THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, June 11, 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

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

Present: Dan Brizee, Neil Christensen, Perri Gardner, Rudy Ashenbrener and Suzzane Cawthra.
Absent: Dexter Ball 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; Nikki Boyd, City Council Liaison.

2) Consideration of Amendment(s) to the Agenda

Nathan Murray requested to add Item 6C under General Input regarding the project at 219 Shoshone St. due to the developer wanting to discuss new developments. **MOTION:** Neil Christensen moved to approve the addition. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

3) Consent Calendar

a) Request to approve 1) Minutes for May 14, 2018 meeting; 2) May 2018 Financial Report; 3) June 2018 Accounts Payable.
MOTION: Neil Christensen moved to approve the consent calendar. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

a) Executive Director's Report

- Development agreement negotiations for 160 Main Avenue South is still ongoing. Construction activity probably will not happen until after the new year as there is still a lot to work through.
- Reminded everyone of the ribbon cutting for the Downtown Commons is scheduled on July 6th at 4:00 p.m. and requested the board to be present as they would be a part of the celebration.
- Recognized Dan & Neil for their service as this is the last meeting of their term.

b) Main Avenue Project Update

Perrin Robinson shared that the punch list items are currently being addressed by Guho and final touches are being made. Remaining asphalt work will be completed in the next few weeks. The deductive change order in the amount of $390,000 has been executed. Jacobs/CH2M's contract has approximately $200,000 of unused funds that will be returned to the URA. The final walk thru will be completed within the next month. Chairman Brizee thanked CH2M and Guho for an amazing project.

5) Items of Consideration

a) Consideration of a request to adopt the preliminary budget amount of $11,291,018 and schedule a public hearing to take place during the scheduled July 9th meeting to take public input.

Brent Hyatt explained the preliminary budget. Discussion ensued. No public comments were received. A public hearing will be scheduled for the July 9th meeting and advertised to the public.

b) Consideration of a request to use contingency monies for plan changes to the Downtown Commons.

Jesse Schuerman shared two issues that could compete for the contingency monies:

1) The up-lighting fixtures for the landscape areas were not included when the project was bid, however the conduit and wire were included. The total cost for adding the 16 lights is $28,424.84;

2) The existing Hansen St. sidewalk/curb and gutter is not continuous and is in bad condition. The cost for rebuilding approximately 87 feet of sidewalk/curb and gutter to make the improvement uniform on both sides of Hansen is $8,390.00.

Three options were presented and discussed. Chairman Brizee shared the original plan was to create a pathway from the City Park to old town.

MOTION: Perri Gardner motioned the board to approve Option 1 to build the sidewalk and all of the up-lights and change order the extra costs to an estimated total of $36,814.84. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) General Input/Announcements - Public/Staff

Nathan Murray, on behalf of the Urban Renewal Agency and the City of Twin Falls, paid tribute to Dan Brizee and Neil Christensen with this being their last board meeting after serving two full terms, six years, on the URA board. Gratitude was sincerely expressed for their many years of commitment and service to the community.

a) Discussion of revised boundaries for the Urban Renewal District.
Displaying the URA district boundary map, Nathan Murray explained it may be time to consider expanding the district into other areas where there is a potential for development. In order to change the boundary, a specific process would be followed. He shared optional areas for elimination as well as addition. Discussion ensued. The board was interested in making a change. Discussion will continue at future meetings.

b) Discussion of a message board on property owned by the Twin Falls Urban Renewal Agency adjacent to the Downtown Commons.
Nathan Murray opened the discussion explaining the idea of adding a message board at the location of the existing Rogerson Mall sign, north of the commons. Conduit has already been provided as part of the development for future use. He shared an estimate of $25,000 for the sign, plus the costs to operate and maintain will need to be considered. Discussion ensued and will continue at a later date.

c) Developer to discuss new developments at the 219 Shoshone St. project.
Nathan Murray introduced this added agenda item for project at 205-219 Shoshone Street North and the development agreement related to the ballroom project in which the URA allocated $350,000 for property acquisition, site demolition and preparation, sidewalk, etc. The Twin Falls Fire Department urged the owners update the fire suppression system at an estimated cost of $250,000. Tyler Davis-Jeffers with The Historic Ballroom Project, LLC explained the current water service and what is needed for the upgrade. He described three options to resolve the water pressure deficit. With interest of future development potential, US Bank has agreed to grant an easement on their property for a new water line in the amount of $37,500 in which he asked to URA to fund. Nathan Murray added the waterline was already on the list to upgrade in the future, but with this project in progress it could be done now. Discussion ensued. This item will be on the next agenda for consideration.

d) Nathan Murray, on behalf of the Urban Renewal Agency and the City of Twin Falls, paid tribute to Dan Brizee and Neil Christensen with this being their last board meeting after serving two full terms, six years, on the URA board. Gratitude was sincerely expressed for their many years of commitment and service to the community.

7) Upcoming Meeting(s)
Monday, July 9, 2018, at 12:00 p.m.

8) Adjournment
The meeting adjourned at 1:20 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary