



Urban Renewal Agency Minutes

Wednesday, November 14, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

1) Confirmation of Quorum/Call Meeting to Order

Present: Dexter Ball, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, and Perri Gardner (*arrived at 12:13*)

Absent: Doug Vollmer

Staff Present: Mitch Humble, Deputy City Manager; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Jonathan Spendlove, Planning and Zoning Director; Nikki Boyd, City Council Liaison

Chairman Ball called the meeting to order at 12:00 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

Mitch Humble asked the board to amend the agenda by adding Item 5B - Board Training.

MOTION: Cindy Bond moved to add the training. Suzzane Cawthra 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 October 8, 2018 meeting; 2) October 2018 Financial Report; 3) November 2018 Accounts Payable.

MOTION: Rudy Ashenbrener moved to approve the consent calendar. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

- a) 160 Main Avenue South Update

Mitch Humble introduced himself and explained why he was taking Nathan's position for the meeting. He then verbalized the update that was provided in the agenda packet. Mitch told the Board that he needed a clear direction today, following discussion, on how to proceed. He shared that if this project is approved as proposed, all funds in RAA 4-1 will be obligated to the end which means there will be no funds available for any other project unless they can generate their own increment.

Fran Florence, proposed developer's real estate agent, explained there are two proposed structures: 1) a 4 story building, and 2) a parking garage (140 stalls) in back of the building. He shared EHM was engaged by the City to produce a cost estimate for the parking structure,

without input from the proposed developer, and he felt the total of \$2,091,000 seemed high. He summarized the Estimate of Costs and explained areas where he thought costs could be lower. He shared a spreadsheet he created showing EHM's numbers with his comments explaining why he thought the amount could be reduced and demonstrated the cost difference under "Reductions" as shown below:

Parking Structure		
EHM Estimate of costs		
Engineered Precast and Erection	\$ 966,000	
4 inch concrete topping	\$ 80,000	
Excavation, foundation grade beam, compacted fill	\$ 320,000	Reduced by 150k if we don't use a piling method
Steel stairs	\$ 20,000	
Ground level parking lot	\$ 250,000	Reduced by 100k if typical construction
Utilities relocation	\$ 150,000	This number is counted twice (once for the building at 160 main and now for this project)
Design, engineering, soils analysis, surveying and testing	\$ 125,000	Reduce by 65k (typical budget for design and engineering would be 6% of the cost of that which needs to be engineered)
Misc.	\$ 50,000	
Traffic control	\$ 10,000	
Contingency	\$ 120,000	
Total	\$ 2,091,000	
Reductions		
Excavation, foundation grade beam, compacted fill	\$ (150,000)	
Ground level parking lot	\$ (100,000)	
Utilities relocation	\$ (150,000)	
Design and engineering	\$ (65,000)	
Adjusted Total	\$ 1,626,000	
(including misc, and contingency)		

Discussion ensued about the parking structure. Tyler Davis-Jeffers of Summit Creek Capital, proposed developer, participated in the discussion.

Direction received from the Board was in support of the project with a maximum dollar limit to the Agency and to present the final agreement at the December meeting.

5) Items of Consideration

- a) Consideration of a request to approve an agreement between the Urban Renewal Agency of the City of Twin Falls, Idaho and AWOL Adventure Sports to provide rental services in the Downtown Commons Plaza.

Mitch Humble explained the agreement as presented in the staff report included in the agenda packet and answered questions.

MOTION: Andy Hohwieler moved to approve the AWOL contract to provide rental services to the Downtown Commons plaza. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) **Board Training**

Ryan Armbruster, an attorney with the law firm Elam & Burke who has been practicing urban renewal law in the State of Idaho for many years, introduced himself and the training handbook he supplied called "Urban Renewal 101: Authority, Oversight, and Implementation." He used the handbook to explain the topics so the board had a better understanding of urban renewal laws and practices.

6) General Input/Announcements - Public/Staff

Rudy Ashenbrener shared an email he received from a group of downtown business and building owners directed to the UR board. The email stated they would like to see some holiday decor for the five main blocks that received the Urban Renewal facelift. They noted the decor during the summer months and said the holiday season decor was very bland. They would like to add some festive decor to make Main Street look dressed up for the holidays and more inviting and suggested detailed decor. There was a discussion about what decorations have been supplied by the City in the past. It was suggested this topic be revisited in the future.

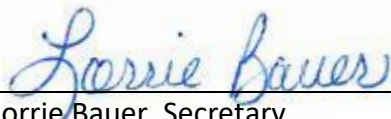
Chairman Dexter Ball shared the Agency received an award from the Idaho Smart Growth organization for the Main Avenue Project. There were a total of 10 awards throughout Idaho and this was the first time Twin Falls received an award from this organization.

7) Upcoming Meeting(s)

- a) Monday, December 10, 2018 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 01:37 PM.



Lorrie Bauer, Secretary