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

Lorrie Bauer, Administrative Assistant