Urban Renewal Agency
Minutes

Monday, September 14, 2020, 12:00 PM

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:	Doug Vollmer, Cindy Bond, Rudy Ashenbrener, Alexandra Caval, Jan Rogers, Dan Brizee, Andy Hohwieler
Absent:	None.
Staff Present:	Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Jonathan Spendlove, Planning and Zoning Director; Meghan Conrad, Special Counsel; and Ruth Pierce, City Council Liaison

Chair Ashenbrener 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 August 10, 2020 meeting; 2) Minutes for August 27, 2020 special meeting; 3) August 2020 Financial Report; 4) September 2020 Accounts Payable.
MOTION: Cindy Bond moved to accept the request. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Items of Consideration

a) Consideration of a request to approve a Purchase & Sale Agreement for agency owned property at 260 2nd Ave S.
Chair Ashenbrener corrected the address of this agenda item title to "260 2nd Ave E".

Nathan Murray shared the Agency received an offer to purchase this property for $350,000. The Agency purchased the property in 2000 and entered into a 10-year lease with the Government Services Administration acting on behalf of the Veteran's Administration (VA) who improved the site and built the 4500 SF building. The lease was renewed in 2010 for another 10-years. The lease expires on October 31, 2020. Negotiations are in progress with the Government Services Administration/VA to extend the lease for another 10 years.

The purchase offer is contingent upon the Agency having a new lease agreement with the current tenant at a rate of at least $6/sf, which is comparable with the current downtown rates for the type of property. This rate has been suggested to the current tenant, but nothing is final at this time.

The Agency needs to decide if it wants to sell the property, or not. If so, the property needs to be advertised to the public and accept competing offers in increments of $25,000 or greater. If no offers are received, the current offer would be finalized at a later date. Special Council Conrad explained the process necessary to dispose of developed property. She also shared the Agency can retain real property at the termination of a project area as long as there is a revenue stream, that is not TIFF, to support the maintenance operations of the building. Discussion ensued. Nathan added the property is currently scheduled to be appraised, along with other Agency properties. Some members of the board voiced interest in getting more information before making a decision such as the appraisal results, rental rate, and the Agency's future if the property was retained.

MOTION: Jan Rogers motioned to Table the consideration until more information is available. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 1 with Rudy Ashenbrener voting no.

b) Discussion to extend the current deadlines under the DDA for the property located at 160 Main Ave. S. with a consideration to include costs for power utility improvements in the site preparation.
Nathan Murray explained the purpose of a discussion. Crews will be preparing to begin improvements of the shared wall with 150 Main Ave. beginning October 1st, with the demolition of 160 Main Ave following. Also, the demolition costs have increased to $428,294 which is greater than what was previously agreed to so the DDA needs to be amended to reflect these costs. An additional item the Developer put forth is costs related to power line improvements in the alleyways in the amount of $281,493. The Agency could consider a contribution to this cost as part of site preparation. Council Conrad further explained the changes that need to be made in the DDA as well as what additional information is necessary to proceed. Discussion ensued.

An amended DDA will be presented at the October meeting which will address the revised development costs and schedule, as well as a possible contribution to the power improvements in the alleyways.

MOTION: Dan Brizee moved to approve up to $428,000.00 in demo costs which does not include any improvement to the Idaho Power system. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

5) **General Input/Announcements - Public/Staff -** None.

6) **Upcoming Meeting(s)**

a) Wednesday, October 14, 2020, at 12:00 p.m.

7) **Adjournment**

a) **Request to adjourn to Executive Session to discuss records exempt from disclosure and controversies imminently likely to be litigated.** The board may approve participation in an executive session as outlined in Idaho Code §74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code, specifically Idaho Code Section 74-104(1) "public records exempt from disclosure by federal or state law" for an attorney-client privileged communication and 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.

MOTION: Andy Hohwieler moved to adjourn to the executive session. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

Lorrie Bauer

Lorrie Bauer, Recording Secretary