



Urban Renewal Agency Minutes

Monday, April 8, 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, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

Absent: None

Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Secretary; Jesse Schuerman, Engineer; Jonathan Spendlove, Planning and Zoning Director; Shayne Nope, City Attorney; 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

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for March 11, 2019 meeting; 2) March 2019 Financial Report; 3) April 2019 Accounts Payable.

MOTION: Rudy Ashenbrener moved to approve the consent calendar. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

- a) Executive Director's Report

Shade structures for the Downtown Commons: Nathan Murray shared that originally there were discussions for shade options, but no final plans were accepted nor added to the final design. The design included two larger shade trees, but the statue location changed that design. There was a discussion of a canopy coming off the building, however, art was installed instead. He pointed out that shade is only needed a few months of the year.

Showing slides, Nathan explained possible options, including costs, to help the Agency decide if they wanted to move forward, or not. Shade options included 1) portable umbrella structures estimated to cost \$4,000-\$5,000 per unit plus shipping; 2) permanent umbrella

structures estimated to cost \$8,000-\$10,000 per unit plus installation; 3) Sail structures that would need new posts installed for a cost of \$60,000-100,000 for design and installation; and 4) temporary patio umbrella structures estimated to cost \$500-\$1,000 per unit. Discussion ensued on the following: If the Board wanted to consider some type of shade structure, options that were presented, the ability to withstand weather/wind, short term use, cost, and budget. Tony Prater spoke on behalf of the Twin Falls Tonight Summer Concert Series. He thought shade structures were included in the original design and that shade is needed.

The Board agrees some sort of shade is needed. The first slide option, 10' portable cantilever umbrella, was preferred. Nathan will get multiple bids to present at the next meeting. Funds would need to be appropriated prior to approval to purchase.

b) 160 Main Avenue South - Summit Creek Capital Project

Nathan shared that Summit Creek Capital is asked for another 90 days to secure some of the financing based on the new option of condominium units on the top level. Fran Florence spoke on behalf of the project stating that the parking structure is an essential item for the current anchor tenant. He explained the budget has been firmed to a pre-formed structure costing \$860,000 plus associated costs. He feels confident they can keep the cost below \$2M for the parking structure. Summit Creek Capital believes within the next 90 days they'll know if their currently proposed project will be able to proceed. If they decide this project will not work, they would want the Agency to move forward with another option. After 90 days, they'll know if they can proceed with the new design.

Nathan explained the investment costs are \$300,000 for the demolition & site prep, \$2M for a one level parking structure above the existing. The ground level could net a few more stalls by changing the landscape and restriping. The added level would include approximately 60 stalls with 40-50 being leased by the building tenants. This does not net many new public stalls. In talking with our attorneys, the URA could structure a lease to gain income while we have it as well as a potential to retain ownership after the Area expires as a revenue strain. The Agency would dedicate \$2.3M to the project for a \$9M investment which generates about \$75,000/year increment. From an investment standpoint, it will take 30-35 years to pay it off. Being a redevelopment agency, the Agency needs to weigh the cost versus the investment long term. Questions were asked: 1) Is this where we want to spend our money? 2) Is this a good return? 3) Should we find a way to add a 2nd deck? He added the City of Twin Falls currently has other obligations that have a higher priority than a downtown parking structure which they don't believe is needed. Discussion ensued.

The Board is in favor of moving forward with the building that includes living spaces, however, there is concern about adding a costly parking structure with very little availability for public parking. The Agency granted the developer 90 days as requested. More information from other cities that have built a similar parking structure was requested as well as conversations with the City.

5) Items of Consideration

- a) Consideration of a request to approve the Scope of Work for a Downtown Transportation Study on the 2nd Avenues.

Jesse Schuerman introduced the agenda item in regards to adding parking stalls to the 2nd Avenues and calming the traffic. The Idaho Transportation Department (ITD) is the controlling factor because the 2nds are a part of the State Highway 30 system. The ITD requires a traffic study to be completed by a licensed professional traffic operations engineer in which H. W. Lockner was selected. The area to be studied includes Idaho St. to Buhl St. on the east side and Fairfield to Idaho on the west side. The study would identify how traffic, including trucks, could be impacted if stalls were added. This data, along with a drawing indicating parking stalls would be sent to the State with the formal request. Councilwoman, Nikki Boyd, shared the City is currently working on a master transportation plan and the studies should be coordinated. Discussion ensued.

MOTION: Perri Gardner moved to authorize the URA Director to contract with H. W. Lockner to prepare a traffic study on the 2nd Avenues for a cost of \$20,630.07. Suzzane Cawthra seconded the motion.

Clarification was asked as to the difference between the information contained in the City's master transportation plan and the information this item is seeking. The City's plan is a general study of the entire city currently being drafted. The study requested by the State is for a specific area for a specific reason.

It was communicated that community stakeholders and city stakeholders should be involved in the first stakeholder meeting to converse with H.W. Lockner as part of the study. Discussion continued.

Motion on the floor. Roll call vote showed all members present voted. Approved 7 to 0.

Lockner will be provided a copy of the draft form of the City's Master Transportation Plan. Nathan will communicate the 2nd Avenues study results with the City.

6) General Input/Announcements - Public/Staff

Perri Gardner shared the Downtown Arts Subcommittee met recently and had a great brainstorming session. Many ideas for art were suggested. Currently looking for additional areas for potentially wrapping boxes to add color to downtown, locations for platform areas where potential 3-D fixtures or sculpture work could be displayed, as well as other locations for murals.

Dan Brizee responded to information that the URA will be paying more money to fix things that are not working correctly in the Commons and asked the Board to be vigilant. Nathan Murray explained the Otak design process for the Commons. The Parks Department, who would be providing the maintenance, gave the designer necessary items that needed to be included. The designer did not include the items in the construction manual, so the Contractor did not know the

items should have been installed. The contingency money will be used to fix the items so there will be no additional costs to the URA.

7) Upcoming Meeting(s)

a) Monday, May 13, 2019 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 01:15 PM.



Lorrie Bauer, Recording Secretary