THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, January 8, 2018, 12:00 PM

City Council Chambers
203 Main Ave. E - Twin Falls, Idaho

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

1) **Confirmation of Quorum/Call Meeting to Order**
Chairman Brizee confirmed a quorum was present and called the meeting to order at 12:00 PM.

2) **Consideration of Amendment(s) to the Agenda**
None.

3) **Consent Calendar**

   a) Request to approve: 1) Minutes for December 11, 2017 meeting; 2) Minutes for December 19, 2017 meeting; 3) December 2017 Financial Report; 4) January 2018 Accounts Payable.
   MOTION: Neil Christensen moved to approve the consent calendar. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) **Reports/Updates**

   a) Executive Director's Report by Nathan Murray.

   Nathan shared that Elam & Burke had been notified that we would not need their services for the coming year and Otak was informed we will not need additional construction services from them for the commons.

   b) Main Avenue Update by Perrin Robinson, CH2M.
   Perrin shared that construction is substantially complete and Guho has been completing the punch list items and cleaning up. The completion form will be signed today. Guho has requested a release of a portion of the retainage which is appropriate at this time. Additionally, Guho has prepared a change order in the amount of $390,000 (credit) due to efficiencies used throughout the project. Minor things will be completed in the Spring.
   Cash flow projections for the Agency, in anticipation of the Main Avenue change order, were presented. Discussion ensued.
   Chairman Brizee expressed gratitude to Guho & Starr for projects well done.

5) **Items of Consideration**

   a) Authorization of staff to close on the purchase of property at 160 Main Avenue South with the final Purchase and Sale Agreement to include lease back provisions to the current tenant.
   Nathan shared the property is for sale by the Idaho Youth Ranch and the settled purchase price of $470,000 includes a 30 day lease with current tenant. The agency has discussed acquiring this property in the past and believe this unique building can be transitioned into better use that supports the efforts being made downtown. The next step should be

inspections so that the condition of the building is known before any decisions are made. Discussion ensued.
MOTION: Perri Gardner moved to approve the purchase of property at 160 Main Avenue South. Suzzane Cawthra seconded the motion. Roll call vote showed 5 members present voted and one abstained (Ashenbrener). Approved 5 to 0.

Rudy Ashenbrener filled the vacant position on the Main Avenue Project Oversight Subcommittee.

b) Approval of the Guaranteed Maximum Price (GMP) for construction of the Commons Plaza. Chairman Brizee stated a conflict of interest with this item and will not be voting.
Nathan shared the results of the GMP bids that were solicited by Starr Corp. for the construction of the Commons Plaza is $2,435,279.00 which includes a portion for Hansen St. improvements that have already been paid. Actual construction costs for the Plaza is $2,052,484. He asked the board to authorize approval of $2.4M.
MOTION: Perri Gardner moved to accept the GMP. Neil Christensen seconded the motion. Roll call vote shows 5 members present voted and one abstained (Brizee). Approved 5 to 0.

6) Items for Discussion

a) Discussion of the proposed development of property located at 160 Main Avenue S, including items to be considered for a Request for Proposals.
Nathan shared the plan going forward will be to 1) have the outside skin removed and have structural and other necessary inspections completed; 2) find out what costs are associated with the redevelopment of the property; and 3) asking for RFP's once we've decided how to purpose the property. Discussion ensued. A community workshop/discussion will be scheduled at a later date about the building and plan for downtown.

7) General Input/Announcements - Public/Staff
Kathy Markus told the board members they have the option to attend meetings via phone/laptop and will share instructions for that purpose.

8) Upcoming Meeting(s)

a) Monday, February 12, 2018, at 12:00 p.m.

9) Adjournment
The meeting adjourned at 12:40: PM

Lorrie Bauer

Lorrie Bauer, Recording Secretary