



Urban Renewal Agency Agenda

Monday, June 8, 2020, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrenner, Cindy Bond, Andy Hohwieler, Doug Vollmer

1) Instructions for Public Comment

- a) To provide public comment(s) relating to items on this agenda, please email them to **lbauer@tfid.org**. Put "Public Comment" in the subject line. Email must be received no later than 11:45 a.m. on the date of this meeting.

2) Confirmation of Quorum/Call Meeting to Order

3) Consent Calendar

- a) **ACTION ITEM:** Request to approve 1) Minutes for May 11, 2020 meeting; 2) Minutes for May 21, 2020 meeting; 3) May 2020 Financial Report; 3) June 2020 Accounts Payable.

4) Reports/Updates

- a) Executive Director's Report

5) Items of Consideration

- a) Presentation by the Children's Museum of the Magic Valley.
- b) Presentation by Bill Truax of the Galena Fund regarding development of 160 Main Ave S.
- c) Presentation of Certificate of Appreciation and Recognition of Service to Dexter Ball, Perri Gardner, and Suzzane Cawthra.

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

- a) Monday, July 13, 2020 at 12:00 p.m.

8) 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.



Urban Renewal Agency Minutes

Monday, May 11, 2020, 12:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrenner, Cindy Bond, Andy Hohwieler, Doug Vollmer

1) Confirmation of Quorum/Call Meeting to Order

Present: Andy Hohwieler, Rudy Ashenbrenner, Cindy Bond, Dexter Ball, Perri Gardner, Suzzane Cawthra, Doug Vollmer (arrived at 12:50)

Absent: None

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

Chair Bond called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for March 25, 2020 meeting; 2) March 2020 Financial Report; 3) April 2020 Accounts Payable, 4) April 2020 Financial Report; 5) May 2020 Accounts Payable.

MOTION: Andy Hohwieler moved to approve the consent calendar. Perri Gardner 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 an update on the following:
- The Gem State Dairy project on South Washington, which is part of the new revenue allocation area, is on hold indefinitely due to the current pandemic and issues related to contracts for their products. Design preparations, such as utility projects, for the future development of the area will continue. Gem State Dairy owns the property within the allocation area.
 - 160 Main Avenue: The builder is currently making changes as a result of the City's review for permit documents. Once the permits are issued, demolition will begin.

5) Items of Consideration

- a) Presentation and Request for Approval of the FY2019 Audited Financial Statements.
- Brent Hyatt shared the audited financial statements resulted in an unqualified opinion which means no issues were found. All state requirements for reporting have been met.
- MOTION:** Rudy Ashenbrenner moved to approve the audited financial statement for FY2019. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.
- b) Presentation of the 2019 Annual Report followed by a Request for Public Comment and a Request to

Approve Resolution #2020-06 authorizing the filing of the 2019 Annual Report with the City of Twin Falls. Nathan Murray summarized the 2019 Annual Report that was included in the packet. He shared that the agency had a great reduction in property tax increment revenue because of contesting evaluations by Chobani and Clif Bar, however not a lot of change in the overall net positioning due to debts being paid down.

MOTION: Rudy Ashenbrener moved to accept the annual report as presented. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- c) Open the Sealed Bids received for the auction of 215 Shoshone Street South, Lots 4 & 5, and authorize the Chair to sign a Quit Claim Deed to the high bidder if the requirements for submission have been met.

Nathan Murray shared two submissions were received. Both submittals seemed to comply with the bid requirements. Viewing the bid results spreadsheet, Eagle Financial, LLC bid \$102,250.00 and Michelle Carpenter bid \$25,250.00. Special Counsel, Meghan Conrad, recommended additional time to review the responses and to schedule a public special meeting, possibly next week, to formally accept the high bidder. The process would then proceed to enter into a Purchase & Sale Agreement and the signing of the Quit Claim Deed. Discussion ensued.

MOTION: Perri Gardner moved to table this agenda item and schedule a future to-be-determined public meeting in the next week. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- d) Consideration of a request to accept a response to the Request for Proposal to develop property at 2nd Avenue South, Block 103, Lots 25-32.

Nathan Murray shared one proposal was received from the Galena Opportunity Fund with Pivot North and McAlvain Construction as partners. While viewing the submitted proposal on the screen, he voiced the contents. The Galena Fund is the lead applicant for the team of the proposal. They are also the developer of 160 Main Avenue South as well as another project in the downtown. The team includes The Galena Opportunity Fund, Pivot North, Axiom, McAlvain Construction. Their concept includes 6 stories, 44 residential units, 2,700 SF of ground and roof amenities, and 3 levels of parking. One level below grade and two levels above grade, approximately 50 stalls on each level for a total of 150 stalls. This project would net approximately 100 new parking stalls. No costs were provided.

The development team proposed to build the structure, which would be condominiumized with the Agency owning and operating the parking levels and Galena owning the residential. Galena would then lease a specific number of stalls (approximately 92) for the residential units above the parking decks as well as those in the 160 Main Ave. building. The Urban Renewal Agency would then own and maintain the structure. The Development team would build the structure with completion during the second quarter of 2022.

Nathan shared his concerns of no idea of costs and questioned if the Agency would want to take on the long-term obligation of owning and maintaining a structure without partnerships. As far as parking, this plan does not increase the number of public stalls. He suggested additional time to review the proposal, research costs, and have further discussions before voting on this item. Discussion ensued.

MOTION: Andy Hohwieler moved to table the request to accept a response to the RFP as presented today until the special meeting to be determined. Dexter Ball seconded the motion. Roll call vote showed all

members present voted. Approved 6 to 0.

Commissioner Doug Vollmer joined the meeting at 12:50 during the discussion of this item. He abstained.

- e) Appoint a Budget Committee (3 members) to review the 2020-2021 budget.
Commissioners Cindy Bond, Rudy Ashenbrener, and Andy Hohwieler offered to participate in the budget committee.
- f) Consideration of a request to approve Resolution #2020-07 authorizing amendments to the Bylaws of the Urban Renewal Agency of the City of Twin Falls.

Nathan explained a maintenance change was necessary for Article 3, Section D of the Bylaws to correct the stated 4-year term to a 3-year term that is currently practiced. **MOTION:** Perri Gardner moved to amend the Bylaws to reflect the correct term of 3 years. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

The next meeting, scheduled for June 8th, will be the last meeting for Perri, Dexter, and maybe Suzzane. Meeting restrictions may change to a larger number so we will pay attention to the health and safety guidelines and schedule accordingly.

Rudy Ashenbrener thanked those who submitted proposals for being a part of the process as the interest and participation are appreciated.

7) Upcoming Meeting(s)

Monday, June 8, 2020 at 12:00 p.m.

8) Adjournment

The meeting adjourned at 12:58 PM.

Lorrie Bauer, Recording Secretary



Urban Renewal Agency Minutes

Thursday, May 21, 2020, 3:00 PM

- 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) Instructions for Public Comment

- a) To provide public comment(s) relating to items on this agenda, please email them to lbauer@tfid.org. Put "Public Comment" in the subject line. Email must be received no later than 2:00 p.m. on the date of this meeting.

2) Confirmation of Quorum/Call Meeting to Order

Present: Andy Hohwieler, Dexter Ball, Rudy Ashenbrener, Cindy Bond, Perri Gardner

Absent: Suzzane Cawthra; Doug Vollmer

Staff Present: Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Brent Hyatt, Assistant Finance Officer, Jonathan Spendlove, P&Z Director, and Meghan Conrad, Special Counsel

Chair Bond called the meeting to order at 03:01 PM. A quorum was present.

3) Conflict of Interest Declaration

None.

4) Items of Consideration

- a) Consideration of a request to authorize the Chair to sign Resolution 2020-08 and approve a Purchase & Sale Agreement for property located at 215 Shoshone St. S, Lots 4 & 5, with TFOZ, LLC.
Nathan Murray introduced the agenda item and shared the submissions were reviewed by legal counsel. Megan Conrad shared she noted that the bid from TFOZ did not provide complete information concerning the financial resources to make the payment, however, their bid packet did have adequate ability to waive any defects in the bid because of the amount of the bid. She shared it appears to be in the Agency's best interest to waive that deficiency and proceed with TFOZ. She explained the process to dispose of the property and that the Resolution authorizes the final step to authorize proceeding with the purchase and sale agreement. Nathan added TFOZ is a fund set up to invest in opportunity zones. This fund is partnered with Eagle Financial.
MOTION: Rudy Ashenbrener moved to authorize the Chair to sign the resolution. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.
- b) Consideration of a request to authorize the Chair to sign Resolution 2020-09 and enter into an exclusive right to negotiate with the Galena Opportunity Fund to develop property at 2nd Avenue South, Block 103, Lots 25-32.
Nathan shared the proposal received was a development proposal for a mixed-use structure to include three levels of parking (about 150 stalls) and four stories (about 48 units) of residential housing above the parking.

The developer proposes to construct the structure and the URA would reimburse them the costs. The developer would then lease a number of parking stalls from the Agency. The Agency would assume responsibility for the maintenance and operation of the structure. There are unknown costs and no bids, but the developer guesstimated it to be about \$3M.

Nathan noted that a parking structure is not required per the zoning regulations. The building would be compliant with the existing parking spaces which includes over 300 stalls between the 2nd Avenues from Shoshone to Jerome. The developer will move forward with constructing 160 Main without any commitments for a structure at this time. Their plans have been reviewed and the construction permit could be issued any day now.

He added that additional housing units would be nice, but at what cost. Some creative financing would need to be done to make it happen and it would exhaust all funds for the district. Further discussions and negotiations are necessary before a decision can be made. Discussion ensued. Public comment was received via email and was read aloud; Nathan then responded to questions and concerns.

MOTION: Andy Hohwieler moved to authorize the Chair to sign Resolution 2020-09 and enter into an exclusive right to negotiate with the Galena Opportunity Fund to develop property at 2nd Avenue South, Block 103, Lots 25-32. Meghan Conrad clarified the scope of this resolution. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

5) Upcoming Meeting(s)

- a) June 8, 2020 @ 12:00 p.m.

6) Adjournment

- a) Executive Session pursuant to Idaho Code:

§74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated; and §74-206(1)(c) to acquire an interest in real property not owned by a public agency.

The meeting will not return to open session.

MOTION: Perri Gardner moved to adjourn to executive session pursuant to the appropriate statutes of the Idaho Code. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

The meeting adjourned at 03:34 PM.

Lorrie Bauer, Recording Secretary

Lorrie Bauer

From: Ryan Horsley <horsley.ryan@gmail.com>
Sent: Thursday, May 21, 2020 9:06 AM
To: Lorrie Bauer
Cc: Nathan Murray; Dr Cindy Bond; Andy Hohwieler; Dexter Ball; Perri Gardner; Suzzane Cawthra; Rudy Ashenbrener; Doug Vollmer; Idaho Attorney General's Office; ICRMP Staff
Subject: Public Comment (Read into the Record)

[EXTERNAL SENDER]

Madam Chair and Members of the Twin Falls Urban Renewal Agency,

I am reaching to Twin Falls Urban Renewal Agency Members indefinitely table the following matter today at the Special Meeting:

Items of Consideration:

b) Consideration of a request to authorize the Chair to sign Resolution 2020-09 and enter into an exclusive right to negotiate with the Galena Opportunity Fund to develop property at 2nd Avenue South, Block 103, Lots 25-32

There seems to a lack of transparency regarding this transaction, such as:

- When Summit Creek Capital backed out in December should this not have been put back up for bid?
- Is there any connection between the Idaho Youth Ranch Project and the former Twin Falls Clinic and Hospital? Representatives will neither confirm nor deny there is a connection but the former Twin Falls Clinic and Hospital is outside of the Urban Renewal Area.
- Where is all of the information regarding this? The minutes are vague and I believe there is an overuse of Executive Session that seems to hide transparency.
- There seems to be conflicts of interest that have not been properly addressed

The Citizens of Twin Falls are shareholders and have a right know. I think that majority of people understand that it was very unfortunate when the deal fell through with Summit Creek Capital, however that does not release the URA and City of Twin Falls from obeying the law.

I am including the Idaho Attorney General and ICRMP.

Sincerely,
Ryan Horsley

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
May 2020

	May 20
Ordinary Income/Expense	
Income	
Investment Income	4,075.26
Property Taxes	1,459.84
Rental Income	1,333.33
Total Income	6,868.43
Gross Profit	6,868.43
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	405.47
Bowyer Park (122 4th Ave S)	10.33
Total City Property Expense	415.80
Youth Ranch (160 Main Ave S)	3,704.42
Total RAA 4-1	4,120.22
Legal Expense	4,074.63
Miscellaneous	750.00
Prof. Dev.\Training	99.00
Total Expense	9,043.85
Net Ordinary Income	-2,175.42
Net Income	-2,175.42

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD

October 2019 through May 2020

	Oct '19 - May 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	4,828.14			
Investment Income	62,832.98	65,100.00	-2,267.02	96.5%
Property Taxes	5,453,174.20	8,027,512.00	-2,574,337.80	67.9%
Rental Income	10,666.65	15,996.00	-5,329.35	66.7%
Total Income	5,531,501.97	8,108,608.00	-2,577,106.03	68.2%
Gross Profit	5,531,501.97	8,108,608.00	-2,577,106.03	68.2%
Expense				
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	15,328.12			
Bowyer Park (122 4th Ave S)	75.42			
City Property Expense - Other	195.99			
Total City Property Expense	15,599.53			
Downtown Art	8,997.50			
Youth Ranch (160 Main Ave S)	6,396.52			
2nd Ave Parking Lot (Goold)	68,300.00			
Other Properties/Projects	1,150.00			
RAA 4-1 - Other	0.00	1,638,715.00	-1,638,715.00	0.0%
Total RAA 4-1	100,443.55	1,638,715.00	-1,538,271.45	6.1%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,604,910.73	1,604,911.00	-0.27	100.0%
Debt Pay. (Chobani) Principal	1,434,000.00	2,118,863.00	-684,863.00	67.7%
Total RAA 4-3 (Chobani)	3,038,910.73	3,723,774.00	-684,863.27	81.6%
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	401,082.60	800,123.00	-399,040.40	50.1%
Debt Payments - Principal	375,000.00	2,895,000.00	-2,520,000.00	13.0%
Dues and Subscriptions	4,950.00	4,500.00	450.00	110.0%
Insurance Expense	6,797.00	6,800.00	-3.00	100.0%
Legal Expense	26,412.51	30,000.00	-3,587.49	88.0%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	730.28	2,500.00	-1,769.72	29.2%
Miscellaneous	900.00	500.00	400.00	180.0%
Office Expense	95.16	500.00	-404.84	19.0%
Prof. Dev./Training	678.00	2,500.00	-1,822.00	27.1%
Professional Fees	16,000.00	10,000.00	6,000.00	160.0%
Property Tax Expense	60.84			
Repairs and Maintenance	64,000.00			
Total Expense	4,247,060.67	9,328,412.00	-5,081,351.33	45.5%
Net Ordinary Income	1,284,441.30	-1,219,804.00	2,504,245.30	-105.3%
Other Income/Expense				
Other Income				
Transfers In	0.00	150,000.00	-150,000.00	0.0%
Transfers Out	0.00	-150,000.00	150,000.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	1,284,441.30	-1,219,804.00	2,504,245.30	-105.3%

Twin Falls Urban Renewal Agency - June Accounts Payable Listing 2019-20

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
4059	5/19/2020	99.00	Association of Idaho Cities	Prof. Dev.\Training	General	2020 Virtual Conference (Lorrie)
4060	6/2/2020	68.34	City of Twin Falls	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Water & Sewer / #130529 2020-05
4061	6/2/2020	407.50	Elam & Burke	Legal Expense	General	Professional Fees for April 2020 / 02 #185315
4061	6/2/2020	190.00	Elam & Burke	Legal Expense	Rev Alloc 4-1	160 Main Ave Fees for April 2020 / 03 #185316
4061	6/2/2020	95.00	Elam & Burke	Legal Expense	General	Washington St Plan Fees for April 2020 / 04 #185317
4062	6/2/2020	9.99	Idaho Power	Bowyer Park (122 4th Ave S)	Rev Alloc 4-1	Power for #2220512228
4062	6/2/2020	206.24	Idaho Power	Commons (129 Hansen) & Main	Rev Alloc 4-1	Power for #2224040226
4062	6/2/2020	96.64	Idaho Power	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Power for #2223719168
4063	6/2/2020	16.14	Intermountain Gas Company	Commons (129 Hansen) & Main	Rev Alloc 4-1	Gas for #73747812375
4063	6/2/2020	9.79	Intermountain Gas Company	Youth Ranch (160 Main Ave S)	Rev Alloc 4-1	Gas for #06397230001
4064	6/2/2020	97.95	PMT	Commons (129 Hansen) & Main	Rev Alloc 4-1	Broadband Services for #858403-2
4065	6/2/2020	6,585.23	REG Contracting	2nd Ave Parking Lot (Goold)	Rev Alloc 4-1	Improvements/Construction
4066	6/2/2020	1,063.39	Silver Creek	Commons (129 Hansen) & Main	Rev Alloc 4-1	Sprinkler update for Prkg Lot Planters
4067	6/2/2020	24.52	Times News	Legal Expense	General	2019 Annual Report Publicaiton #101581