THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

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

Present:	Cindy Bond, Rudy Ashenbrener, Doug Vollmer, Andy Hohwieler, Dexter Ball
Absent:	Perri Gardner, Suzzane Cawthra
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Jonathan Spendlove, Planning and Zoning Manager; Meghan Conrad, Attorney.

Chair Bond called the meeting to order at 11:09 AM. A quorum was present.

2) Items of Consideration

a) Consideration of a request to adopt a Property Management Policy.
Nathan Murray explained how today's agenda items were related. He briefly reviewed the policy and shared it would be used as a guide for how properties are purchased, managed, and disposed of. A lot of the information is included in the State Code 50-2010 and 50-2011. Discussion ensued. Meghan Conrad helped define some of the objectives.
MOTION: Andy Hohwieler moved to adopt the Property Management Policy. Dexter Ball seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

b) Consideration of a request to adopt a Surplus Real Property Disposition Resolution.
Nathan shared a procedure he forgot to announce at the beginning of the meeting. He explained at the beginning of all future meetings the Chair will give an opportunity for board members to disclose conflicts with any items on the agenda. When the item is read in, that person(s) would leave the dais and not participate in any discussion or vote of that item.

Nathan introduced the agenda item and the importance of the Policy moving forward as Area 4-1 expires. Meghan Conrad explained that being towards the end of a district, a process is necessary to be able to dispose of Agency owned property. She explained the surplus disposition policy, Resolution #2020-01, and how it provides an option to dispose of parcels with no development opportunity. Discussion ensued.
MOTION: Rudy Ashenbrener moved to adopt the Surplus Real Property Disposition Resolution. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

c) Consideration of a request to reject the RFP Responses for the 215 Shoshone St. South property.
Nathan Murray explained an RFP was issued to sell Lots 4, 5 & 17 of Block 18, addressed 215 Shoshone St. South. Last meeting the Agency moved to allow staff to negotiate with two separate parties. In discussion with legal counsel, this type of negotiation is not possible because of the way the original RFP was written. In order to move forward, choices are 1) reject both responses and surplus Lots 4, 5 & 17 (next agenda item), or 2) move to accept the response from Todd Blass of 102 Main LLC given he

made a qualified offer to acquire all three lots.

Meghan Conrad added the responses received from the RFP were not in-line with what was envisioned by the Board when the RFP was issued. She talked about surplus possibilities with a sealed auction bid. Jonathan Spendlove explained how the Agency would need to describe each individual lot for selling purposes. Discussion ensued. Ms. Conrad clarified the RFP process vs. the surplus process.
MOTION: Andy Hohwieler moved to reject the two proposals for the recently published RFP. Doug Vollmer seconded the motion. Roll call vote showed all members present voted. Rudy Ashenbrener abstained. Approved 4 to 0.

d) Consideration of a request to approve the surplus disposition for the property at 215 Shoshone St. South.
Nathan Murray explained this action would enable the Agency to surplus Lots 4, 5 & 17 due to not receiving responses to the previous RFP that was within the Agency's development plan or desire. The development pattern is difficult because of the way some of the utilities are laid out in the alley. Three options were available: 1) hold for potential future development; 2) surplus the property, or 3) post another RFP. Ms. Conrad explained the steps for surplus designation as it would apply to this property. If surplus is chosen, following a public hearing, the Agency can then decide how they want to proceed with disposing of the parcels. Discussion ensued.
MOTION: Andy Hohwieler moved to approve the surplus disposition for the property at 215 Shoshone St. South. Dexter Ball seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

e) 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).
Nathan Murray shared the property location would be more like 137 2nd Ave. S. He added there has been discussion in the past about participating in a potential structure of parking decks behind 160 Main. Ms. Conrad explained the process from the request for proposal through the disposition and development agreement. Nathan added the City owns the grounds so an agreement of understanding will need to be created. Discussion ensued. Jonathon Spendlove added a parking garage requires a special use permit which is decided by the Planning & Zoning Commission. He explained the process will take time and the timeline will be tricky. He reminded everyone that the parking garage is separate from the 160 building project. The Agency, Planning & Zoning, and City have to work together to make this project happen. Legal counsel will provide a draft RFP for the February meeting.

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

4) Upcoming Meeting(s) Monday, February 10, 2020 @ 12:00 p.m.

5) Adjournment
The meeting adjourned at 12:12 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary