Urban Renewal Agency
Minutes

Monday, April 9, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

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

1) Confirmation of Quorum/Call Meeting to Order

Present: Dan Brizee, Dexter Ball, Neil Christensen, Perri Gardner, Rudy Ashenbrener, Suzzane Cawthra, and Cindy Bond.

Staff Present: Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Renée Carraway Johnson, Zoning & Development Manager; Mitch Humble, Deputy City Manager; Nikki Boyd, City Council Liaison; Don Hall, County Commissioner.

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

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

a) Request to approve 1) Minutes for March 12, 2018 meeting; 2) March 2018 Financial Report; 3) April 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 7 to 0.

4) Reports/Updates

a) Executive Director's Report by Nathan Murray

1) Rogerson Mall Sign: The existing sign on the corner of Hansen St. & 2nd Ave. E can be turned into a reader board at a later date. Currently, due to the plaza construction, a trench that contains some utilities is open. To add conduits (power and communication) for a future options for the sign, it is estimated to cost approximately $2,700 if we add them now. Board agrees now is the time to add the conduits.

2) Outdoor Dining: With the new sidewalks on Main Avenue, businesses want to put out tables and chairs. It is encouraged to help add activity to the street, however ADA access must be maintained. Staff is in the process of creating an ordinance to set the rules and to help satisfy businesses needs as well as maintain ADA access. Board will be advised.

3) 3) Fillmore Parking Lot: Staff recently sent a counter offer to the Manaus Group in the amount of $18,000 to rebuild the lot. Waiting for their response.

5) Items of Consideration

a) Consideration of a request to pave a portion of trail located on Urban Renewal property in Rock Creek

Canyon in conjunction with a Twin Falls city utility project.
Nathan introduced the agenda item. Due to an active city project with equipment on site, $54,400 is estimated to pave a portion of the trail on Agency property. It is hoped the trail will be extended in the future. Paving would be done in the next few weeks. Discussion ensued.
MOTION: Dexter Ball motioned that the Agency allocate the funds for paving the portion of the trail that is under Urban Renewal property ownership. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

b) Consideration of a request to approve a response to the Twin Falls Urban Renewal Agency Request for Proposal issued for 160 Main Avenue South.
Nathan shared two submissions were received that met the criteria for review: 1) a consortium of partners (Summit Creek Capital, Redstone Development, Pivot North Architecture and HC Company) and 2) Paramount Property Development. Nathan summarized the two proposals that were included in the packet.

Kyle Miller, Paramount, addressed the board. He shared there is a lot of unknowns with the building, but their plan is to keep the existing building and create 10 higher-end apartments with skylights for natural light and space for offices, commercial and/or restaurant. He added they want to explore the possibility of having a few basement parking spaces. Their idea is to keep the original facade and make it a historical restoration.

Tyler Davis Jeffers, from Summit Creek Capital, addressed the board. He shared that their engineering analysis concluded they couldn't reuse the existing structure effectively so they want to tear down the building and build from a clean site. The building would contain apartment space as well as retail and office spaces. They currently have an anchor tenant with 50 employees who requests dedicated parking. They believe the current parking behind the building would not be adequate for the additional traffic created with the new building so the addition of a parking structure would be required. Further discussion with the URA and the City are necessary due to the City owning the current parking lot property.

Public input was heard and discussion ensued. Chairman Brizee thanked the companies for their submitted proposals. Roll call vote showed the majority of the board preferred Summit Creek's proposal. Communication will begin with the necessary parties to see if an agreement can be reached.

6) General Input/Announcements - Public/Staff
None.

7) Upcoming Meeting(s)
May 14, 2018 @ 12:00 p.m.

8) Adjournment
The meeting adjourned at 01:38: PM

Lorrie Bauer

Lorrie Bauer, Recording Secretary