



Urban Renewal Agency Minutes

Wednesday, March 25, 2020, 12:00 PM

- SPECIAL MEETING -

City Hall, Overflow Room #116
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, Andy Hohwieler, Perri Gardner, Suzzane Cawthra, Dexter Ball, Doug Vollmer

Absent:

Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Brent Hyatt, Assistant Finance Officer, Meghan Conrad, Special Counsel, and Ruth Pierce, City Council Liaison

Chair Bond called the meeting to order at 12:06 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for February 19, 2020 meeting; 2) February 2020 Financial Report; 3) March 2020 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 7 to 0.

4) Reports/Updates

None.

5) Items of Consideration

- a) Consideration of a request to approve the solicitation of development proposals for property generally located at 151 2nd Avenue South in Twin Falls.

Nathan Murray explained the Agency would send out an RFP for the property behind 160 Main known as Lots 25-32, Block 103 of the Original Twin Falls Townsite, consisting of 1.72 acres. The RFP is asking for a mixed-use development that includes housing, a commercial component, and a structured parking facility. He summarized the timeline with responses due May 8th and discussion will take place during the May meeting.

Murray added the developer of the 160 Main Avenue project is planning to submit plans for approval by April 7th. The land pertaining to this RFP is currently owned by the City of Twin Falls, however, an item on the March 30th City Council agenda will start the public process to

transfer the property to the Agency. At this time, the Agency is operating under the expectation that the City Council will vote to approve the transfer. If the transfer is not approved, the process will be stopped. Discussion ensued.

MOTION: Perri Gardner moved to authorize staff to put forth the RFP for the project at 151 2nd Avenue South. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Consideration of a request to sign Resolution No. 2020-04 approving the Second Amendment to the Disposition & Development Agreement relating to the 160 Main Ave South Development.

Nathan Murray explained the background with the Galena Fund. The developer is asking for an extension to submit the financial information with a deadline being the end of March. Investors are ready and excited about this project. Discussion ensued. **MOTION:** Andy Hohwieler moved to adopt the 2nd Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development. Dexter Ball seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) 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, Block 118, Twin Falls Townsite). Nathan Murray explained this is the final step of the process before publicly requesting submissions of bids for the purchase of this property. A quit-claim deed has been submitted to the county for review to separate Lots 4 and 5 from Lot 17 and creating two separate parcels. A broker price option has been secured from Thornton Oliver Keller Commercial Real Estate. Their opinion of fair value is \$3.00/SF, \$25,000 minimum. Discussion ensued. Justification for going lower than the broker price option is to entice more bids, and the environment we are in right now is uncertain. **MOTION:** Andy Hohwieler moved to direct staff to conduct a sealed bid auction for the sale of real property located at 215 Shoshone Street South, Lots 4 and 5, Block 118, of the Twin Falls Townsite setting the minimum price at \$20,000. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

Murray stated the next meeting will be May 11th, pending future restrictions.

7) Upcoming Meeting(s)

Monday, May 11, 2020.

8) Adjournment

The meeting adjourned at 12:30 PM.



Lorrie Bauer, Recording Secretary