



Urban Renewal Agency Agenda

Wednesday, November 29, 2017, 9:00 AM

- SPECIAL MEETING -

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

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

- 1) SPECIAL MEETING NOTICE OF THE URBAN RENEWAL AGENCY
The Urban Renewal Agency will meet on Wednesday, November 29, 2017, at 9:00 a.m. The meeting will be held at the Twin Falls Council Chambers located at 305 3rd Avenue East, Twin Falls, Idaho.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Items of Consideration
 - a) Consideration of a request to sign a Memorandum of Understanding between the Twin Falls Urban Renewal Agency and the Debra Gates, owner of the 147 Main Avenue East, the building northwest of the Commons Plaza.
Purpose: Action By: Nathan Murray
- 4) General Input/Announcements - Public/Staff
- 5) Upcoming Meeting(s)
 - a) Monday, December 11, 2017 at 12:00 p.m.
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Date: Wednesday, November 29, 2017
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray

Request:

Consideration of a request to sign a Memorandum of Understanding between the Twin Falls Urban Renewal Agency and Debra Gates, owner of 147 Main Avenue East, the building northwest of the Commons Plaza.

Time Estimate:

N/A

Background:

The wall along the northwest boundary of the Commons Plaza is owned by the URA and planned for various art installations. Earlier this summer, the owner of 147 Main Avenue East, Debra Gates, asked for the URA to deed a portion of the wall, twenty-eight feet extending back from the sidewalk along Main Avenue, to help facilitate a substantial remodel of her building next to the plaza. (see Attachment 1)

The requested portion to be deeded was intended for a large mural to be commissioned by the Downtown Arts Sub-Committee of the URA. If the URA Board is in agreement to deed a portion of the wall to Ms. Gates, it is planned that a portion of the beam remaining from the Rogerson Hotel demolition will be removed, and a new section of wall will be created on which to place the mural.

Legal Counsel for staff has drafted a Memorandum of Understanding between the URA and Ms. Gates regarding the deeding of the wall and the proposed improvements to 147 Main Ave E. (see Attachment 2)

Approval Process:

A majority vote of the Board would authorize the Chair to sign the Agreement.

Budget Impact:

Cost to revise plans which are part of the budget for the Commons Plaza.

Regulatory Impact:

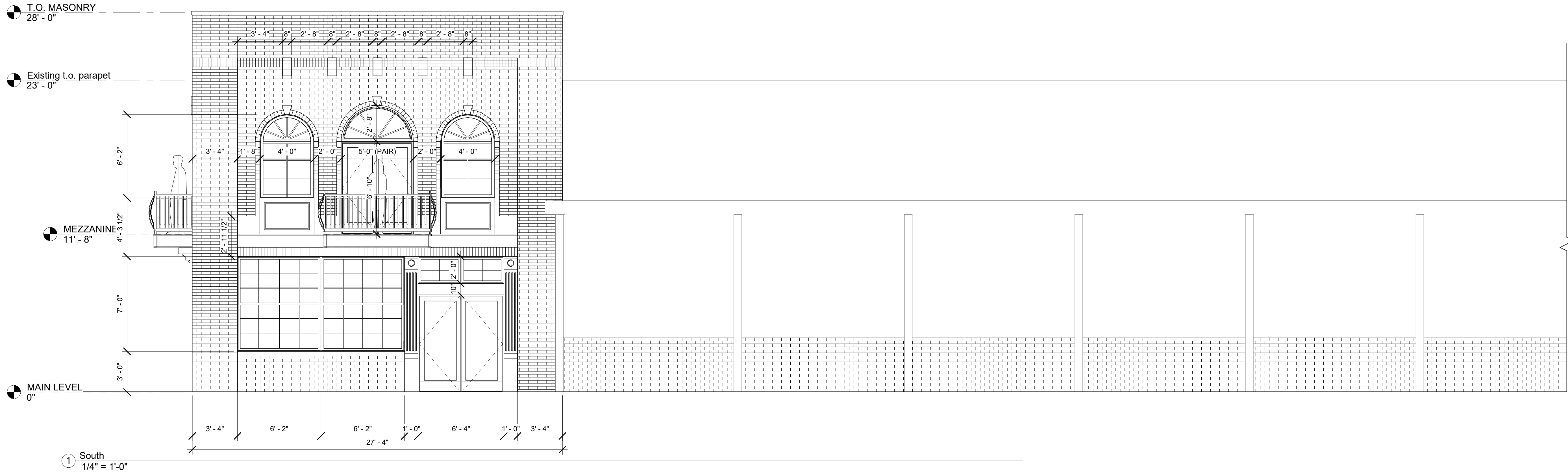
N/A

Conclusion:

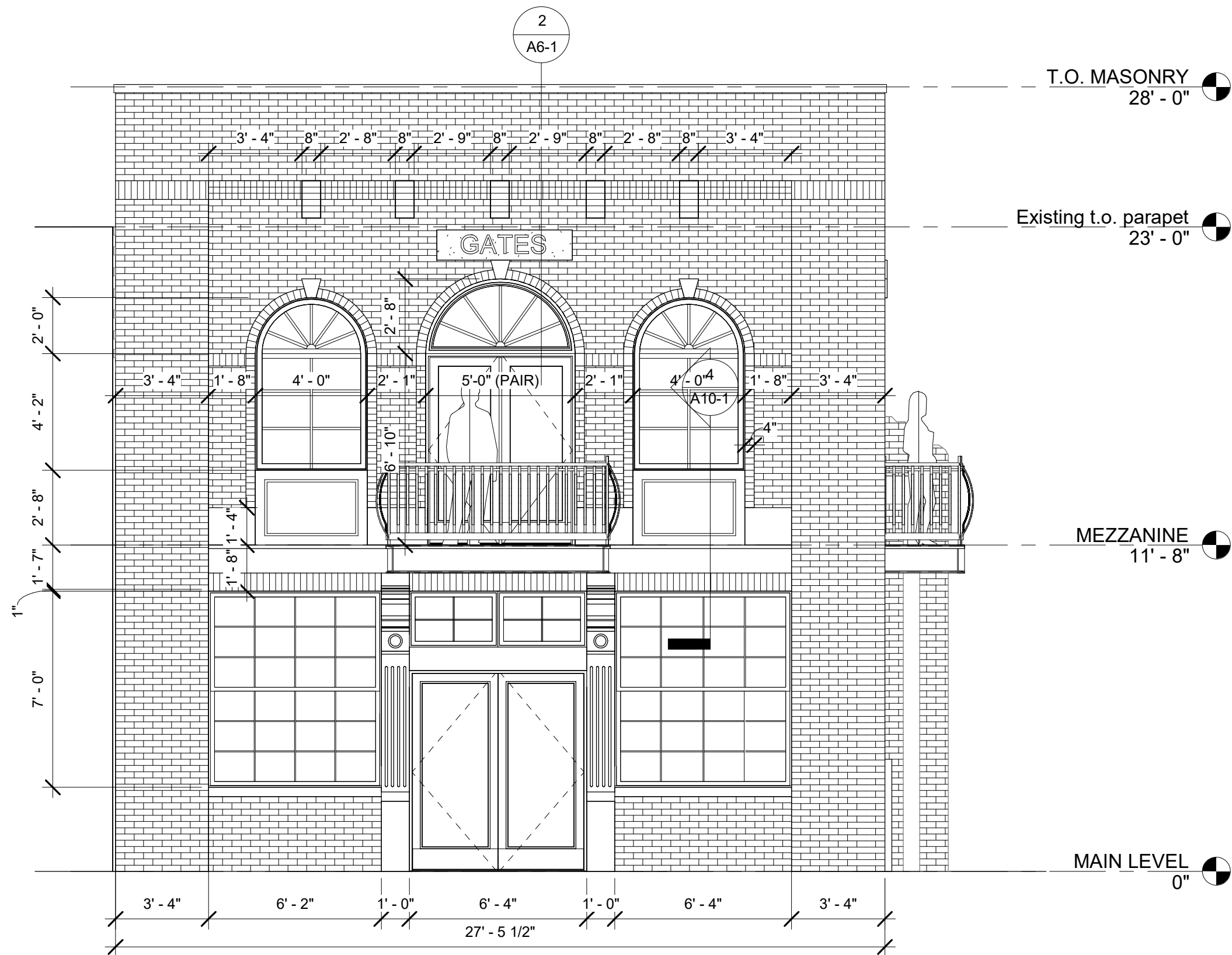
The URA Board authorize the chairman to sign the MOU and allow Debra Gates to move forward with improvements to her building. The plans for the remaining portion of the wall will be revised and a new area will be dedicated for a mural.

Attachments:

1. Attachment 1
2. Attachment 2



① South
1/4" = 1'-0"



② West
1/4" = 1'-0"

A REMODEL FOR:
DEBRA GATES
147 MAIN AVE. TWIN FALLS, ID 83301
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: Issue
Date
Drawn Checked

A3-1

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between DEBRA L GATES ("Gates") and the URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS ("URA").

WHEREAS, Gates owns certain real property at 147 Main Avenue East, legally described as Lot 28, Block 87 of the Twin Falls Townsite, according to the official plat thereof, filed in Book I of Plats, Page 7 Official Records of Twin Falls County, Idaho; and,

WHEREAS, URA owns certain property located on Main Avenue East, immediately adjacent to and southeast of Gates' real property, legally described as Lots 29-32, Block 87 of the Twin Falls Townsite, according to the official plat thereof, filed in Book I of Plats, Page 7 Official Records of Twin Falls County, Idaho; and,

WHEREAS, URA will develop a new public plaza on its property; and,

WHEREAS, Gates wishes to reconstruct approximately twenty-eight feet (28') of the building on her lot adjoining the public plaza and nearest to Main Avenue with access directly to the public plaza; and

WHEREAS, access from the proposed reconstructed portion of Gates' building to the public plaza will require a lot line adjustment and a public access easement through the public plaza from the public right of way.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

URA

- 1. URA shall deed to Gates a sixteen inch (16") wide strip of land adjacent to the public plaza, beginning at Main Avenue and running twenty-eight feet (28') northeasterly, as a lot line adjustment.**
- 2. URA shall dedicate a public access easement ten feet (10') in width running from Main Avenue North northeasterly for a distance of twenty-eight feet (28') and adjoining the strip of land described immediately above, to provide public access to the reconstructed portion of Gates' building.**

GATES

1. Gates shall reconstruct the southwesterly twenty-eight feet (28') of her building, facing the property on Main Avenue and adjoining the public plaza, in the manner and as shown on the drawings, attached hereto as Exhibit "A".
2. Gates shall invest a minimum of THREE HUNDRED THOUSAND DOLLARS (\$300,000.) in the reconstruction described above.

DEBRA L GATES

 10-4-2017

Debra L Gates, Property Owner

URA

By, Dan Brizee, Chairman

EXHIBIT A

