THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Wednesday, February 19, 2020, 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, Andy Hohwieler, Suzzane Cawthra, Doug Vollmer, Dexter Ball, Cindy Bond, Perri Gardner (arrived at 12:05)
Absent:	None
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Brent Hyatt, Assistant Finance Officer, Jonathan Spendlove, Planning and Zoning Manager; Ruth Pierce, City Council Liaison, Meghan Conrad, Special Counsel.

Chair Bond called the meeting to order at 12:03 PM. A quorum was present. Chair Bond called for a motion to amend the agenda noting the removal of items from the initial agenda posting.
MOTION: Doug Vollmer moved to approve the amended agenda. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted in favor of the motion.

2) Conflict of Interest Declaration
None.

3) Consent Calendar

a) Request to approve 1) Minutes for January 13, 2020 meeting; 2) Minutes for January 29, 2020 special meeting; 3) January 2020 Financial Report; 4) February 2020 Accounts Payable.
MOTION: Andy Hohwieler moved to approve the consent calendar. Dexter Ball seconded. Roll call vote showed all members present voted in favor of the motion.

4) Reports/Updates

a) Executive Director's Report by Nathan Murray
- The disclosure declaration will take place at the beginning of every meeting as a matter of course from now on.
- Brent Hyatt's departure has been delayed.
- The initial posting of the agenda included a memorandum of understanding with the City, as well as a potential request for proposal for property the city owns. The documents were not finalized in time for this meeting but hoping to have them on the March agenda.
- Nathan was contacted by a non-profit group who wanted to negotiate with the Agency for the acquisition of a property for a parking lot that the Agency owns. The property on 3rd Avenue South between Hansen & Idaho that surrounds the St. Luke's Building. The Agency has obligations to provide parking on that property for Glanbia and St. Luke's which is currently being investigated. Half of the parking area is heavily utilized so the possibility of someone acquiring a part of the property for a project could be an option. This may be a topic of discussion at a future meeting.
- The new Urban Renewal District was submitted to the Tax Commission. The project is still in the design

phase.

5) Items of Consideration

None.

6) Public Hearings

a) Public Hearing and Consideration of a request to conduct a sealed bid auction for the sale of real property located at 215 Shoshone Street South (Lots 4, 5 & 17, Block 118, Twin Falls Townsite).
Nathan Murray shared the background and explained the beginning process to dispose of the surplus property. Meghan Conrad added the Agency adopted a surplus disposition policy and declared this property to be surplus. The notice of public hearing was advertised for today's meeting date. Following the public hearing, the Agency will consider the next steps. Nathan explained the property needs to be advertised at a reasonable fair market value and awarded to the highest bidder. The Agency needs to decide if the three-lot property will be sold as one parcel or split the lots into multiple parcels.

The public hearing was opened.
Fran Florence, Kimberly resident, asked for an explanation of the concept of why these parcels were designated as surplus properties. Nathan explained a surplus sale of the property does not have to take place, however, the reason for this process is that in response to a previous RFP, multiple parties were interested in specific lots of the parcel, but not the entire parcel as advertised. This process is an option the Agency has for property disposition.
Peter Candy, a developer, shared his interest in Lot 17 for a potential residential project.
No other public comments were offered; therefore, the public hearing was closed.

Meghan Conrad further described surplus disposition which uses a competitive process. Discussion continued. She explained a resolution would need to be adopted as well as the auction bid packet. A minimum price needs to be determined and justification is necessary by a real estate broker or appraisal.

Commissioners are in favor of splitting Lots 4 and 5 from the existing parcel. Staff and Special Counsel will create a bid packet to be presented for approval at the March meeting.

7) General Input/Announcements - Public/Staff

None.

8) Upcoming Meeting(s)

a) Monday, March 9, 2020 @ 12:00 p.m.
Nathan shared there is a city club meeting on this date in which two board members have expressed interest in attending and he will also be out of town. An alternate date will be researched, and a new meeting date will be advertised.

Commissioner Gardner shared the art subcommittee met to discuss potential projects for this year. Ideas currently being considered are murals and 3D art. She welcomed ideas.

9) Adjournment

a) Request to adjourn to Executive Session 74-206(1)(c) to acquire an interest in real property not owned by a public agency.
MOTION: Rudy Ashenbrener moved to adjourn. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion.

The meeting adjourned at 01:01 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary