



Urban Renewal Agency Minutes

Monday, November 13, 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, Brad Wills, Suzzane Cawthra, Rudy Ashenbrener

1) Confirmation of Quorum/Call Meeting to Order

Chairman Brizee called the meeting to order at 12:01 PM. A quorum was present.

Members Present: Dan Brizee, Dexter Ball, Perri Gardner, Brad Wills, Suzzane Cawthra, Rudy Ashenbrener

Absent: Neil Christensen

Also Present: Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Ruth Pierce, City Council Liaison; Don Hall, County Commissioner; Perrin Robinson, CH2M; Anthony Guho, Guho Corp.; Michael Arrington, Starr Corp.; and Curtis Eaton.

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

- a) Request to approve: 1) Minutes for September 11, 2017 meeting; 2) October 2017 Financial Report; 3) November 2017 Accounts Payable.

MOTION: Dexter Ball moved to approve the consent agenda. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted in favor of the motion.

4) Reports/Updates

- a) Executive Director's Report by Nathan Murray.

Nathan introduced and welcomed Rudy Ashenbrener as the new board member.

219 Shoshone St. N - HC Company, from Boise, is in progress of the demolition phase of the Historic Ballroom Project and compaction testing on the soils are being done at this time.

851 Pole Line - Staff received a letter on Sept. 28th from the office of Evan Robertson who represents three different groups who have an option for the first right of refusal of the building and notified us of their desire to purchase the property. No closing date has been set as of this date. We are fulfilling some of our obligations that we previously committed to which includes install and repair to parts of the HVAC system and talking with the Manaus

Group to restore the leased parking lot to its original state. Alturas Investments is still interested in purchasing the property and that was shared with Mr. Robertson. Staff asked Mr. Robertson for a target closing date and no response has been received.

Main Avenue - Oversight Subcommittee met on November 8th and discussed the status of cost which is a bit under budget. Committee discussed where the savings could be applied as well as the unknown costs of the commons. The Executive Director was authorized to spend up to \$20,000 for improvements to light poles along a section of Shoshone to pair better with the new ones on Main Avenue.

Perri Gardner shared the Downtown Art Subcommittee met recently. The committee learned of a potential change to the mural area of commons wall that it is now under consideration for use by a business for plaza access. Better communication with the committee was recommended. Chairman Brizee added the Gates project plans must be submitted to the URA Board for review and approval which has not yet happened. Curtis Eaton added the change was a surprise in that the subcommittee previously got approval and authorization from the Urban Renewal and City and has spent time planning and has money set aside for the mural. He asked that the subcommittee be involved in future discussions before any changes are made. Chairman Brizee shared that if the Gates group submits plans a discussion between the arts group and the UR board will take place. Nathan Murray offered to contact Ms. Gates and let them know once construction of the wall begins their opportunity has ended. Other news included the Hayes statue will go to the foundry in February and the subcommittee is continuing work on planning art for the six window spaces of the commons wall as well as wraps for five utility boxes along Main Avenue.

b) Main Avenue Project Update by Perrin Robinson, CH2M.

Perrin vocalized his report from the packet. Paving anticipated Wednesday of this week for the Idaho/Jerome section and Friday for Hansen to 2nd. Guho pushing to have all blocks open to traffic by Thanksgiving. Financials tracking at or under budget. A substantial completion walk-thru with Otak will take place the first part of December. Inserts for the Lyons Club flagpoles were installed and were ready in time for Veterans Day.

Curtis Eaton shared he had visited with Rob Cloninger of Guho and vocalized his appreciation. Chairman Brizee also expressed his gratitude, for the group, to Guho Corp.

Additional Main Avenue Project Discussions:

KMVT story: Downtown merchant, Susan's Antiques: Nathan Murray shared the merchant claimed that in the Fall of 2015 a sewer line broke on her property. She called the City to find out what contractor was working in the alley and no record was found. JUB Engineers was doing test holes at the time in anticipation for the alley work, but they were not working in the area of the subject property. It could not be substantiated that someone broke her line. Regardless, she made a claim against the City insurance in which they investigated and denied. City staff has continued to try to work with the merchant.

Chairman Brizee shared Guho is taking care of the road work on Hansen St. towards the south (Old Town) and Starr Corp. has done from City hall towards the north (Blacker's). He acknowledged and praised them for their workmanship. Michael Arrington, Starr Corp., updated the Board on the current work being done on the City Hall project. The remaining work includes the plaza, the plaza wall, and the restroom building. Design drawings are being finalized and are expected to be complete by the end of the week. The goal is to have the bid opening for these items prior to Christmas with construction beginning soon thereafter. Discussion ensued. During the discussion, Curtis Eaton reminded the Board that the Urban Renewal approved \$100,000 for art projects in which \$35,000 was dedicated to a mural on the first 28' of the wall and that the Chair of the Arts Subcommittee had shared that with the UR Board and City Council. The current plan is to have a 4' wainscot of brick with a stucco surface on the remainder of the wall. Immediate communication was encouraged between the Arts Subcommittee, the URA Board, and Starr.

5) Items of Consideration

- a) Consideration of a request to approve the Schedule of Regular Meetings for 2018.

Please note: The November meeting will be scheduled on Wednesday, the 14th, due to City offices being closed Monday, Nov. 12th.

MOTION: Perri Gardner moved to approve the 2018 schedule. Brad Wills seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

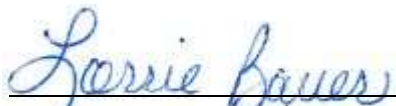
Utility bill can now be paid at the new City Hall.

7) Upcoming Meeting(s)

Next meeting is scheduled for Monday, December 11, 2017 @12:00 p.m.

8) Adjournment

The meeting adjourned at 01:11: PM



Lorrie Bauer, Recording Secretary