



Urban Renewal Agency Minutes

Monday, January 11, 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, and Alexandra Caval

1) Confirmation of Quorum/Call Meeting to Order

Present: Cindy Bond, Andy Hohwieler, Rudy Ashenbrener, Alexandra Caval, Doug Vollmer, Jan Rogers, Dan Brizee

Absent: None

Staff Present: Nathan Murray, Executive Director; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Ruth Pierce, City Council Liaison, Don Hall, County Commissioner, and Meghan Conrad, Special Counsel

Chair Ashenbrener called the meeting to order at 12:04 PM. A quorum was present.

2) Conflict of Interest Declaration

None

3) Consent Calendar

- a) Request to approve 1) Minutes for December 14, 2020 meeting; 2) December 2020 Financial Report; 3) January 2021 Accounts Payable.

MOTION: Cindy Bond moved to approve the consent calendar. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

- a) Executive Director's Report

Nathan Murray shared live feed has been set up to watch the construction progress of the OneSixty Main project. The link has been shared on social media sites for economic development as well as the City of Twin Falls.

Dan Olmstead, with Idaho Power, introduced Design Leader Peggy Rutt, who shared information about their process and costs regarding power infrastructure and how it affects existing buildings. The purpose of this presentation is due to the additional power costs the new developments downtown have incurred lately. Voltages have changed over the years; therefore the customer is responsible for the costs to upgrade the system to what the customer needs. Discussion ensued.

5) Items of Consideration

- a) 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 shared this is in response to the May 2020 RFP regarding the development of the parking lot behind 160 Main Ave. that is owned by the City of Twin Falls. We're treating these as two separate projects even though they are somewhat connected. The response was a mixed-use project with residential above

parking. Special Counsel, Meghan Conrad, reviewed the process of the negotiation period (255 days) of the disposition and development agreement. She noted that if there is no agreement on the design within the specified 165-day period, the agreement can be terminated, and the Agency can entertain other opportunities. Also, if the parties are unable to reach an agreement and signature on the Disposition and Development Agreement at the end of the negotiation period, it is an opportunity for termination.

MOTION: Jan Rogers moved to approve the request to sign Resolution No. 2020-17. Cindy Bond seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Consideration of a request to sign Resolution No. 2021-01 approving the 7th Amendment to the Disposition & Development Agreement relating to the 160 Main Avenue South development to address reimbursement of eligible demolition and site preparation expenses, and dates for closing and seeking reimbursement.

Nathan Murray explained the new process that the Agency will use to reimburse the previously agreed to costs. Meghan Conrad added an explanation of two other items included in this resolution.

MOTION: Andy Hohwieler moved to sign Resolution No. 2021-01. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Consideration of a request to authorize the Chair to sign Resolution No. 2021-02 approving the acceptance of a proposal to develop Agency owned property located on Block 133, Lots 10-16, Twin Falls Townsite.

Nathan Murray introduced the agenda item as accepting the response to the RFP for Agency owned property located on the corner of Idaho & 3rd Avenue S, currently a parking lot. The only response received was from the Children's Museum of the Magic Valley to build a 15,000 SF museum. Once the proposal is accepted, negotiations can begin.

Bethany Bell, Board President of the Children's Museum of the Magic Valley, shared their purpose and vision relating to their proposal that was submitted. The museum will be a 2-story building containing learn/play exhibits for children. The planning and design phase would begin in March 2021 followed by permitting, construction, etc. Completion and opening is estimated for 2024, which is after the Area expires.

Nathan added the proposal asks for a clean site (remove asphalt, etc.). By accepting the proposal today, the Agency can move forward with the discussions and preparation of an agreement to negotiate exclusively. Discussion ensued.

MOTION: Cindy Bond moved to authorize the Chair to sign Resolution No. 2021-02. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- d) Discussion regarding the disposition of property and new area boundaries.
Nathan Murray included spreadsheets in the packet noting 1) specific Agency parcels the City of Twin Falls is interested in due to utility purposes, parking lots, and Rock Creek area; 2) identified parcels that could be disposed of for development; and 3) developable properties that could be exchanged with the City of Twin Falls.

An RFP will be prepared and presented at the February meeting for the parking lot on 5th Ave S. This parking lot is 28,000 sf between GemStone Climbing and the GemState office building.

An existing business in Twin Falls has an interest in expanding in an industrial area in which the Maxwell Ave. sites may be an option.

A future meeting regarding the values of properties will be scheduled with the City Manager.

e) Discussion regarding a new allocation area.

Nathan explained a new project is necessary to create an area. He'll keep researching for ideas and possible projects.

6) General Input/Announcements - Public/Staff

Chair Ashenbrener congratulated the 2nd Ave. Market merchants as it's now open and Float Magic should open towards the end of the month. Excited about all the new developments downtown as well as the progress of the demolition of 160. Congratulated the Children's Museum.

7) Upcoming Meeting(s)

February 8, 2021

8) Adjournment

The meeting adjourned at 1:20 PM.

A handwritten signature in blue ink that reads "Lorrie Bauer". The signature is written in a cursive style and is positioned above a horizontal line.

Lorrie Bauer, Recording Secretary