



Urban Renewal Agency Minutes

Friday, January 25, 2019, 1:30 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

- SPECIAL MEETING -

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, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Andy Hohwieler
Absent: Cindy Bond, Doug Vollmer
Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary

Chairman Ball called the meeting to order at 01:30 PM. A quorum was present.

2) Items of Consideration

- a) Consideration of a request to approve a professional services agreement with Kushlan Associates to prepare an economic feasibility study and eligibility report in regards to the establishment of a potential revenue allocation area.
- Nathan Murray summarized the request as explained in the staff report included in the agenda packet. Phil Kushlan introduced himself and shared his background as it relates to the request. Recognizing the process of creating a new district would be new to most of the board, he explained the process that generally takes approximately nine months. Once the study is complete and accepted by the Board, it needs to be presented to the City Council for approval to create a new district area. If the Council approves, a new urban renewal plan must be developed. The plan must be very specific and include everything that may have to be provided and constructed during the life of the 20-year plan. Then, a cash flow model is created that would show, on an annual basis, if the end number is positive (the plan is feasible) or negative. If the plan is feasible, it is presented for approval by the URA, City Council, and Planning & Zoning. After the plan has been approved other taxing entities have a 30 day period to comment and a formal public hearing follows thereafter. At that time, the City Council will adopt the plan and revenue allocation area which would be the start of the district. Discussion ensued.

MOTION: Perri Gardner moved to approve the contract with Kushlan Associates to perform a feasibility study at the cost of \$10,000 and an eligibility report at the cost of \$7,500. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

3) General Input/Announcements - Public/Staff

None.

4) Upcoming Meeting(s)

a) Monday, February 11, 2019 @ 12:00 p.m.

5) Adjournment

The meeting adjourned at 01:19 PM.



Lorrie Bauer, Recording Secretary