Smith referred to the box wraps used by the City of Ketchum as decorative art pieces. The wraps are estimated between $500-1500 each and the cost is already included in the project total. The committee is to recommend artwork designs. The life expectancy of the wraps was questioned and the committee will gather more information.

- Mural on the Common Wall: Mr. Smith explained that before the committee can make any recommendations, the Board needs to make a decision what they are going to do with the wall and provide the committee with configurations and what type of surface they'll have to work with for a mural. Once the committee is given this information they will be able to determine the size, get cost estimates, etc. Leon shared the committee is thinking of using 30' of the wall (beginning towards Main St.) and keeping the mural up high enough so it's not subject to vandalism. The current idea is to digitally reproduce off of a piece of artwork onto the wall which would house a permanent metal framed canvas, estimated between $25-35,000.
  - Chairman Brizee shared that Otak is back on track working on the Commons Area. They were delayed because of other related real estate discussions. The plans are expected in January and more information will be provided to the arts committee regarding the wall.

Agenda Item 4 – Consideration of a request to approve the Schedule of Regular Meetings for 2017.

The schedule was included in the packet and the dates continue using the second Monday of every month at noon. Gary Garnand moved to accept the schedule as submitted and Neil Christensen seconded the motion. Roll call vote showed that six members voted yes and one member, Brad Wills, voted no. The motion passed 6:1.

Agenda Item 5 - Consideration of a request to approve an agreement between TFURA and CH2M in the amount of $385,000 for Owner Representation Services associated with the Construction Phase of the Main Avenue Project.

Chairman Brizee stated this agreement is in association with the construction phase (Phase 2) of the Main Avenue Project. Nathan Murray shared that URA Staff has been satisfied with the services received for Phase 1 and wants to continue to make sure the Agency's interests are represented, he recommended approval. The monthly progress payment process was discussed. It was acknowledged that the Oversight Subcommittee could meet more often than they have been in the past. Neil Christensen motioned to approve the agreement and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 6 - Public input and/or items from the Urban Renewal Agency Board or staff. None

Agenda Item 7 - Adjournment to Executive Session 74-206(c) for the purpose of deliberating labor negotiations or acquisitions of interest in real property not owned by a public agency.

Chairman Brizee announced they would not be returning to open session. Neil Christensen moved to adjourn to executive session. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 8 - Adjourn.

The meeting adjourned at 12:32 p.m.

Next regular meeting: **Monday, January 9, 2017 @ 12:00 pm**

Respectfully submitted,

Lorrie Bauer

Lorrie Bauer
Recording Secretary