THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, December 9, 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:	Rudy Ashenbrener, Dexter Ball, Suzzane Cawthra, Andy Hohwieler, Cindy Bond, Doug Vollmer *(left the meeting prior to Item 5c)*
Absent:	Perri Gardner
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary, Brent Hyatt, Assistant Finance Officer; Nikki Boyd, City Council Liaison; Don Hall, County Commissioner; Meghan Conrad, Attorney

Chair Bond called the meeting to order at 12:02 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

a) Request to approve 1) Minutes for November 13, 2019 meeting; 2) November 2019 Financial Report; 3) December 2019 Accounts Payable.
MOTION: Andy Hohwieler moved to approve the consent calendar. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

a) Executive Director's Report

Nathan Murray shared updates:
1) The new revenue allocation area will be before the council next Monday, December 16, with our legal advisement attending to assist. He invited the Board to attend.
2) A lot of good comments have been heard in regards to the parade that took place last Friday. The contribution of lights, as well as assistance from our maintenance crew for improvements to properties, was much appreciated.
3) Brent Hyatt, our financial advisor, will be retiring in January 2020.

5) Items of Consideration

a) Discussion about Agency owned properties.
Showing a map of properties owned by the Agency, as well as other entity owned properties within RAA 4-1, Nathan Murray shared that collectively, the Agency has 14.66 acres. Three areas towards Rock Creek comprise the largest areas which are approximately half of the owned property. He explained the properties by themselves are not significant or valuable, but they could be parts of other projects. Five properties are parking lots.

The Agency does not have a formal disposition policy other than what is outlined in state code. Murray's predecessor, Phil Kushlan, drafted a disposition policy that has never been adopted. Discussion ensued. Open space was suggested for the Rock Creek properties.

Meghan Conrad, special counsel for the agency, spoke as to what the disposition process entails as governed by Statute 50-2011. Don Hall, County Commissioner, shared that the county owns property to the east of the Agency's Rock Creek property (east of Blue Lakes) that could someday be developed as open space. *(Microphone issues.)* Meghan added that at the end of the life of a project area, there is the ability for the agency to retain parcels so long as that parcel has an additional revenue source beyond TIF to support its management and operation.

A disposition policy will be discussed at future meetings.

b) Consideration of a request to accept a response to the Request for Proposal to develop Agency owned property at 215 Shoshone St. South.
Nathan Murray shared the responses to the RFP. Three responses were received:
1) Peter Candy & Paul Kenny of Sun Valley, Idaho submitted a non-monetary offer to acquire the property; they would like to include this piece of property in a future development they are looking to do on Lots 18-30 of the same block for a 90 unit residential complex, approx. $8M. They do not own the lots at this time. Their request was that the Agency hold on to the property and work with them in the future;
2) Tyler Davis Jeffers of Summit Creek Capital submitted a letter stating we shouldn't sell the property unless there was a compelling development proposal; and
3) Todd Blass of 102 Main LLC offered to purchase the lots for $33,750 for the purpose of developing a private parking lot, approximately 27 spaces, for current and future tenants of the building he owns at 102 Main Avenue South.
Two options: 1) accept a submittal, or 2) choose none of them. Nathan invited all three parties to attend this meeting, but no one attended. Discussion ensued.

MOTION: Dexter Ball moved to defer a decision for 60 days while the staff has conversations with the responding parties as to their intent. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 4 to 1. Rudy Ashenbrener abstained. Nathan added the responders will be invited to make presentations at the next meeting.

Commissioner Doug Vollmer left the meeting.

c) Consideration of a request to sign Resolution No. 2019-09 approving the First Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development.

Nathan Murray explained that in the original agreement, we asked the developer to provide financial information by the end of November. The developer contacted staff prior to that date and stated they were worked through a number of design issues which would affect their cost so they asked for an extension to January 31st. Staff recommends granting the extension. Meghan Conrad stated that a number of milestones were set in the Schedule of Performance including preliminary evidence of financing, towards the beginning, so we could make sure the development will occur as contemplated before the property is conveyed. The First Amendment impacts the extension under 4.1 which allows the submission to be made on or before January 31, 2020, as well as the termination provision, was extended to March 2020 which allows the development team to terminate the agreement if they find the project is economically or financially not doable. The Resolution formalizes the change to the DDA. Discussion ensued.

MOTION: Rudy Ashenbrener moved to approve Resolution No. 2019-09 approving the First Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

d) Consideration of a request to adopt changes to the Bylaws of the Urban Renewal Agency of the City of Twin Falls.
Nathan Murray explained the request. Potential changes to the Bylaws were shared at the last meeting and no substantial comments have been received. Staff asked to approve the draft as submitted. Discussion ensued.

MOTION: Rudy Ashenbrener moved to approve the changes to the Bylaws as set forth. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) General Input/Announcements - Public/Staff
None.

7) Upcoming Meeting(s)

a) Monday, January 13, 2020 @ 12:00 p.m.

8) Adjournment
The meeting adjourned at 01:15 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary