THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, July 13, 2020, 12:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer, Dan Brizee, Jan Rogers, Alexandra Caval

1) Confirmation of Quorum/Call Meeting to Order

Present:	Cindy Bond, Rudy Ashenbrener, Andy Hohwieler, Alexandra Caval, Doug Vollmer, Jan Rogers
Absent:	Dan Brizee
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Jonathan Spendlove, P&Z Manager; Ruth Pierce, City Council Liaison; and Meghan Conrad, Special Counsel

Chair Bond called the meeting to order at 12:10 PM. A quorum was present. The meeting started late due to technical difficulties.

2) Conflict of Interest Declaration
None

3) Consent Calendar

a) Request to approve 1) Minutes for June 8, 2020 meeting; 2) Minutes for June 22, 2020 special meeting; 3) June 2020 Financial Report; 4) July 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 6 to 0.

4) Reports/Updates

a) Executive Director's Report
Nathan welcomed new members Alex Caval, Jan Rogers, and Dan Brizee who was not in attendance at this meeting.

215 Shoshone St. S: The Agency closed on the sale and the proceeds went to Area 4-1 funds.

Children's Museum: In helping them to locate a site, particularly one that is currently owned by the URA that is being used as a parking lot, Nathan will be setting up a meeting in the near future with Glanbia regarding their parking needs within the vicinity of their building.

Veteran's Outpatient Clinic (corner of 2nd Avenue East & Idaho St): The Agency owns the

property and has leased it to the VA for many years. Their current lease expires on October 31, 2020; however, they are interested in renewing for another 10 years. Nathan asked the Board to think about the future use of the property for upcoming discussions.

160 Main Ave. S: The demolition permit has been issued. The building next door, 150 Main Avenue S, is now for sale. The shared wall between the buildings requires structural work inside the 150 building and the owners asked us to wait. We need to negotiate accessibility to be able to move forward with the demolition. Discussion ensued. Asbestos removal as well as some electrical and mechanical type equipment begins today at 160.

2nd Avenue S: With the anticipation of increased pedestrian and vehicle activity in the Hansen St. and 2nd Avenue South area, Nathan asked a Boise landscape architecture firm, Stack Rock Group, to propose some design elements and/or features that could improve the beautification of the parking lots and travel corridors to improve the area.

5) Items of Consideration

a) Annual Election of Officers (Chair, Vice Chair, and Secretary)
Cindy Bond nominated Rudy Ashenbrenner for Chair. Andy Hohwieler 2nd the motion. Roll call vote showed all members present voted in favor of the nomination.

Rudy Ashenbrener nominated Andy Hohwieler for Vice-Chair. Doug Vollmer 2nd the motion. Roll call vote showed all members present voted in favor of the nomination.

Rudy Ashenbrener nominated Dan Brizee for Secretary. Andy Hohwieler 2nd the motion. Roll call vote showed all members present voted in favor of the nomination.

b) Consideration of a request to adopt the preliminary budget amount of $10,391,196 and schedule a public hearing to take place during the scheduled August 10th meeting to take public input.
Nathan Murray explained the preliminary budget on Brent's behalf. The budget committee met and reviewed the preliminary budget prior to this meeting. Discussion ensued. **MOTION:** Rudy Ashenbrener moved to adopt the preliminary budget in the amount of $10,391,196 and schedule the public hearing to take place on August 10th. Doug Vollmer seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

c) Consideration of a request to sign Resolution No. 2020-11 approving the Fourth Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South Development to address a demolition contingency.
Nathan Murray explained that this amendment is to allow early entry and demolition of the 160 Main structure and outlines the timing for the demolition. As mentioned earlier, we are reliant on access to 150 Main to move forward. Meagan Conrad, special counsel for the Agency, explained a contingency request was made by the developers for their obligations under the DDA and early entry agreement. This amendment addresses 1) the developer has

until September 1st to obtain the property owner's written acceptance of the developer's reinforcement and stabilization offer of the adjacent building before the anticipated closing date specified in the DDA, and 2) reimbursement to the developer for $31,400 for asbestos abatement costs, which is included in the $300,000 for demolition costs. Recommends approval feels its a reasonable request.

MOTION: Andy Hohwieler moved sign Resolution #2020-11 approving the Fourth Amendment to the Disposition & Development Agreement relating to 160 Main. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Consideration of a request to approve an engineering design to mitigate drainage issues for the alleyway between 2nd Avenue West and 3rd Avenue, and Gooding Street and Shoshone Street in the amount of $11,600.00.
Nathan Murray shared that some businesses along the alley between Idaho and Hansen and between 2nd & 3rd Avenue have experienced flooding in the past. The new development, 2nd South Market, has also had drainage issues. A drainage improvement to the alleyway is necessary to remedy the issues. Jesse Schuerman added he's received a proposal from JUB Engineers for survey and design services in the amount of $11,600. Discussion ensued.
MOTION: Rudy Ashenbrener moved to approve the engineering design in the amount of $11,600. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. 6 to 0.

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

7) Upcoming Meeting(s)

a) Monday, August 10, 2020 @ 12:00 PM

8) Adjournment
The meeting adjourned at 01:07 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary