THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency Minutes

Monday, June 8, 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) 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

Present:	Dexter Ball, Doug Vollmer, Cindy Bond, Rudy Ashenbrener, Suzzane Cawthra, Andy Hohwieler, Perri Gardner
Absent:	None.
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Brent Hyatt, Assistant Finance Officer; Don Hall, County Commissioner; Ruth Pierce, City Council Liaison; and Meghan Conrad, Special Counsel

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

3) Consent Calendar

a) 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.
MOTION: Andy Hohwieler moved to approve the consent calendar. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report
Nathan Murray shared the interviews have concluded for the three open board seats beginning in July. The City Council will be asked to approve the appointments of Dan Brizee, Jan Rogers, and Alexandra Caval on June 15th.

5) Items of Consideration

a) Presentation by the Children's Museum of the Magic Valley.
Judy Baxter, founding board member of the Children's Museum of the Magic Valley, and Bethany Bell, board president, presented an overview of their project to open a children's museum in downtown Twin Falls by 2023. The building would be approximately 10,000 SF with outside space available for exhibits and parking. Possible locations for the museum include the parking lot on 4th Street and property on 2nd Street. Ms. Bell asked for the Agency's support as they believe this project would be a remarkable finally to the closing

of the current downtown allocation area. Nathan Murray shared information about the properties. Discussion ensued. The general consensus of the board was positive; therefore, future conversations will be scheduled in order to help them move forward with their project.

b) Presentation by Bill Truax of the Galena Fund regarding development of 160 Main Ave S.
Bill Truax explained the current status of the project. They are currently in the permitting process and a building permit should be issued soon. A demolition permit could be pulled now, but there are still some structural connections to the Extreme Staffing building being reviewed. He shared they tried to negotiate a contract for the development, but the numbers were 35% higher than what they estimated for the total build cost. They made revisions and expect contractor costs to be closer to their estimate within the next 4-5 weeks. Their biggest issue pertains to the evidence of financing covenant of the Disposition & Development Agreement (DDA) to the costs, but that has not changed their commitment or desire to move forward with the project.

Special Counsel, Meghan Conrad, shared the DDA states the closing is to occur by June 29th. The Agency will not close unless financing is in place. The Evidence of Financing provision deadline has already been changed twice. If the Board wants to continue forward with the project, a special meeting is necessary to approve an amendment that pushes out the deadlines, again, of the DDA. If the Board does not want to proceed with the project, termination provisions can be presented. It is necessary to get in line with the deadlines and milestones of the DDA.

Mr. Truax added the demolition could happen prior to closing if approved by the Agency. Discussion ensued. The general consensus of the board included another 90-day extension and to proceed with demolition prior to closing.

A special meeting will be scheduled in two weeks for consideration to amend the DDA.

c) Presentation of Certificate of Appreciation and Recognition of Service to Dexter Ball, Perri Gardner, and Suzzane Cawthra.
Nathan recognized three departing members and thanked them for their service.

6) General Input/Announcements - Public/Staff
None.

7) Upcoming Meeting(s)

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

8) Adjournment
The meeting adjourned at 12:54 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary