



Urban Renewal Agency Minutes

Wednesday, October 16, 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: Andy Hohwieler, Suzzane Cawthra, Rudy Ashenbrener, Dexter Ball, Doug Vollmer, Perri Gardner
Absent: Cindy Bond
Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary, Brent Hyatt, Assistant Finance Officer; Nikki Boyd, City Council Liaison

Vice-Chair Gardner called the meeting to order at 12:08 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

Nathan Murray shared a request has been received by a downtown merchant and it will be presented following the items of consideration.

3) Consent Calendar

- a) Request to approve 1) Minutes for August 12, 2019 meeting; 2) September Accounts Payable; 3) October 2019 Accounts Payable; and 4) September 2019 Financial Report.

MOTION: Andy Hohwieler moved to approve the consent calendar. Suzzane Cawthra seconded the motion. All members present voted in favor of the motion.

4) Reports/Updates

- a) Downtown Arts Subcommittee Update by Leon Smith
Chairman of the URA Downtown Arts Subcommittee, Leon Smith, shared a periodic update. The utility box wrap project is nearing completion. Art was selected from twelve artists, which were illustrated on the screen, to produce four wraps. The production costs are approximately \$3,500.00 and the artists will be paid based upon the square footage of their image on the wrap. Of the \$100,000 authorized for art in the downtown urban renewal district, \$15,000 has been pledged to the City for future replacement of degraded wraps and murals and \$30,000 remains for future projects. Ideas are currently being discussed and the subcommittee would welcome suggestions.
- b) Executive Director's Report
Nathan Murray shared the Washington St. South Urban Renewal Plan will be going to the Planning and Zoning Commission for a review against the city's Comprehensive Plan. Following review, they will make a recommendation to the City Council. If the plan is adopted by the City Council, further legal processes will be implemented for State approval. Once fully approved, the allocation would begin January 2020 and end in

2040. Spring construction is estimated at this time due to a lot of design work being completed on Island and Park Avenues and Washington Street for the utilities and streets.

In regards to the 160 Main Avenue S. project, he shared the height exception (75') had been approved by the City Council. Demolition is scheduled to begin in January 2020. Architectural work related to the building next door is currently being planned to prevent exposure during the construction phase.

5) Items of Consideration

- a) Consideration of a request for Staff to award contracts to complete the parking lot improvements at 229 2nd Avenue North in the amount of \$95,140.17.

Jesse Schumacher reiterated the history of the project/property. Obligations of the special use permit that was issued in 2015 need to be completed. Bids have been received and were included in the agenda packet. Nathan Murray added specific details that led to today's request to complete the parking lot. Discussion ensued.

MOTION: Rudy Ashenbrener moved to approve the request to complete the improvements in the amount of \$95,140.17. Suzzane Cawthra seconded the motion. All members present voted in favor of the motion.

- b) Consideration of a request to dispose of 0.189 acre of Agency owned property at 215 Shoshone St S.

Nathan Murray shared the agency has owned this unimproved property since 2008. A downtown business owner asked if he could purchase the property and improve it to be used as a parking lot for his business. He then explained the process of disposing of agency-owned property using the Request for Proposal method. Discussion ensued.

Todd Blass, from Twin Falls, told the board he owns the building that was formerly Wells Fargo, now known as 102 Main. He explained his interest in the lot, actually 3 small lots that are separated by an alleyway adjacent to the Wells Fargo's drive-up teller, was to use it specifically for tenants of the 102 Main facility. He shared by removing the drive-up windows that Wells Fargo had he added 66 parking spaces to the buildings lot. There are about 40 tenants currently using that lot and another company will soon be moving into the facility adding 65-70 people. He shared that potential future tenants are not interested in public parking, nor walking several blocks, so he's trying to find dedicated parking for his facility. He added tenants are concerned about utilizing the public parking along 2nd Avenue from Shoshone to Idaho St. because it wouldn't be user-friendly to the rest of the businesses that front on Main St. Discussion ensued.

Nathan Murray added a reference to the Parking Utilization Report that was included in the agenda packet. Due to comments regarding not enough parking following the issuance of a special use permit for 160 Main, staff randomly counted, at different times of day, available parking stalls between the 2nd Avenues from Shoshone to Jerome. Out of the 383 public stalls, the highest use was on a Wednesday at 2:00 p.m. with 55%. Overall, the average use for the 8 different days counted was 46%. He shared with the addition of 80-100 employees, 90% usage could be reached. Some tenants want a certain amount of dedicated parking included in their lease. Discussion ensued.

Mr. Blass shared he feels the highest and best use for this property would be for parking; 32 parking stalls would be created. The lot would be private parking for a specified period throughout the day, then publically utilized it outside private hours.

Brass Monkey business owner, Kindsey Taylor, added that her customers complain daily about the lack of parking. Realizing its perception because they can't park straight in front of the business She shared she appreciates somebody trying to get ahead of a parking problem. She would rather have her employees' park further away than a paying customer.

MOTION: Andy Hohwieler moved to prepare an RFP for the property. Doug Vollmer seconded the motion. Roll call vote showed five members voted in favor of the motion. Rudy Ashenbrener abstained.

6) General Input/Announcements - Public/Staff

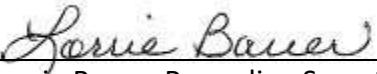
Kindsey Taylor, owner of the Brass Monkey, shared she has been downtown for about 6 years and at holiday time she believes the downtown looks stale and doesn't have that holiday feel. A group of downtown businesses and building owners are interested in participating in adding 22" Christmas wreaths to the light poles and clear lights to the trees. Web Nursery is willing to donate their time to put up the wreaths and take them down, as well as sell the wreaths at cost, \$16.99 ea. which would be \$33.98 per pole. This year, she's hoping to decorate four blocks, Fairfield to Idaho, including the two blocks between the 2nds. The total cost to add wreaths to 64 poles would be \$2,174.72. Usually, the city hangs winter flags on every other pole so another option would be to hang the wreaths on the empty poles for a cost of \$1,087.36. Ms. Taylor asked the Board if they would help pay for the wreaths. Discussion ensued. Permission was given to Nathan Murray by the Board to pursue participation as part of the ongoing maintenance for downtown.

7) Upcoming Meeting(s)

a) Wednesday, November 13, 2019 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 1:11 pm.



Lorrie Bauer, Recording Secretary