THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

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 Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

1) Confirmation of Quorum/Call Meeting to Order

Present:	Andy Hohwieler, Rudy Ashenbrener, 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 Ashenbrener 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

Lorrie Bauer, Recording Secretary