



Urban Renewal Agency Agenda

Wednesday, January 29, 2020, 11:00 AM

- SPECIAL MEETING -

City 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
- 2) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to adopt a Property Management Policy.
By: Nathan Murray, Executive Director
 - b) **ACTION ITEM:** Consideration of a request to adopt a Surplus Real Property Disposition Resolution.
By: Nathan Murray, Executive Director
 - c) **ACTION ITEM:** Consideration of a request to reject the RFP Responses for the 215 Shoshone St. South property.
By: Nathan Murray, Executive Director
 - d) **ACTION ITEM:** Consideration of a request to approve the surplus disposition for the property at 215 Shoshone St. South.
By: Nathan Murray, Executive Director
 - e) **DISCUSSION:** Discussion of process for approval of the design and construction of a parking structure to be located at 138 2nd Avenue South (behind 160 Main Ave. S).
By: Nathan Murray, Executive Director
- 3) General Input/Announcements - Public/Staff
- 4) Upcoming Meeting(s)
Monday, February 10, 2020 @ 12:00 p.m.
- 5) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Date: Wednesday, January 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to adopt a Property Management Policy.

Time Estimate:

N/A

Background:

The Urban Renewal Agency of the City of Twin Falls owns approximately 14.66 acres of property scattered throughout the downtown area also known as Revenue Allocation Area #4-1. The three largest parcels total 7.59 acres and are located within the Rock Creek Canyon Area. The only other larger than an acre is the parking lot along Minidoka Ave parallel to the railroad tracks. All other lots are smaller than one acre.

Two lots have a building on them. One is 160 Main Ave S which is an active project. The other is the Veterans Clinic located at 260 2nd Ave E, the lease for which expires October 31, 2020.

The Agency has no formal disposition policy other than what is outlined in state code. In 2017, the Board reviewed a draft policy which proposed guidelines for the sale of property. This policy was never adopted.

Attached is a proposed policy with the aim to guide the Board's actions on Acquisition, Retention and Disposition of its properties. Adoption of the policy would further articulate and strengthen governance of Board actions.

Approval Process:

A majority vote by the Board would approve the document and authorize the Chair to sign and accept it as a formal policy of the Urban Renewal Agency of the City of Twin Falls.

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends approval of the policy to further articulate and strengthen the governance of Board actions.

Attachments:

1. Property Management Policy 20200129



Real Property Management Policy

Dated: January 29, 2020

Title: Policy with regard to acquisition, retention and disposition of real property.

Purpose: The purpose of the Real Property Management Policy is to articulate the direction of the Board of Commissioners with respect to the position of the Agency, consistent with applicable state law, in the acquisition, retention and disposition of real property in the pursuit of goals and to ensure consistent approach to such issues.

Policy:

A) Acquisition:

- 1) The Urban Renewal Agency of the City of Twin Falls (TFURA) shall have the right to acquire any interest in real property, including fee simple title thereto, which it may deem necessary for or in connection with an urban renewal project and related activities. Acquisition authority is based upon Idaho Code §§ 50-2010, 50-2018(10), 50-2018(12), and 50-2903(13). Idaho Code § 50-2018(12) requires an agency's urban renewal plan to indicate potential land acquisition.
- 2) The Agency may acquire real property for
 - a. redevelopment in support of adopted urban renewal plans,
 - b. for long-term public uses or
 - c. in support of community economic development purposes.
- 3) When authorizing the acquisition of a particular property, the Board of Commissioners will state within the resolution authorizing such acquisition, which purpose the property will serve.
- 4) Any change in anticipated property use will be implemented by way of a subsequent resolution of the Board of Commissioners.
- 5) The cost of acquisition shall be based upon the current market value of similar properties located within the same geographic area, determined by either a formal appraisal or an estimate of range of values provided by a competent real estate professional familiar with conditions in the area. The Agency may also take into consideration the assessed value of the properties as determined by the Twin Falls County Assessor and/or any real estate listing price for the properties.
- 6) The Agency may retain the services of a real estate professional, use Agency Staff, other City resources, legal counsel or any other assistance it determines appropriate to the situation.

- 7) The Agency Board of Commissioners may discuss acquisition of specific parcels and provide direction to staff or agents in an executive session of the Board of Commissioners to the extent provided by law. See Idaho Code § 74-206(1)(c).
- 8) At such time as a property has been acquired by the Agency, it will be entered into and maintained in the Agency Property Inventory.
- 9) The Board of Commissioners acknowledges that state law grants to Urban Renewal Agencies in Idaho the power of eminent domain, the existence of which is essential in retaining the full authority of a public entity under state law and the Idaho Constitution. See Idaho Code § 7-701A. However the Agency is committed to respecting the rights of property owners and will only exercise those powers as a last resort in an essential acquisition or to alleviate a clear threat to public health and safety as prescribed by law. The property owner is entitled to an advice of rights form as required by Idaho Code § 7-711A. Such action would only be initiated after consultation with the City Council of the City of Twin Falls.

B) Retention:

- 1) For properties acquired under section A.2.a. above, a plan for redevelopment shall be established for how such property shall be developed either independently or in concert with other surrounding properties.
- 2) Consistent with state law, such properties shall be redeveloped in conformance with adopted urban renewal plans as soon as practical after acquisition.
- 3) If redevelopment occurs more three years after the date of acquisition, public notification, as prescribed by law, shall be made reflecting Agency plans for the property. See Idaho Code § 50-2011(f)
- 4) For properties acquired under section A.2.b. above, transfer of ownership to the appropriate public entity shall be made as soon as practical under conditions acceptable to the receiving entity.
- 5) For properties acquired under section A.2.b. above a specific agreement detailing the goals of the economic development acquisition between the Agency and the sponsoring economic development entity will be developed and adopted by the TFURA Board of Commissioners.
 - a. An annual report with respect to the goals of the project will be provided to the sponsoring entity and made available to the general public.
- 6) A detailed Agency Property Inventory shall be developed and maintained on an on-going basis, updated at least quarterly or whenever an acquisition or disposition occurs impacting the property holdings of the Agency.
- 7) The Agency may temporarily operate and maintain real property acquired by it pending disposition. All costs incident to the operation and maintenance of such properties shall be the obligation of the Agency Rental Fund without support from the Revenue Allocation Areas.
- 8) If the Agency acquires real property that has an on-going public purpose and elects to retain ownership and operational responsibility, it may continue that ownership even after closure of the urban renewal district has terminated as long as such activity produces sufficient resources to cover its full operating obligations. See Idaho Code § 50-2905(8).

C) Disposition:

Generally, the disposition process is governed by Idaho Code § 50-2011, which describes the process for disposition to private developers, other public entities (see also § 50-2015(f)), and non-profit entities. An Agency may prescribe an alternative disposition process, but such process must meet the objectives of Idaho Code § 50-2011.

- 1) Interest in Agency-owned property may be transferred to private developers who demonstrate an interest and capacity to utilize the property to implement the adopted urban renewal plan.
- 2) The developer must demonstrate how their use of the property is in accord with the urban renewal plan.
- 3) The developer must agree to not use the property for speculative purposes and not sell the property until the development for which the transfer is made has been completed and a Certificate of Completion has been issued by the Agency.
- 4) Transfer of Agency property to a private entity can only be accomplished through a competitive process as prescribed by law.
- 5) The Agency may use a Request for Qualifications (RFQ) process, Request for Proposal (RFP) process or respond to specific proposals from a developer through the Exclusive Right to Negotiate (ERN) process, at the discretion of the Board of Commissioners.
- 6) The value associated with the transfer must be based upon a "Fair Reuse" basis recognizing the specifics of the development proposal and the conditions imposed by the Agency upon such transfer.
- 7) Real property transferred to a public entity for a public use may be conveyed with or without compensation and for any consideration deemed appropriate by the Board of Commissioners in consultation with the receiving entity.
- 8) Agency property may be transferred for industrial or commercial purposes to a private entity or non-profit corporation for development consistent with the urban renewal plan at "Fair Reuse" value.
 - a. Improvements to the property required under the urban renewal plan may be deferred to the ultimate industrial or commercial developer.

Adopted by the Board of Commissioners of the Urban Renewal Agency of the City of Twin Falls, Idaho on January 29, 2020

Cindy R. Bond, Chair

Andy Hohwieler, Secretary



Date: Wednesday, January 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to adopt a Surplus Real Property Disposition Resolution.

Time Estimate:

N/A

Background:

Per Idaho Code, urban renewal agencies are required to dispose of real property under reasonable competitive procedures as set forth in Idaho Code § 50-2011, which guides urban renewal agencies to “invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban renewal area, or any part thereof.”

Over the course of time, it may no longer be practicable for the Agency to wholly comply with the property disposition guidelines set forth in Idaho Code § 50-2011 as a result of one of the following circumstances:

- any of the Agency’s Plans may not now contemplate any other use or redevelopment of such parcel; or
- conditions may have changed resulting in no reasonable development opportunity in compliance with the Act and Plans; or
- the parcel may not be suitable for development under any of the Agency’s Plans because of the size or configuration of the parcel; or
- the Agency may have been unsuccessful in acquiring any other parcels to provide for a likely development opportunity; or
- the Agency has solicited proposals for the parcel in compliance with Idaho Code § 50-2011 and not been successful in receiving a proposal from a qualified developer for a development to achieve the objectives of the Act and the Plans.

In the event any Agency parcel falls within the reasons set forth above, the Board finds it appropriate and in the best interest of the Agency and the public to consider a policy which will result in the disposition of the parcel through a specifically defined surplus process. The proposed resolution (see attached) sets forth the policy and the process for disposing of surplus property.

Approval Process:

A majority vote by the Board would adopt the resolution on surplus property and allow the chair to sign and approve the policy as a matter of course for the Agency.

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

The ability to surplus property allows the agency greater flexibility for the disposition of property in matters where no project can be found that is compatible with adopted allocation area plans. Staff recommends adoption of the proposed resolution.

Attachments:

1. Surplus Real Property Disposition Policy Resolution

RESOLUTION NO. 2020-01

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO, ALSO KNOWN AS THE TWIN FALLS URBAN RENEWAL AGENCY, APPROVING AND AUTHORIZING A POLICY CONCERNING A DECLARATION OF SURPLUS REAL PROPERTY AND ADOPTING OF PROCESS TO DISPOSE OF SUCH SURPLUS REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Twin Falls, Idaho, also known as the Twin Falls Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City of Twin Falls, Idaho (the “City”) created an urban renewal agency pursuant to the Law;

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the “City Council”), by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4 (the “Area #4 Plan”). The Area #4 Plan has been amended several times;

WHEREAS, on May 4, 1998, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the “RAA #4-1 Plan”) to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2579 on May 4, 1998, approving the RAA #4-1 Plan, and making certain findings;

WHEREAS, on August 26, 2013, the City Council, after notice duly published, conducted a public hearing on the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the “Amended RAA #4-1 Plan”) seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3056 on August 26, 2013, approving the Amended RAA #4-1 Plan and making certain findings;

WHEREAS, on December 12, 2011, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4-3 (the “RAA #4-3 Plan”) to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3022 on December 12, 2011, approving the RAA #4-3 Plan and making certain findings;

WHEREAS, on June 1, 2015, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Revenue Allocation Area #4-4 (the “RAA #4-4 Plan”) to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3097 on June 1, 2015, approving the RAA #4-4 Plan and making certain findings;

WHEREAS, on December 16, 2019, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Washington Street South Urban Renewal Project (the “Washington Street South Plan”) to redevelop a portion of the City within the boundaries of the Washington Street South Project Area, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2019-015 on December 16, 2019, effective upon publication on January 10, 2020, approving the Washington Street South Plan and making certain findings;

WHEREAS, the above referenced urban renewal plans and their project areas are collectively referred to as the Project Areas;

WHEREAS, pursuant to the Act and the Plans, the Agency is authorized to own real property and carry out the purposes and various projects under the Plans and to enter into and carry out contracts or agreements in connection therewith;

WHEREAS, Idaho Code requires urban renewal agencies to dispose of real property under reasonable competitive procedures as it may designate or as specifically set forth in Idaho Code § 50-2011, which guides urban renewal agencies to “invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban renewal area, or any part thereof.”;

WHEREAS, over the course of time, such acquired Agency property may, based on the reasons set forth below, no longer be practicable for the Agency to wholly comply with the property disposition guidelines set forth in Idaho Code § 50-2011 as a result of one of the following circumstances:

- any of the Agency's Plans may not now contemplate any other use or redevelopment of such parcel; or
- conditions may have changed resulting in no reasonable development opportunity in compliance with the Act and Plans; or
- the parcel may not be suitable for development under any of the Agency's Plans because of the size or configuration of the parcel; or
- the Agency may have been unsuccessful in acquiring any other parcels to provide for a likely development opportunity; or
- the Agency has solicited proposals for the parcel in compliance with Idaho Code § 50-2011 and not been successful in receiving a proposal from a qualified developer for a development to achieve the objectives of the Act and the Plans.

WHEREAS, in the event any Agency parcel falls within the reasons set forth above, the Board finds it appropriate and in the best interest of the Agency and the public to consider a policy which will result in the disposition of the parcel through a specifically defined process;

WHEREAS, the Board finds it in the best interests of the Agency and the public to dispose of any surplus property, which falls within the criteria set out above, by using the municipal competitive bidding process for disposition of surplus property set forth in Idaho Code Title 50, Chapter 14 (the "Municipal Act") providing for a public hearing, establishing a sealed bid process, minimum bid, and allowing for an exchange in lieu of cash;

WHEREAS, the Agency finds it in the Agency's best interest to adopt a policy for the disposition of surplus real property which falls within the criteria set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE TWIN FALLS URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. The above recitals and statements are true and correct.

Section 2. The Board finds it in the best interest of the Agency and the public to adopt by reference the Municipal Act to dispose of any Agency property deemed to be surplus property.

Section 3. The Board hereby approves a parcel shall be determined as surplus real property if any of the following conditions apply:

- any of the Agency's Plans may not now contemplate any other use or redevelopment of such parcel; or
- conditions may have changed resulting in no reasonable development opportunity in compliance with the Act and Plans; or
- the parcel may not be suitable for development under any of the Agency's Plans because of the size or configuration of the parcel; or
- the Agency may have been unsuccessful in acquiring any other parcels to provide for a likely development opportunity; or

- the Agency has solicited proposals for the parcel in compliance with Idaho Code § 50-2011 and not been successful in receiving a proposal from a qualified developer for a development to achieve the objectives of the Act and the Plans.

Section 4. Upon a finding an Agency parcel constitutes surplus property, it shall then follow the process set forth in the Municipal Act, which includes:

- declaration of intent to sell or exchange real property;
- publishing a summary of the Agency action declaring such parcel surplus property and providing a notice of public hearing before the Agency Board which shall be published at least fourteen (14) days prior to the date of the public hearing;
- obtaining an appraisal under such terms and conditions as may be deemed appropriate by the Board;
- determination of a minimum price for the parcel, if any;
- proceeding through a sealed bid auction, and if no bids are received, to sell such property as it deems in the best interest of the Agency; and
- imposition of other conditions of sale as may be deemed appropriate by the Board.

Section 5. The Chair and the Vice-Chair of the Agency are each hereby authorized to take all action necessary or desirable in conformity with this Resolution.

Section 6. All bylaws, orders, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 7. This Resolution shall take effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on _____, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on _____, 2020.

APPROVED:

By _____
Cindy Bond, Chair

ATTEST:

By _____
Andy Hohwieler, Secretary



Date: Wednesday, January 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to reject the RFP Responses for the 215 Shoshone St. South property.

Time Estimate:

N/A

Background:

The Urban Renewal Agency of the City of Twin Falls requested proposals for the acquisition of 0.189 Acre of vacant property located generally at 215 Shoshone Street South in Twin Falls, Idaho. The property is identified as Lots 4, 5 & 17, Block 118, of the original Twin Falls Townsite, and is owned in fee simple by the URA. The property is currently zoned CB – Commercial Central Business.

At a January 13, 2020, meeting of the Agency, the Board moved to allow staff to negotiate with two separate parties, one for the acquisition of Lots 4 & 5, and one for the acquisition of Lot 17.

After discussion with legal counsel, because of the way the original RFP was written, this type of negotiation is not possible. It has been recommended that if the Agency wants to dispose of the separate lots in this way, then they are to reject the individual proposals and surplus the lots for lack of development opportunity on the properties as a whole.

The option still exists to accept the proposal submitted by Todd Blass of 102 Main LLC, given that he made a qualified offer for the acquisition of all three lots.

Approval Process:

A majority vote by the Board would carry the motion that is proposed.

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends rejection of the RFP responses to allow for surplussing of the individual lots.

Attachments:

None



Date: Wednesday, January 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to approve the surplus disposition for the property at 215 Shoshone St. South.

Time Estimate:

N/A

Background:

Per Idaho Code 50-2011, and the Agency's policy concerning the declaration of surplus property, the Agency is being asked to consider whether or not the disposition of the property located at 215 Shoshone St S is surplus property that should be sold or exchanged.

Attached is a notice, that if approved, would be distributed publicly to solicit sealed bids for Lots 4, 5 & 17 of Block 118, Twin Falls, Idaho. If approved, and the noticing is done Saturday, February 1st, the soonest the Board could review and accept bids would be February 17, 2020.

Approval Process:

A majority vote by the Board would carry the motion that is put forth.

Budget Impact:

Proceeds from the future sale of these lots would go into the funds for Area #4-1.

Regulatory Impact:

N/A

Conclusion:

Staff recommends the Board authorize staff to publish the notice for the sale of surplus property.

Attachments:

1. Resolution 2020-02 = 215 Shoshone Property Disposition
2. 215 Shoshone Street (Lot 17) Auction Packet Legal Notice

RESOLUTION NO. 2020-02

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, ALSO KNOWN AS THE TWIN FALLS URBAN RENEWAL AGENCY, DECLARING A CERTAIN PARCEL OF REAL PROPERTY, OWNED BY THE AGENCY AS SURPLUS PROPERTY AND TO DECLARE THE AGENCY'S FURTHER INTENT TO SELL, CONVEY, OR EXCHANGE SUCH PROPERTY; SCHEDULING A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Twin Falls, Idaho, also known as the Twin Falls Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City of Twin Falls, Idaho (the "City") created an urban renewal agency pursuant to the Law;

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City Council"), by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4 (the "Area #4 Plan"). The Area #4 Plan has been amended several times;

WHEREAS, on May 4, 1998, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for Urban Renewal Area #4 and Creating Revenue Allocation Area #4-1 (the "RAA #4-1 Plan") to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2579 on May 4, 1998, approving the RAA #4-1 Plan, and making certain findings;

WHEREAS, on August 26, 2013, the City Council, after notice duly published, conducted a public hearing on the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the "Amended RAA #4-1 Plan") seeking to add geographic area to RAA #4-1 Plan, pursuant to Idaho Code § 50-2033, to redevelop a portion of the City within the boundaries of the Urban Renewal Area #4, as amended, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3056 on August 26, 2013, approving the Amended RAA #4-1 Plan and making certain findings;

WHEREAS, pursuant to the Act and the Amended RAA #4-1 Plan, the Agency is authorized to own real property and carry out the purposes and various projects under the Amended RAA #4-1 Plan and to enter into and carry out contracts or agreements in connection therewith;

WHEREAS, in compliance with Idaho Code § 50-2010, on or about September 4, 2008, the Agency acquired a parcel of vacant real property located at 215 Shoshone Street, Twin Falls, Idaho, Parcel No. RPT0001118004A, including Lots 4, 5 & 17, Block 118, Twin Falls Townsite (the "Property"), and in furtherance of the Amended RAA #4-1 Plan, the Agency intended to dispose of the Property to a developer for a potential project opportunity;

WHEREAS, on January 29, 2020, by Resolution No. 2020-01, the Agency adopted a policy concerning declaration of surplus real property and the process by which to dispose of such surplus real property (the "Surplus Resolution");

WHEREAS, the Surplus Resolution grants the Agency the authority to sell, exchange, or convey real property if certain criteria are met;

WHEREAS, the Property complies with the following criteria as set forth in the Surplus Resolution:

- Conditions in the neighborhood area have changed since acquisition of the Property resulting in no reasonable development opportunity in compliance with the Act and the Amended RAA #4-1 Plan.
- The Property may not be suitable for development under the Amended RAA #4-1 Plan because of its size and configuration.
- The Agency has solicited proposals for the parcel in compliance with Idaho Code § 50-2011 and not been successful in receiving a proposal from a qualified developer for a development to achieve the objectives of the Act and the Plans.

WHEREAS, the Agency intends to convey, sell, or exchange the Property because of the findings previously stated;

WHEREAS, the Surplus Resolution provides that whenever the City proposes to sell, exchange, or convey real property, the Agency shall declare that the subject property will be offered for sale and establish the value of the property the Agency will receive as a result of the conveyance, sale, or exchange;

WHEREAS, at a future public hearing, the Agency will conduct a hearing to review its declaration of intent to declare the Property as surplus based on the criteria set forth in the Surplus Resolution;

WHEREAS, pursuant to Idaho Code § 50-1403, the Agency shall conduct a sealed bid public auction to sell the Property to the winning bidder (the “Auction”);

WHEREAS, the Agency finds it in the Agency’s best interest to seek exchange offers for the Property, subject to certain conditions, including such exchanged parcel having at least equal or greater appraised value of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE TWIN FALLS URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. The above recitals and statements are true and correct.

Section 2. The Agency declares the Property as surplus property, based on the criteria set forth in the Surplus Resolution as follows and hereby declares its intent to sell the Property pursuant to the Surplus Resolution:

- Conditions in the neighborhood area have changed since acquisition of the Property resulting in no reasonable development opportunity in compliance with the Act and the Amended RAA #4-1 Plan.
- The Property may not be suitable for development under the Amended RAA #4-1 Plan because of its size and configuration.
- The Agency has solicited proposals for the parcel in compliance with Idaho Code § 50-2011 and not been successful in receiving a proposal from a qualified developer for a development to achieve the objectives of the Act and the Plans.

Section 3. A public hearing on the Agency’s proposed offer and sale of the Property shall be conducted at a later date, and notice of such hearing and of the Agency’s intent to sell the Property shall be published in the Agency’s official newspaper at least fourteen (14) days prior to the date of the public hearing in the form attached hereto as Exhibit A, which shall include a summary of the Agency’s declaration of intent.

Section 4. The Chair and the Vice-Chair of the Agency are each hereby authorized to take all action necessary or desirable in conformity with the Act and Surplus Resolution to carry out the purposes of this Resolution, including without limitation, notice of declaration of surplus property.

Section 5. All bylaws, orders, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 6. This Resolution shall take effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on _____, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on _____, 2020.

APPROVED:

By _____
City Bond, Chair

ATTEST:

By _____
Andy Hohwieler, Secretary

4828-2953-5155, v. 2

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Urban Renewal Agency of the City of Twin Falls, Idaho, also known as the Twin Falls Urban Renewal Agency (the "Agency"), will hold a public hearing in accordance with the provision of Idaho Code, § 50-2011 and the Agency's policy concerning declaration of surplus real property, to consider whether the following described real property ("Subject Property") located in Twin Falls County, Idaho, is no longer useful to the Agency and is surplus property and should be sold or exchanged. At the public hearing, any person interested may appear and show cause that the Subject Property is still useful to the Agency and that the proposed sale or exchange should not be made.

215 Shoshone Street South, Twin Falls, Idaho

Legal Description: Twin Falls Townsite, Lots 4, 5 & 17, Block 118, (16-10-17) (63-602A).

The public hearing will be held at Council Chambers, 203 Main Avenue East, Twin Falls, Idaho, on _____, _____, 2020, at 12:00 p.m., or as soon thereafter as the matter may be heard, at which hearing any person may appear and show cause why the sale or exchange should not be made.

Additional information concerning the Subject Property is available for public inspection at the offices of the Agency at 203 Main Avenue East, Twin Falls, Idaho 83301 (telephone 208-735-7240), Monday through Friday, 8:00 a.m. to 5:00 p.m. or on the Agency's website at www.tfid.org.

Any interested person is encouraged to attend the meeting. Interested persons may also submit written comments to the Agency at PO Box 1907, Twin Falls, Idaho 83301. Comments should be received no later than the close of business on _____, 2020.

Individuals who will require special assistance to accommodate physical, vision, hearing, or other impairments, please contact the Agency at 208-735-7287 three (3) days prior to the meeting so that arrangements may be made.

By order of the Chair of the Twin Falls Urban Renewal Agency.

DATED this _____ day of January, 2020.

TWIN FALLS URBAN RENEWAL AGENCY

By /s/ Cindy Bond
Chair

Publish: February _____, 2020.

Notice of Sealed Bid Public Auction for Real Property
Urban Renewal Agency of the City of Twin Falls, Idaho, also known as the Twin Falls Urban
Renewal Agency

NOTICE IS HEREBY GIVEN that the Twin Falls Urban Renewal Agency (the “Agency”) will hold a sealed bid auction for the sale of certain real property owned by the Agency located at 215 Shoshone Street South, Lot 17, Block 118, Twin Falls, Idaho (the “Property”). The Agency does not have a redevelopment project for the Property in compliance with its Amended Urban Renewal Plan for Revenue Allocation Area #4-1 Expansion (the “Plan”). Proceeds received from the sale of the Property will be used by the Agency in compliance with the Plan.

Copies of the appraisal for the Property, the Sealed Bid Auction Packet, including the Terms and Conditions of the auction, and the legal description of the Property, are available at the Agency’s website (www.tfid.org) and at the Agency’s offices at 203 Main Avenue East, Twin Falls, Idaho, between 8:00 a.m. and 5:00 p.m., Monday – Friday.

The minimum bid for the Property is \$_____.

The Agency will accept sealed bids for the purchase of the Property until _____, 2020, at 11:00 a.m. and will open the bids on _____, 2020, at 12:00 noon at the Agency’s regular meeting held at Council Chambers, 203 Main Avenue East, Twin Falls, Idaho. The winning bidder shall, if not present at the bid opening, be notified via telephone. Payment of the Bid Amount and transfer of the Property shall be pursuant to the Terms and Conditions included in the Sealed Bid Auction Packet.



Date: Wednesday, January 29, 2020
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

DISCUSSION

Request:

Discussion of process for approval of the design and construction of a parking structure to be located at 147 2nd Avenue South (behind 160 Main Ave. S).

Time Estimate:

N/A

Background:

For some time now, the Agency has been considering development of a parking structure on property located generally at 147 2nd Ave S. If the Agency determines that a structure is needed, then they will have to do so pursuant to the "reasonable competitive bidding procedures" as outlined in Idaho Code 50-2011.

Legal Counsel with Elam & Burke will be outlining the timing and selection as it relates to the site.

Approval Process:

No vote is needed at this time. A majority vote by the board would be needed to authorize acceptance to any responses to an RFP.

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends that we allow legal counsel to draft a request for proposals for development of the site at 147 2nd Ave.

Attachments:

None