



Urban Renewal Agency Agenda

Monday, May 10, 2021, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

- AMENDED -

Members: Rudy Ashenbrener, Andy Hohwieler, Doug Vollmer, Dan Brizee, Jan Rogers, Alexandra Caval

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve 1) Minutes for April 12, 2021; 2) Minutes for April 29, 2021; 3) April 2021 Financial Report; 4) May 2021 Accounts Payable.
By: Lorrie Bauer, Administrative Assistant
- 4) Reports/Updates
 - a) Executive Director's Report
- 5) Items of Consideration
 - a) **INFORMATIONAL:** Financial considerations at the termination of Revenue Allocation Area 4-1.
By: Brent Hyatt, Assistant Finance Director
- 6) General Input/Announcements - Public/Staff
 - a) The Budget Committee for 2021-22 is in need of one volunteer.
- 7) Upcoming Meeting(s)
 - a) June 14, 2021 @ 12:00 PM.
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Urban Renewal Agency Minutes

Monday, April 12, 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, Jan Rogers, Andy Hohwieler, Doug Vollmer, Alexandra Caval, Dan Brizee

Absent: Cindy Bond

Staff Present: Travis Rothweiler, City Manager; 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; Mitch Humble, Deputy City Manager; and Meghan Conrad and Amanda Schaus, Special Counsel.

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

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) Request to approve 1) Minutes for March 8, 2021 meeting; 2) March 2021 Financial Report; 3) April 2021 Accounts Payable.

MOTION: Jan Rogers moved to approve the consent calendar. Alexandra Caval seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

4) Reports/Updates

- a) Executive Director's Report

Nathan Murray is no longer the executive director as he has left employment with the City of Twin Falls. City Manager, Travis Rothweiler, will be the interim Executive Director.

Travis asked to schedule a Special Meeting prior to the scheduled May 10th meeting to discuss visioning for what future urban renewal areas could look like as well as the vision of the Agency board.

Work continues on the 160 Main project as well as discussions on the parking structure.

5) Items of Consideration

- a) Consideration of a request to enter into an exclusive right to negotiate with Sean & Anna Knutz for the transfer of Agency owned property generally located at 282 Victory Ave for development.

Sean Knutz introduced himself and his wife, Anna, as owners of Electric One. He shared the business history and what led to his request to purchase Agency owned property. During the Agency meeting on February 11, 2019, the board accepted his RFP response. They are now ready to proceed with an expansion project.

Amanda Schaus, an Agency representative, shared it would be appropriate for the Board to move past the exclusive right to negotiate phase and go directly to the DDA (Disposition and Development Agreement). Megan Conrad, an Agency representative, shared there would be additional terms in the DDA relating to the "fair reuse appraisal" which are usually included in the Agreement to Negotiate Exclusively (ANE) process. Ms. Conrad explained that prior to the Disposition, a Fair-Reuse Appraisal is necessary per Idaho Code to set the price for this parcel. Discussion ensued.

MOTION: Dan Brizee moved to create the DDA to transfer the property to Sean & Anna Knutz of E1 Electric. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Consideration of a request to spend up to \$14,858.80 to upgrade alleyway utilities to support the development of the property at 129 Main Ave W.

Ken Fitzgerald shared redevelopment plans for 125-129 Main Ave. West and the purpose for his request. He is still waiting for the electrical requirements and cost estimate. He estimated the total investment cost for this project is \$500,000. Discussion ensued. In light of recent requests due to Idaho Power upgrades, Chair Ashenbrener shared the Board should take time to discuss what the Agency goals are and what the plan should be, moving forward, when businesses submit requests like these. In the past, a 10% rule was used.

MOTION: Andy Hohwieler moved to approve the consideration of a request to spend up to \$14,858.80 to upgrade alleyway utilities to support the development at 129 Main Ave W. Hearing no second, no action can be taken.

Chair Ashenbrener advised staff to work with Mr. Fitzgerald to place this item on a future agenda and to include all possible costs.

- c) Discussion regarding the creation of a new Revenue Allocation Area (RAA).
Mr. Kushlan has assisted the City in numerous engagements in the past including help and review in looking at new urban renewal areas that the City has moved forward and created. Since retiring from the CCDC (Boise's urban renewal agency) as their executive director, he has been assisting other Idaho cities with redevelopment. Phil was recently tasked by the Agency to look at the possibility of creating new urban renewal area(s) due to the upcoming expiration of Area 4-1.

Phil shared it will be important to know what the Agency's vision is before planning a new district. He explained an option that was included in the report that was supplied in the packet. He shared it will be important to look at the long-range intent of the Agency. Discussion ensued.

- d) Consideration of a request to approve an agreement between the Urban Renewal Agency of the City of Twin Falls, Idaho and Kushlan Associates for on-call consulting services.
Mr. Kushlan's services were included in the discussion of item c) above. By approving this item, it would create a structured agreement with Kushlan Associates to help with the facilitation of the visioning session(s) and additional work thereafter. Amanda Schaus clarified Mr. Kushlan's rate is corrected to \$175/hour.

MOTION: Andy Hohwieler moved to approve the request to enter into an agreement between the URA of Twin Falls and Kushlan Associates for on-call consulting services specifically identifying the hourly rate of \$175.00. Alexandra Caval seconded the motion. Roll call vote

showed all members present voted. Approved 6 to 0.

- e) Consideration of a request to approve Kushlan Associates Task Order #1 in the amount of \$7,500 to review geographic areas to determine boundaries of proposed study areas. Mr. Kushlan's services were included in the discussion of item c) above. Task Order #1 is predicated on the report discussed in item c). Staff recommended postponing this consideration until after the upcoming visioning session(s). By doing this, Mr. Kushlan would understand the goals and vision for the Agency as well as any limitations. Discussion ensued. No action was taken on this item.

6) General Input/Announcements - Public/Staff

Chair asked staff to schedule a special meeting where the public is very much encouraged to attend and join in the visioning discussion.

Downtown Arts Subcommittee is in need of a liaison - Jan Rogers volunteered.

7) Upcoming Meeting(s)

- a) May 10, 2021 @ 12:00 PM.

8) Adjournment

The meeting adjourned at 01:15 PM.

Lorrie Bauer, Administrative Assistant



Urban Renewal Agency Minutes

Thursday, April 29, 2021, 2:00 PM

-- SPECIAL MEETING --

City Hall - Overflow Room #116
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, Jan Rogers, Andy Hohwieler, Alexandra Caval, Dan Brizee
Absent: Cindy Bond and Doug Vollmer
Staff Present: Travis Rothweiler, City Manager; Brent Hyatt, Assistant Finance Director; Jesse Schuerman, Engineer; Lorrie Bauer, Administrative Assistant; Jonathan Spendlove, P&Z Director; Mitch Humble, Deputy City Manager; Meghan Conrad, Counsel; Phil Kushlan, Consultant

Chair Ashenbrener called the meeting to order at 2:00 PM. A quorum was present.

2) Items of Consideration

a) Discuss visioning for future urban renewal areas.

Travis Rothweiler explained that visioning for the future will be a 3 step process: 1st) spend time building capacity of the board so when it is time for conversations about appropriate areas, everyone has the appropriate understanding and knowledge; 2nd) a field trip to explore sites; and 3rd) discuss the next geographic area and legal process.

The timeline was reviewed for Area 4-1.

Explanation of what happens at the termination of an area.

Relationship between a district and revenue allocation area. Two separate entities, but yet one in the same, with different tools.

Specific criteria must be met for an area to be eligible for urban renewal activities, thus the need for an eligibility report, as well as an economic feasibility study.

When a new area is created, it will need to have a specific plan. The ordinance approval process is generally a 12-14 week process.

Moving forward, this Agency will use the term "Allocation Area" and each new allocation area will have a name, not a number.

The agency financial position was explained. Due to the current financial obligations and cash flow projection, limited funds will be available for any other projects for the remainder of the 4-1 area.

Current parcels owned by the Agency need to be identified so we know which ones would have a development opportunity or some other opportunity. There are some with no opportunity at all.

It will be important that the Agency consider what amenities will be needed to serve a larger population as Twin Falls will continue to grow and expand.

A map of Agency and City owned property will be shared prior to the next special meeting.

Next vision meeting will be a tour.

3) Upcoming Meeting(s)

a) May 10, 2021 @ 12:00 PM (regular meeting)

4) Adjournment

The meeting adjourned at 05:12 PM.

Lorrie Bauer, Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
April 2021

	Apr 21
Ordinary Income/Expense	
Income	
Contributions	500.00
Investment Income	517.83
Property Taxes	12,091.17
Total Income	13,109.00
Gross Profit	13,109.00
Expense	
RAA 4-1	
City Property Expense	
Commons (129 Hansen) & Main	1,195.53
Bowyer Park (122 4th Ave S)	11.01
Total City Property Expense	1,206.54
Total RAA 4-1	1,206.54
RAA 4-3 (Chobani)	
Debt Pay. (Chobani) Interest	1,514,313.48
Debt Pay. (Chobani) Principal	1,506,000.00
Total RAA 4-3 (Chobani)	3,020,313.48
Legal Expense	5,135.00
Meeting Expense	103.50
Office Expense	10.00
Professional Fees	5,548.94
Total Expense	3,032,317.46
Net Ordinary Income	-3,019,208.46
Net Income	-3,019,208.46

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD

October 2020 through April 2021

	Oct '20 - Apr 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Contributions	119,421.37			
Investment Income	4,566.19	105,200.00	-100,633.81	4.3%
Other Income	0.00	150,000.00	-150,000.00	0.0%
Property Taxes	5,551,400.53	7,718,000.00	-2,166,599.47	71.9%
Rental Income	11,999.98	15,996.00	-3,996.02	75.0%
Total Income	5,687,388.07	7,989,196.00	-2,301,807.93	71.2%
Gross Profit	5,687,388.07	7,989,196.00	-2,301,807.93	71.2%
Expense				
General Development Projects	0.00	1,928,616.00	-1,928,616.00	0.0%
RAA 4-1				
City Property Expense				
Commons (129 Hansen) & Main	5,609.31			
Bowyer Park (122 4th Ave S)	68.70			
Total City Property Expense	5,678.01			
Youth Ranch (160 Main Ave S)	377,739.42			
Downtown Development	54,906.05			
Other Properties/Projects	16,494.65			
RAA 4-1 - Other	0.00	699,367.00	-699,367.00	0.0%
Total RAA 4-1	454,818.13	699,367.00	-244,548.87	65.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,514,313.48	1,514,313.00	0.48	100.0%
Debt Pay. (Chobani) Principal	1,506,000.00	2,240,687.00	-734,687.00	67.2%
Total RAA 4-3 (Chobani)	3,020,313.48	3,755,000.00	-734,686.52	80.4%
Bond Trustee Fees	3,000.00	5,000.00	-2,000.00	60.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	366,313.45	743,833.00	-377,519.55	49.2%
Debt Payments - Principal	370,000.00	2,925,000.00	-2,555,000.00	12.6%
Dues and Subscriptions	4,600.00	5,000.00	-400.00	92.0%
Insurance Expense	0.00	7,000.00	-7,000.00	0.0%
Legal Expense	37,366.63	30,000.00	7,366.63	124.6%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	666.03	1,500.00	-833.97	44.4%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	420.41	500.00	-79.59	84.1%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	5,548.94	10,000.00	-4,451.06	55.5%
Property Tax Expense	60.84			
Repairs and Maintenance	66,880.00	66,880.00	0.00	100.0%
Total Expense	4,537,987.91	10,389,196.00	-5,851,208.09	43.7%
Net Ordinary Income	1,149,400.16	-2,400,000.00	3,549,400.16	-47.9%
Other Income/Expense				
Other Income				
Transfers In	0.00	4,346,113.00	-4,346,113.00	0.0%
Transfers Out	0.00	-4,346,113.00	4,346,113.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	1,149,400.16	-2,400,000.00	3,549,400.16	-47.9%

Twin Falls Urban Renewal May 2021 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
4517	4/12/2021	103.50	Lucy's Pizzeria	Meeting Expense	General	Lunch for 20210412 Meeting
4518	4/16/2021	836.70	Zions First National Bank	Zions #8616 - Excess Funds	RAA 4-3(Chobani)	Remittance of Property Taxes for Chobani
4519	5/5/2021	5,216.95	Elam & Burke	Legal Expense	General	Professional Fees for misc tasks / #190159
4520	5/5/2021	11.14	Idaho Power	Bowyer Park (122 4th Ave S)	RAA 4-1(Original)	Power for #2220512228 for 20210409
4520	5/5/2021	224.52	Idaho Power	Commons (129 Hansen) & Main	RAA 4-1(Original)	Power for #2224040226 for 20210409
4521	5/5/2021	100.56	Intermountain Gas Company	Commons (129 Hansen) & Main	RAA 4-1(Original)	Gas for #73747812375 for 20210419
4522	5/5/2021	2,305.17	Kushlan Associates	Professional Fees	RAA 4-1(Original)	Area Study for future Area (Mar 2021)
4522	5/5/2021	3,062.50	Kushlan Associates	Professional Fees	RAA 4-1(Original)	Area Study for future Area 2021-2
4523	5/5/2021	97.95	PMT	Commons (129 Hansen) & Main	RAA 4-1(Original)	Broadband Services for 85403-2 for May
4524	5/5/2021	21.42	Times News	Legal Expense	General	Notice - 2020 Annual Report #112968
4525	5/5/2021	2,420.00	Stack Rock Group	Downtown Development	RAA 4-1(Original)	Tactical Urbanism Streetscape Concept #3593
4525	5/5/2021	550.00	Stack Rock Group	Downtown Development	RAA 4-1(Original)	Tactical Urbanism Streetscape Meeting #3872



Date: Monday, May 10, 2021
To: Urban Renewal Agency of the City of Twin Falls
From: Travis Rothweiler, City Manager , City Manager

Executive Director's Report

- 1) 160 Main
- 2) Parking Garage
- 3) Children's Museum
- 4) Visioning for the Future

Attachments:

1. 2nd_Hansen Garage RFP Design Development Plan
2. 21-0326_2nd Hansen 56 du concept



April 8, 2021

Travis Rothweiler
City Manager, City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

Via email: trothweiler@tfid.org

**RE: 2nd & Hansen Garage
Exclusive Right to Negotiate - DESIGN DEVELOPMENT PLAN SUBMITTAL**

Dear Travis,

Please find the narrative responses required under Section 3.2 to correspond to the design plans from Pivot North Architects dated 3.26.2021 attached.

- (i) site plan;
 - Attached.
- (ii) elevations/sections listing exterior finishes;
 - Attached.
- (iii) perspective renderings and massing plan;
 - Attached.
- (iv) parking structure and number of spaces;
 - Preliminary parking count subject to final Construction Document set.

2nd/ Hansen Twin Falls
Parking Analysis

Required:	
Surface:	105
Surface HC:	5
Comrc'l:	47
Comrc'l HC:	3
Office:	47
Office HC:	3
Resident:	48
Resident HC:	2
Total:	260

Pivot North Architects
3/26/2021

Proposed:	
Surface:	49
Surface HC:	2
Comrc'l:	102
Comrc'l HC:	6
Office:	50
Office HC:	3
Resident:	49
Resident HC:	2
Total:	263

Galena Opportunity Fund

Impact Investing, Development, Performance

www.galenafund.com

Offices

999 W Main St, Ste 1400 | Boise, ID 83702

Mailing Address

PO Box 1158 | Boise, ID 83701

(v) a brief project summary and a critical path analysis identifying key milestones in the planning and construction stages for the Project;

The project is a proposed 56-unit building at the prime corner of 2nd Ave. and Hansen St. in downtown Twin Falls. Galena is currently under construction on 44 units of residential along with office and retail in the One Sixty Main project across the alley from this project.

56 residential units are proposed in a mix of studio, 1- and 2-bedroom units bring much-needed housing to the urban core of Twin Falls. Current unit matrix below:

UNIT MIX						
#	Unit Type	Beds	Baths	Unit SF	Total Units	% of Total
				679 SF	57	
1	S1	0.0	1.0	470 SF	16	28.1%
2	S2	0.0	1.0	512 SF	4	7.0%
3	A1	1.0	1.0	690 SF	16	28.1%
4	A2	1.0	1.0	718 SF	4	7.0%
5	B1	2.0	2.0	850 SF	16	28.1%
6	Commercial	0.0	2.0	1,618 SF	1	1.8%

The project proposes on-grade retail, resident lobby, bicycle parking and fitness spaces to activate Hansen St and 2nd Ave, continuing the activity of Main Street to this burgeoning area. A generous 1,789sf amenity area on the second floor overlooking historic Hansen St offers a dynamic benefit to the downtown core and the new 2nd Ave South Market.

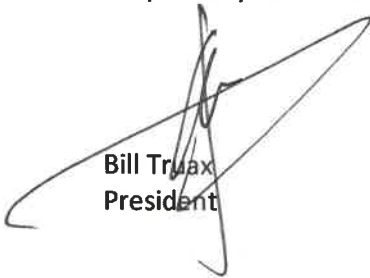
(vi) updated estimated project schedule; and

Milestone	Completion Date
Design Schematic Drawings	5/2021
Design Development Drawings	8/2021
Construction Drawings	10/2021
Permit Submittal	10/2021
Bid	11/2021
Contract NTP	12/2021
Construction Completion	2/2023
Leaseup	5/2023

(v) a clear chart for reference showing all changes from the Developer Proposal.

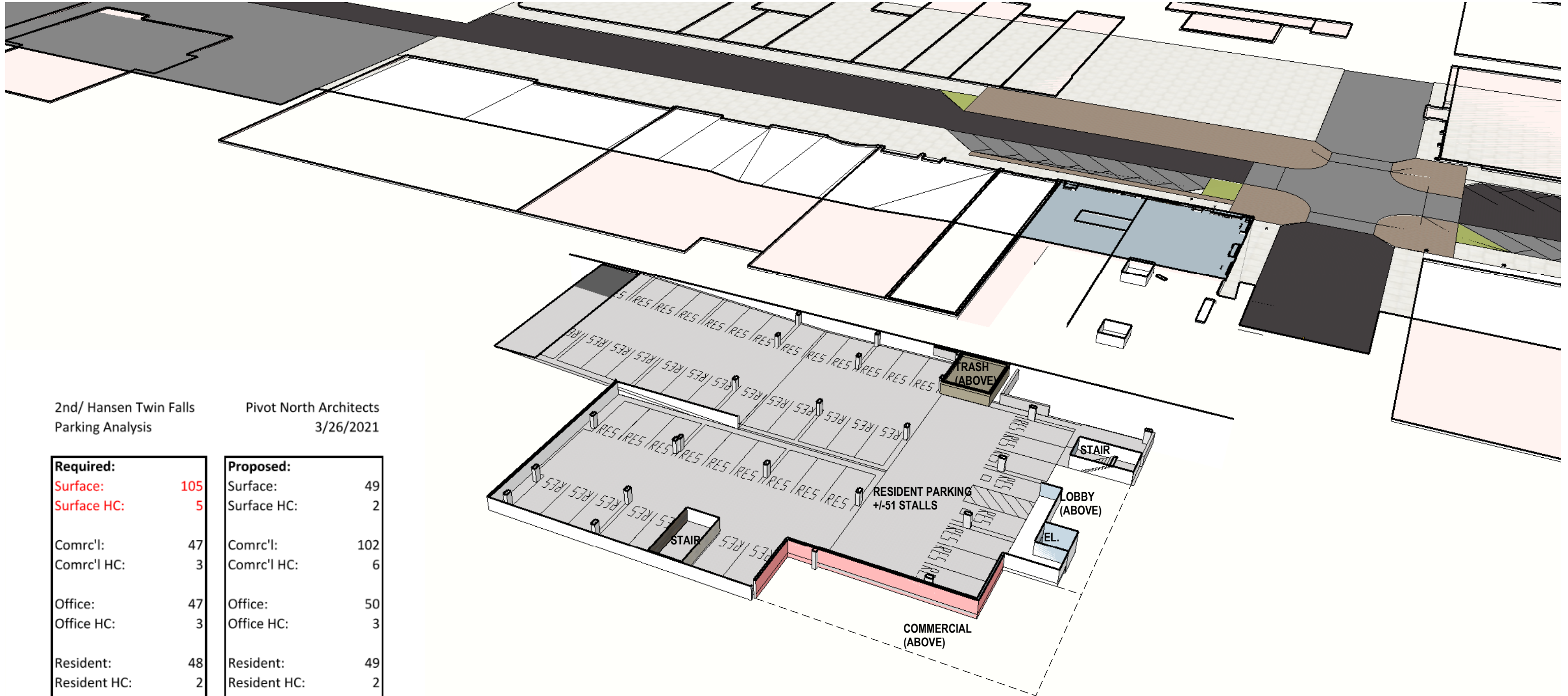
Elements	2020.05.08 Developer Proposal	2021.04.08 Design Development Plan
Use	Mixed, Residential/Retail/Parking	Mixed, Residential/Retail/Parking
Stories	7 (6 above grade)	7 (6 above grade)
Residential Units	44	56
Retail Square Feet	0	1,618
Parking Stalls	150	263
Construction Duration	14-16 months	16-18 months
Ownership of Garage	City/TFURA	Galena affiliate special purpose entity

Respectfully submitted,



Bill Truax
President

Encl.



2nd/ Hansen Twin Falls
Parking Analysis

Pivot North Architects
3/26/2021

Required:		Proposed:	
Surface:	105	Surface:	49
Surface HC:	5	Surface HC:	2
Comrc'l:	47	Comrc'l:	102
Comrc'l HC:	3	Comrc'l HC:	6
Office:	47	Office:	50
Office HC:	3	Office HC:	3
Resident:	48	Resident:	49
Resident HC:	2	Resident HC:	2
Total:	260	Total:	263

*Existing on site, verify

CONCEPT VIEW - BASEMENT LEVEL

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX



CONCEPT VIEW - LEVEL 1

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX

02

03.26.2021

PIVOT NORTH
architecture



CONCEPT VIEW - LEVEL 2

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX

03

03.26.2021

PIVOT NORTH
architecture



CONCEPT VIEW - LEVEL 3

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX

04

03.26.2021

PIVOT NORTH
architecture



CONCEPT VIEW - LEVEL 4

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX



CONCEPT VIEW - OVERALL

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 20-0XX

Urban Renewal Agency

Cash Flow Projection - General Fund and RAA 4-1

	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>
Beginning Balance		1,272,180	301,033	(33,967)
Wells Fargo Checking (4-1-2021)	23,400			
State Investment Pool (4-1-2021)	1,846,586			
Available Cash	1,869,986	1,272,180	301,033	(33,967)

Receipts:

Property Taxes (no new construction)	1,072,377	2,630,000	2,630,000	
Other Income (Chobani)	150,000	150,000	150,000	150,000
Refund of Wash Fed Bond Reserves		942,000		
Sale of VA				
	<u>1,222,377</u>	<u>3,722,000</u>	<u>2,780,000</u>	<u>150,000</u>

Disbursements:

On going operating costs for RAA-1	(30,000)	(91,000)		
On going operating costs for General	(103,000)	(333,000)		
Administrative Costs after 4-1 leaves				
Dues and Subscriptions			(4,500)	(4,500)
Insurance			(5,000)	(5,000)
Legal			(15,000)	(15,000)
Meeting, Miscell, Professional, etc.			(5,500)	(5,500)
City Management Fee			(85,000)	(85,000)
3rd Ave Alleyway Drainage	(118,870)			
2nd Ave Breezeway Drainage	(32,545)			
2nd Ave Market Sidewalk Improv.	(15,000)			
Electrical Upgrade - Main	(282,000)			
Demo and Site Prep. of 160 Main				
Parking Structure 160 Main		(2,000,000)		
Payments to the City of Twin Falls			(3,000,000)	
Washington Federal Bond Payments	(1,238,768)	(2,269,147)		
Payments to the Taxing Districts				
	<u>(1,820,183)</u>	<u>(4,693,147)</u>	<u>(3,115,000)</u>	<u>(115,000)</u>
	<u>1,272,180</u>	<u>301,033</u>	<u>(33,967)</u>	<u>1,033</u>

Property Taxes Left to Collect

Mar-20	1,088,880
Mar-19	50,421
Mar-18	18,076
	<u>1,157,377</u>
Estimated uppaid at YE	<u>(85,000)</u>
	<u>1,072,377</u>

Balances at 3-2021

2020	1,088,880
2019	50,421
2018	18,076
	<u>1,157,377</u>
Estimated uppaid at YE	<u>(85,000)</u>
	<u><u>1,072,377</u></u>