



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 Ashenbrenner, Cindy Bond, Andy Hohwieler, Doug Vollmer, Dan Brizee, Jan Rogers, Alexandra Caval

1) Confirmation of Quorum/Call Meeting to Order

Present: Rudy Ashenbrenner, 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 Ashenbrenner 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