THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Urban Renewal Agency
Minutes

Monday, February 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:	Rudy Ashenbrener, Alexandra Caval, Andy Hohwieler, Jan Rogers, Dan Brizee, Doug Vollmer
Absent:	Cindy Bond
Staff Present:	Nathan Murray, Executive 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, Counsel

Chair Ashenbrener called the meeting to order at 12:03 PM. A quorum was present.

2) Consent Calendar

a) Request to approve 1) Minutes for January 11, 2021 meeting; 2) January 2021 Financial Report; 3) February 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. 6 to 0.

3) Reports/Updates

a) Executive Director's Report
Nathan Murray shared a request was brought before the City Council for an amphitheater development in Rock Creek. The City owns the property of interest and the developer asked the City to surplus this property to the Agency who would then, through a public RFP process, request a park-like development, similar to an amphitheater. The agency owns property adjacent to the property of interest. There is no formal request at this time, however, the agency would be interested in participating in the project should it move forward.

4) Items of Consideration

a) Consideration of a request to spend $14,678 to install a new power pole, 3 phase transformer bank, and service to upgrade a building located at 157 2nd Ave W for White Pine Distillery.
Chris Packer, a partner of the craft distillery project, shared the facility only has a 200 amp, single-phase power; however, a 3-phase service would be a more cost-effective way to get the necessary power. He shared their plan for the business is to use locally sourced ingredients as much as possible. Goals include a tasting room and a point of sale for their products. Mr. Packer anticipates the value of improvements to the property to be a $150,000 investment. Discussion ensued.
MOTION: Andy Hohwieler moved to approve the request to spend $14,678 to install a new power pole, 3 phase transformer, and upgrade the service at the building 157 2nd Ave W. Dan Brizee seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) Consideration of a request to authorize the Chair to sign Resolution No. 2021-03 approving an Agreement to Negotiate Exclusively with Children's Museum of the Magic Valley to develop Agency owned property located on Block 133, Lots 10-16, Twin Falls Townsite.
Nathan Murray gave an overview of the agenda item and the proposed agreement to negotiate exclusively with the Children's Museum of the Magic Valley. Agency Counsel, Megan Conrad shared this agreement

accounts for the unique nature of the project with potential future fundraising and commitments that will be necessary to make the project viable as well as makes sure that what was selected during the RFP process actually gets built. She explained that the Agreement to Negotiate tries to create a timeline of milestones before entering into a Disposition and Development Agreement. Bethany Bell, Board President of the Children's Museum of the Magic Valley, shared that they were not aware that a $20,000 deposit would be a part of the agreement until they read the draft and it is more than they can handle at this time. Discussion ensued. Counsel Conrad explained the purpose of the deposit and shared the Resolution authorizes technical changes so the t can be adopted with amendments to the agreement as discussed. Board agreed to change the deposit

MOTION**:** Andy Hohwieler moved to authorize the request to sign Resolution #2021-03 approving the agreement to Negotiate exclusively with the Children's Museum of the Magic Valley to develop the property located on Block 133, Lots 10-16. Doug Vollmer seconded the motion. Hohwieler withdrew his motion.
MOTION: Andy Hohwieler moved to approve the request to sign Resolution #2021-03 approving the agreement to negotiate exclusively with the Children's Museum of the Magic Valley to develop on agency-owned property located on Block 133, Lots 10-16 with the amendment changing the down payment or earnest money from $20,000 to $500.00. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

c) Review of the 2020 Annual Report and Selection of a Meeting Date to take Public Comment and Approve the Annual Report for filing.
Nathan Murray presented the draft 2020 Annual Report with the exception of the financial information which is still being audited. The board tentatively approved the report and set the meeting date of March 8, 2021, to take public comment and formally approve the report for filing.
MOTION: Jan Rogers moved to approve the 2020 annual report meeting date to take public comment and approve the draft annual report for filing at the March 8th meeting. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

d) Discussion regarding the disposition of agency owned property.
Nathan shared a meeting with City officials is scheduled to discuss their interest, if any, in agency-owned property. Discussions will be ongoing.

5) General Input/Announcements - Public/Staff
Chair Ashenbrener proposed to have consultant, Phil Kushlan, visit with the board to help create a vision for a new allocation area. Nathan will schedule a meeting.

6) Upcoming Meeting(s)
March 8, 2021 @ 12:00 PM

7) Adjournment
The meeting adjourned at 01:08 PM.

Lorrie Bauer

Lorrie Bauer, Administrative Assistant