



Urban Renewal Agency Minutes

Monday, February 11, 2019, 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, Perri Gardner, Cindy Bond, Andy Hohwieler, Doug Vollmer, Rudy Ashenbrener
Absent: Suzzane Cawthra
Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Jesse Schuerman, Engineer; Jonathan Spendlove, Planning and Zoning Director; Nikki Boyd, City Council Liaison; Don Hall, County Commissioner.

Chairman Ball called the meeting to order at 12:06 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None

3) Consent Calendar

- a) Request to approve 1) Minutes for January 14, 2019 meeting; 2) Minutes for January 25, 2019 special meeting; 3) January 2019 Financial Report; 4) February 2019 Accounts Payable.

MOTION: Cindy Bond 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
160 Main Avenue = Per conversation with the developer, they still do not have any type of secured financing for the project but are currently working with MoFi's new market tax credit program. The developer has been invited to the March 11th meeting to present sound numbers on how the project construction will be financed and other project information. If that information is not presented, it may be time to explore other options and reach out to other developers as we've been working towards this project for a year and still have no contract. Discussion ensued.

Downtown Commons - Shade option = Last year there were many requests for shade and options have been explored. Nathan shared photos of one that would be appropriate. It is an attractive 10' tall structure that is movable and has a heavy duty base. The quote for five

structures was \$27,195. They would be available during the summer activities and stored during the winter. He asked for direction from the board. Discussion ensued. Concerns included visibility of the stage, wind, and moveability. Nathan will gather a few scenarios and bids for the next meeting for further discussion.

Downtown Traffic Study = With the completion of recent improvements, Nathan would like to have a traffic study completed to get a picture of where we're at in terms of parking and traffic. Community Builders, a planning agency that operates off grants, helps communities solve specific problems. He would like to apply for assistance to help us develop a downtown housing plan. In a past conversation with Community Builders about our traffic issues, areas in need of improvement would be the way the 2nds function through our downtown and some of the parking. Their suggestion was to do a study related to a downtown master plan with housing and parking. This option will be discussed with our engineering and planning staff to decide what a good course of action would be. Update and discussion will be scheduled at a later date

5) Items of Consideration

- a) Consideration to adopt Resolution 2019-01 approving guidelines for public records per Idaho Code § 74-119.

Nathan explained the request. This resolution establishes guidelines under the public records act for the Agency per Idaho Code Section § 74-119.

MOTION: Perri Gardner moved to adopt the resolution. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Consideration to accept a response to a previously issued Request for Proposal to purchase a vacant parcel of ground owned by the Urban Renewal Agency of the City of Twin Falls. Showing a diagram of the parcel, Nathan shared that Electric One West, of 268 Victory Avenue, responded to our request for proposal to purchase the Agency owned vacant parcel generally located at 282 Victory Avenue, #RPT00107171841A . The proposal response is to purchase the parcel for \$100 and build an addition in two phases with Phase 1 being a 5,000 s.f. building to house a shop area and offices and Phase 2 being 1,600 s.f. for warehousing and storage for vehicles and equipment. Electric One West estimates \$687,000 in improvements. Nathan recommended selling them the parcel with a condition they must first obtain all the necessary permits and approvals prior to transfer of ownership. Discussion ensued. Conditions for sale to include having the purchaser pay for any needed surveys and assessments and add the statement "sold as is".

MOTION: Cindy Bond moved to accept the offer with contingency language and include that the property is sold as is. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 1 with Doug Vollmer voting no.

6) General Input/Announcements - Public/Staff

Brent Hyatt reminded the board that Chobani appealed the valuation of their properties and received an approximate 40% reduction. Due to lesser funds, there is not enough money to make the bond payment by April 1st with just the first half property tax payment. A meeting with Chobani has been scheduled to discuss the bond payment requirement.

7) Upcoming Meeting(s)

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

8) Adjournment

The meeting adjourned at 12:40 PM.



Lorrie Bauer, Recording Secretary