



Urban Renewal Agency Minutes

Monday, July 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, Rudy Ashenbrener, Perri Gardner, Suzzane Cawthra, Andy Hohwieler, Cindy Bond
Absent: Doug Vollmer
Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Jesse Schuerman, Engineer; Leila A. Sanchez, Recording Secretary; Nikki Boyd, City Council Liaison

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

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for June 4, 2019 meeting; 2) June 2019 Financial Report; 3) July 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 in favor of the motion. Approved 6 to 0.

4) Reports/Updates

- a) Executive Director's Report

Nathan Murray reported on the following:

- Update on the adoption of the Washington Street South Urban Renewal District Plan and 160 Main South – The Development and Disposition Agreement. Staff may request a special meeting in the next couple of weeks to discuss the two items.
- Update on the Shades Structure for the Downtown Commons.
- A presentation of the Downtown Transportation Study results will be held on Tuesday, July 25, 2019, at 3:00 p.m., City Hall Overflow Room. Invitations were sent to the URA Board, downtown merchants and vested property owners.

5) Items of Consideration

- a) Consideration of a request to adopt the preliminary budget amount of \$9,358,412 and schedule a public hearing to take place during the scheduled August 12th meeting to take public input.

Brent Hyatt explained the request.

The budget committee met and reviewed the preliminary budget. He presented the revisions made to the preliminary budget.

MOTION: Rudy Ashenbrener moved to approve to adopt the preliminary budget amount of \$9,358,412, and schedule a public hearing to take place during the scheduled August 12th meeting to take public input. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- b) Consideration of a request to authorize a payment of \$5,588 to Idaho Power to upsize the power loads in an alleyway behind 246 3rd Ave S between Hansen and Idaho Streets.

Nathan Murray explained the request.

A new business plans to occupy 246 3rd Ave S, and is in the process of remodeling the interior and exterior of the building to accommodate their proposed use as an indoor recreation facility. To be able to update the mechanical systems in the building, it requires installation of new utility equipment in the public alleyway to provide adequate power. Idaho Power has prepared a service request for the proposed work which includes installation of a new pole riser, a service trench, and conduit to feed the new business. The total cost for engineering design, equipment, and labor is \$5,588. The Urban Renewal Agency of the City of Twin Falls is not required to perform these upgrades or pay the fee, although it is a qualifying public utility expense that the agency may choose cover.

It has been the practice of the Urban Renewal Agency of the City of Twin Falls to assist with public utility infrastructure to support growth and development in RAA #4-1. To assist expansion of a new business into downtown, staff recommends authorization of payment to Idaho Power to cover the cost of the equipment and service upgrades to provide additional power.

Discussion followed:

- Power would not extend to other buildings in the alleyway.
- Jacob Caval is the owner of the 5,000 square feet building and is leasing it to a company that functions as an indoor ax range. The company will employ less than 12 and it is anticipated to be fully functioning in July.
- The facility will not be serving alcohol.

MOTION: Rudy Ashenbrener moved to authorize a payment of \$5,588 to Idaho Power to upsize the power loads in an alleyway behind 246 3rd Ave South. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- c) Consideration of a request to authorize the URA Board Chair to sign an agreement with the City of Twin Falls to provide ongoing maintenance for Agency properties along Main Avenue, the Downtown Commons, Dennis Bowyer Park and adjacent parking lots.

Nathan explained the request.

The request is for ongoing maintenance for Agency properties along Main Avenue, the Downtown Commons, Dennis Bowyer Park and adjacent parking lots. A payment, if the request is approved, will be made to the City of Twin Falls for \$20,000, for the remainder of the year and \$64,000 annually for services each fiscal year ending September 30th, 2023.

The agreement states the City of Twin Falls will take care of minor costs that fall below \$750. Flower baskets and banners will be maintained by the City. The URA will be expected to hang the baskets and pay for flowers. The City will maintain the fountain but any mechanical problems will fall upon the URA. The City will be cleaning the bathrooms and mowing lawns.

Discussion:

- Encompassing maintenance of Downtown Commons, Dennis Bowyer Park and adjacent parking lots.
- \$64,000 (full encumbered cost of salaried employee)

MOTION: Cindy Bond moved to accept the proposal to pay the City \$64,000 a year to maintain the property. Perri Gardner seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

- d) Consideration of a request to approve a Memorandum of Understanding between Claude Browns Home Furnishings (Owner) and the Urban Renewal Agency of the City of Twin Falls to display artwork on the Owner's building located at 202 Main Avenue S as presented by the by the URA Downtown Arts Subcommittee.

Nathan explained the request using overhead projections.

The URA Downtown Arts Subcommittee has selected art to be installed at Claude Brown Home Furnishings building. The art is a metal framed vinyl print of the old Idaho Department Store. A Memorandum of Understanding has been created to allow the Agency to hang and maintain the artwork.

Perri Gardner explained the artwork for this project was selected to be used in the 2018 art

project, however, due to the redevelopment of the Downtown Commons wall this painting was reserved for a future project.

Other future projects include requesting submissions for utility box wraps, 3-D and sculpture work, and painted mural work.

Discussion followed.

Payment will not be made to Claude Brown Home Furnishings for use of their building.

Nathan Murray explained the City is organizing an arts committee to create a policy to address placement and maintenance of public art.

MOTION: Perri Gardner moved to authorize the Chairman to sign the Memorandum of Understanding between Claude Browns Home Furnishings (Owner) to have mural placed. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

e) Annual Election of Officers (Chair, Vice Chair, and Secretary)

Nathan Murray explained that last month it was proposed Cindy Bond be nominated as Chair; Perri Gardner, Vice Chair; and Andy Hohwieler, Secretary.

Discussion followed.

No further nominations from the Board.

MOTION: Perri Gardner moved to accept the slate of officers as proposed the past month. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

6) General Input/Announcements - Public/Staff

Don Hall, Twin Falls County Commissioner, explained that recently the County heard valuation tax appeals from citizens. Through the process, he is seeing stress from seniors and starters. Starters cannot find homes to buy in this market and seniors are beginning to feel threatened to stay in their homes because valuations and taxes are increasing. Secondly, he asked the Agency to consider the 1100 Block of Kimberly Road heading east, there are several oppressed areas. He asked the Agency to consider this as a blighted area.

Discussion followed.

Don Hall explained the state circuit breaker process available to seniors.

Other items:

Rudy Ashenbrener stated that citizens have expressed interest in working with the Agency in adding on to the footprint to the playground directly across the street from the library.

7) Upcoming Meeting(s)

Monday, August 12, 2019 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 12:40 p.m.



Leila A. Sanchez
Recording Secretary