THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

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**

2) **Confirmation of Quorum/Call Meeting to Order**
Chairman Brizee called the meeting to order at 9:00: AM. A quorum was present.

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

Also Present: Nathan Murray, Economic Development Director; Fritz Wonderlich, City Attorney; Erin Rigel, Fashion 15 Below; members of the URA Downtown Arts Subcommittee, and Colby Ricks, Laughlin Ricks Architecture.

3) **Items of Consideration**

a) 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.

Chairman Brizee introduced the agenda item and shared the history leading up to the request. The wall is owned by the URA, but it has a structural significance to the building next to it owned by Debra Gates. Initially, the plaza side of the wall was dedicated to public art with a 28' section housing a mural and seven smaller window spaces. Plans to complete the wall have been drawn and are scheduled to go out for bids December 1st. Ms. Gates submitted an easement request in accordance with changes necessary for a renovation of her building at 147 Main Ave E. The redevelopment would include two balconies, a mezzanine, windows, and doors facing the plaza which would require a lot line adjustment and a public access easement. The plans were recently submitted for a building permit.

Chairman Brizee shared a compromise was reached with the Arts committee in that the proposed windows would stay and the doorway would be removed on the first 28', and the wall posts/beams would be reconfigured to house the planned large mural area with five smaller spaces as previously designed.

Brad Wills motioned to authorize the chairman to sign the memorandum of understanding to facilitate the remodel of the building. Nathan shared a photo of the proposed renovation and pointed out the portion of the wall that was requested to be deeded in exchange for a minimum of $300,000 improvement investment to the property.

After a brief discussion, Brad amended his motion to include not allowing any door or access onto the plaza from the building. Perri Gardner seconded the motion. Discussion ensued. Leon Smith spoke on behalf of the Downtown Arts. Erin Rigel spoke on behalf of her business as she is currently leasing the building owned by Gates. Colby Ricks shared Gates submitted the project renovation as a business, B occupancy, and that the door is not required; however, if and when the building turns into a restaurant a door would be required as an emergency exit from the mezzanine. Further discussion ensued. Brad withdrew his motion. Additional communication was exchanged.

MOTION: Neil Christensen moved to accept the MOU as is. Suzzane Cawthra seconded the motion. Neil modified his motion to include the project timeline must be conjunction with the current URA schedule for construction of the wall. Colby recommended that the timeline be specific to the exterior facade, Phase 1.
Roll call vote showed all members present voted. Approved 6 to 1. Cawthra voted no.

4) **General Input/Announcements - Public/Staff**
None.

5) **Upcoming Meeting(s)**

a) Monday, December 11, 2017 at 12:00 p.m.

6) **Adjournment**
The meeting adjourned at 10:23: AM

Lorrie Bauer

Lorrie Bauer, Recording Secretary