



Urban Renewal Agency Minutes

Monday, March 8, 2021, 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, Jan Rogers, Alexandra Caval, Andy Hohwieler, Cindy Bond, Dan Brizee

Absent: None

Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Engineer; Lorrie Bauer, Administrative Assistant; Jonathan Spendlove, P&Z Director; Ruth Pierce, City Council Liaison; Don Hall, County Commissioner; and Meghan Conrad, Special Counsel.

Chair Ashenbrener called the meeting to order at 12:02 PM. A quorum was present.

2) Consent Calendar

- a) Request to approve 1) Minutes for February 8, 2021 meeting; 2) February 2021 Financial Report; 3) March 2021 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 7 to 0.

3) Reports/Updates

- a) Executive Director's Report

Nathan Murray shared current Legislative bills that could impact urban renewal such as Senate Bill 1108, House Bill 278, Senate Bill 1107, Senate Bill 1044, and House Bill 253. Meghan Conrad added additional information regarding Senate Bill 1108.

4) Items of Consideration

- a) Presentation and Request for Approval of the FY2020 Audited Financial Statements.
Brent Hyatt introduced Scott Hunsaker, of Mahlke Hunsaker & Company, who has been the Agency's auditors for many years. Mr. Hunsaker presented the audit and shared the audit resulted in an unqualified opinion which means no issues were found and it was a clean report.

MOTION: Cindy Bond moved to accept the FY2020 audited financial statement. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Presentation of the 2020 Annual Report followed by a Request for Public Comment and a Request to Approve Resolution No. 2021-04 authorizing the filing of the 2020 Annual Report with the City of Twin Falls.

Nathan Murray explained the report was reviewed in detail last month, with exception of the financial summary which was just presented, and that this is the opportunity for public comment as is required. Chair Ashenbrener opened the floor to the public. No comments were

heard. Per request, Nathan added the status of the Clif Bar and Chobani evaluations, as well as other revenue projections. It was confirmed no written comments were previously received by staff.

MOTION: Cindy Bond moved to accept the 2020 Annual Report and approve Resolution #2021-04 authorizing the filing of the 2020 Annual Report with the City of Twin Falls. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Appoint a Budget Committee (3 members) to review the 2021-2022 budget. Commissioners Cindy Bond, Alex Caval, and Jan Rogers volunteered to be on the 2021-22 budget committee.
- d) Discussion regarding the creation of a new Revenue Allocation Area (RAA). Chair Ashenbrenner explained that with the end of allocation area 4-1 at the end of 2022, the Agency is interested in creating a new allocation area that would include parts of the downtown that are still blighted. The vision would include opportunities to have large-scale projects that would benefit the community. The Agency is looking for help to understand what makes sense as far as creating a new area, what the regulations are, and if a portion of an expired area can be included in a new area.

Phil Kushlan, of Kushlan Associates, has previous experience working with this agency. He shared a new district can be created where an old one existed as long as the criteria in the statute are met. He suggested discussing goals, objectives, and mission as well as exploring possible areas that could be included in a new plan. Mr. Kushlan's preliminary recommendation is to define a district area and determine eligibility, If eligible, come up with a plan for that district, and overlay a revenue allocation area on top of it. Eligibility reports can take up to 9 months to complete. Phil confirmed the Agency can retain self-sustaining property outside of any district. Discussion ensued. Mr. Kushlan will present potential ideas for discussion during the April meeting.

- e) Consideration of a request to issue a Request for Proposals to develop Agency property located at 151 Maxwell Avenue. Nathan Murray explained the purpose of this request. Discussion ensued.
MOTION: Andy Hohwieler moved to Table a decision. Jan Rogers 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) April 12, 2021 @ 12:00 PM.

7) Adjournment

The meeting adjourned at 01:12 PM.



Lorrie Bauer, Administrative Assistant