



## 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](mailto: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*

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Lorrie Bauer, Recording Secretary

## Lorrie Bauer

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**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