THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Wednesday, October 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, Rudy Ashenbrener, Alexandra Caval, Dan Brizee, Andy Hohwieler, Cindy Bond, Jan Rogers
Absent:	None
Staff Present:	Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Officer; Jesse Schuerman, Engineer; Leila Sanchez, Recording Secretary; Meghan Conrad and Amanda Schaus, 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

The Chair asked for disclosures of conflict of interest. None were disclosed at this time.

3) Consent Calendar

a) Request to approve 1) Minutes for September 14, 2020 meeting; 2) September 2020 Financial Report; 3) October 2020 Accounts Payable.
MOTION: Cindy Bond moved to approve the consent calendar. Doug Vollmer seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

a) Discussion and deliberation regarding the scheduling of a URA Board strategy meeting for determining scope and method of sale regarding URA owned properties.
The Chair wants to arrange a special time to meet with the Board to discuss a strategy for the disposition of remaining property owned by the Board. The meeting would be open to the public, but it would be a discussion about remaining property, their values, and whether or not there was development potential, or if the lots should be sold as surplus. Staff was asked to provide additional information about the properties to the Board prior to the meeting.

b) Discussion and deliberation on the scope and scheduling of a URA Board workshop to consider a new allocation area.
The Chair requested time to meet with the Board at a future meeting to discuss a new allocation area. The meeting would be open to the public. Staff agreed to send out a Doodle Poll to identify an appropriate time.

5) Items of Consideration

a) Consideration of a request to spend $10,486.00 for a new power pole and transmitter to be located in the alleyway midway between Hansen & Idaho St. and 2nd Ave & 3rd Ave S.
Lisa Buddecke the applicant, explained the request. Discussion followed. Board member Alex Caval stepped down as her father is the adjacent property owner. Dan Brizee stepped down as he had been previously hired prior to his appointment to the board to do work on this building, and he remains involved in the redevelopment of this project.

MOTION: Cindy Bond moved to reimburse the applicant $10,486.00 for a new power pole and transmitter to be located in the alleyway midway between Hansen & Idaho Street and 2nd Ave & 3rd Avenue with the adjacent lot having the ability to tap into that sub-power and that reimbursement come back to the URA. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

b) Consideration of a request to sign Resolution No. 2020-16 approving the renewal of a lease agreement with the U.S. Veterans Administration on agency owned property at 260 2nd Ave E.
Nathan Murray shared Agenda items b) and c) are connected and that this item relates only to the lease. After researching current lease rates in the area, a new triple-net lease is currently being negotiated with the current tenant. Discussion ensued.

MOTION: Alexandra Caval moved to approve the lease with the VA according to the lease attached to the action item and give the Chair authority to sign off on it. Andy Hohwieler seconded the motion. Special Council Conrad noted Resolution #2020-16 and the need for a revised motion. Commissioner Caval amended her motion to give the Chair authority to sign Resolution No. 2020-16 to approve the renewal of the lease with the caveat that the language needing to be clarified at the end regarding the maintenance. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consideration of a request to sign Resolution No. 2020-14 approving as to form an agreement as to form a Purchase & Sale Agreement of agency-owned property at 260 2nd Ave E.
Nathan Murray introduced the agenda item as discussed in previous meetings and shared the recent appraisal came back at $375,000. The Agency received an offer to purchase for $350,000. It was clarified that Resolution 2020-14 is to approve the agreement only as to form and not enter into the agreement as well as authorize the notice to be published in the paper soliciting other responses interested in this property. Discussion ensued.
MOTION: Dan Brizee moved to put the building up for sale by making a counteroffer of $375,000 to the people who expressed interest at the appraisal rate which would open the sale of the property to the public. Doug Vollmer seconded the motion. Counsel clarified the purpose of the Resolution. Dan Brizee amended his motion and moved to adopt Resolution 2020-14 approving the agreement in form with the exception of changing the price or countering at $375,000 and if the counter is not accepted, we will not move forward. Doug Vollmer seconded the amended motion. Roll call vote showed all members present voted. Approved 7 to 0.

d) Consideration of a request to sign Resolution No. 2020-15 approving the Fifth Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development to address an amended schedule of performance and updated reimbursement costs.
Nathan Murray introduced the agenda item. Amanda Schaus added this amendment is tying up loose ends and documenting timeframes such as demolition, approval of project budget and financing, property transfer, commencement, and completion. Bill Truax, the developer, shared building activity, following demolition, should begin around November 18th. They are currently negotiating financing with their lending parties. He explained increased costs due to shoring and the need for upgrading power transformers per Idaho Power. Discussion ensued.
MOTION: Dan Brizee motioned to approve Resolution No. 2020-15. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

e) Consideration of a request to enter into an exclusive right to negotiate with Galena Opportunity Fund for development of a mixed-use building and parking structure on property owned by the City of Twin Falls generally located at 153 2nd Ave S.
Nathan introduced the agenda item and a status update was presented. A request for proposals to develop the property was published earlier this year with one response received. The response was for a mixed-use building and parking structure. Negotiations will continue with Galena Opportunity Fund to develop the site. The City is working on transferring the property to the Agency if necessary. The

Exclusive Right to Negotiate is currently drafted and will be presented for approval prior to a Disposition and Development Agreement at a later date. Discussion ensued.

f) Consideration of a request to perform environmental and geotechnical analysis on agency owned property located generally at 250 3rd Ave S.
Nathan Murray shared the property is currently a parking lot next to St. Luke's. The Agency has been approached to develop the property. To prepare for the possibility of development, additional analysis of the soil is necessary. A foundation study would let us know if the site could be developed as well as what type of use, if any, and if any remediation would be necessary prior to development. Discussion ensued.
MOTION: Andy Hohwieler moved to approve the request for environmental and geotechnical analysis on agency property at 250 3rd Ave. S. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff
Property analysis will be completed on other Agency owned properties to be able to provide full disclosure prior to the sale of the properties.

Washington Street South Plan: The plan was filed with the State Tax Commission and the area was created. The area encompasses approximately 80 acres. Gem State Dairy shared last March that they were placing their project on hold indefinitely. Nathan will reach out for an update.

7) Upcoming Meeting(s)

a) Monday, November 9, 2020 @ 12:00 P.M.

8) Adjournment
The meeting adjourned at 1:27 PM.

Leila Sanchez, Recording Secretary