



Urban Renewal Agency Minutes

Monday, December 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: Jan Rogers, Rudy Ashenbrener, Andy Hohwieler, Doug Vollmer, Dan Brizee

Absent: Cindy Bond, Alexandra Caval

Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Engineer; Jonathan Spendlove, Planning & Zoning Director; Leila Sanchez, Recording Secretary; Ruth Pierce, City Council Liaison, and Meghan Conrad, Special Counsel

Chair Ashenbrener called the meeting to order at 12:01 PM. A quorum was present.

2) Consent Calendar

- a) Request to approve 1) Minutes for the October 14, 2020 meeting; 2) October 2020 Financial Report; 3) Minutes for the October 29, 2020, special meeting; 4) November 2020 Financial Report, 5) November 2020 Accounts Payable, and 6) December 2020 Accounts Payable.

MOTION: Andy Hohwieler moved to approve the consent calendar. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

3) Reports/Updates

- a) Executive Director's Report

Nathan Murray gave an overview of the Governor's response to COVID-19 and meetings going forward. The Agency will continue to meet and the public audience will be limited to 10. Masks and distancing will be required.

Sale of 260 2nd Ave. East Update: The lease with the VA has been finalized. We received an offer to purchase the property for \$350k in October. The appraisal was \$375k. The broker agreed to purchase for \$375k so we publicly noticed the sale of the property in November. No bids were received. The initial purchase offer has since been rescinded.

Ongoing discussion regarding a new allocation area: A future discussion meeting, possibly January 2021, will be held in the Overflow room utilizing maps and discuss options.

4) Items of Consideration

- a) Consideration of a request to approve the Schedule of Regular Meetings for 2021.

MOTION: Jan Rogers moved to approve the schedule of regular meetings for 2021. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- b) Consideration of a request to sign Resolution No. 2020-17 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 Murray explained this item is in response to the development RFP that was noticed a few months ago. The Galena Opportunity Fund responded to the request with a proposal to develop a mixed-use structure that included parking with additional residential units on top. In general, Galena will build the structure at

their cost, and then the Agency will purchase back a certain number of parking stalls for public use. These stalls could be then be leased out. Meghan Conrad explained Galena asked for more time to review the document so it is not complete at this time. The final version is planned to be presented at the January meeting. This agreement is intended to prepare for the Disposition and Development Agreement which includes the design/development plan process. Nathan further explained the purpose of the Exclusive Right to Negotiate (ERN). Discussion ensued.

MOTION: Andy Hohwieler moved to table the consideration of Resolution 2020-17 until the January meeting. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- c) Consideration of a request to sign Resolution No. 2020-18 approving the 6th Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development to address the reimbursement of certain electrical infrastructure and an update to the status of financing contingency.

Nathan Murray shared this amendment moves back the date for closing and adds electrical infrastructure costs for 160 Main Project and affected properties, which he explained. Meghan Conrad clarified the extension is also for the completion of demolition work about mid-January 2021 and closing to take place at the end of January. She further explained the total anticipated power cost of \$281,493, of which the developer would be reimbursed all but \$40,000 upon completion of their project. The anticipated completion date is July 1, 2023. Discussion ensued.

MOTION: Andy Hohwieler moved to approve Resolution No. 2020-18. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- d) Discussion regarding the disposition of Agency property.
Showing a map of Agency properties that were recently appraised and referencing the appraisal results, Nathan Murray shared 17 parcels deemed as developable. Discussions with the City Manager resulted in the only property the City is anticipating ownership of and is willing to maintain is the Commons and adjacent parking lot, Sr. Center parking lot, and an area in Rock Creek. Communications with adjacent building owners of parking lots showed value as an asset to them, but are not willing to pay appraised value. He explained options could be to surplus in which the property would go to the highest bidder or issue a request for proposal that includes what the Agency desires for the specified property. Discussion ensued. The properties have been identified and appraised and the Agency knows the disposition options available. Further discussions will be held at future meetings.

5) General Input/Announcements

Andy Hohwieler shared the downtown area looks really good with the wreaths. Despite everything going on in the world, it looks vibrant with shoppers and thanked the City for maintaining it as well as the public/private partnerships; it's nice to see the fruits of all the work pan out in a really-really neat way.

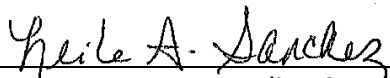
Chair Ashenbrener welcomed new businesses on Main and shared the old Idaho Department Store/Youth Store is down; reflect on the history, but celebrate the progress and momentum.

6) Upcoming Meeting(s)

- a) The next scheduled meeting is Monday, January 11, 2021.

7) Adjournment

Meeting adjourned at 1:13 PM.



Lella Sanchez, Recording Secretary