



Urban Renewal Agency Minutes

Monday, May 10, 2021, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

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

1) Confirmation of Quorum/Call Meeting to Order

Present: Andy Hohwieler, Rudy Ashenbrener, Alexandra Caval, Dan Brizee, Jan Rogers

Absent: 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; Ruth Pierce, City Council Liaison; Don Hall, County Commissioner.

Chair Ashenbrener called the meeting to order at 12:00 PM. A quorum was present.

2) Conflict of Interest Declaration

None.

3) Consent Calendar

- a) 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.

MOTION: Alexandra Caval moved to approve the consent calendar. Jan Rogers seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

- a) Executive Director's Report

Board: Terms are expiring for three members. Andy is interested in another term, however, Doug & Cindy are not. Notice has been published and the application is on the City website. The board was asked to help spread the word to the community.

Children's Museum: Monthly progress meetings have been scheduled per the agreement. Fund raising efforts are being planned. Quarterly updates could be given during future URA meetings.

160 Main and Parking Structure: Galena will be presenting plans for approval in the near future. Potential plans were shared. Additional properties outside of the City owned lots have been included in the new plan due to interest from other property owners. There are more residential units than initially contemplated. The plans still need to go thru the public use processes. Current discussions include condominiumizing the parking structure which will help with operations and maintenance costs, parking rules and engagement, as well as ownership. The Agency has committed up to \$2M for this project for additional public parking spaces, within the structure, above the 149 current spaces. The alleyway is planned to be improved as well. Discussion ensued.

Economic development interest is currently very active for Twin Falls, especially the downtown

and old town areas. An investment group is considering a project near Pillar Falls and the Washington Street South area is currently being considered for other potential projects.

Visioning for the Future Meeting: Urban renewal basics were discussed. A timeline for creating a new area was reviewed. An understanding of what opportunities the Agency has and what resources were available. Closeout process for Area 4-1 will begin August 2022. The next meeting will be a field tour of areas that could be included in the next allocation area.

5) Items of Consideration

- a) Financial considerations at the termination of Revenue Allocation Area 4-1.
Brent explained that even though RAA 4-1 will end December 2022, the assessed taxes will be given to the Agency in 2023. The Agency's budget was impacted a little bit this year by the Governor's Safety Initiative with a reduction in revenue with no offsetting income. The levy rate was reduced about 22% beyond what was anticipated from the City. This reduction will not substantially impact the Agency.

The Agency has four commitments before the end of RAA 4-1: 1) Ongoing projects - \$500,000; 2) Parking structure - up to \$2M; 3) Bond payments, net - \$2.5M; and 4) Pretreatment Facility purchase from City - \$3M.

As Area 4-1 winds down, the timing of payment will be challenged. The funds in the General Fund were explained. When RAA 4-1 terminates, there will not be a funding source for the approximate \$300,000 in overhead expenses. Travis explained how the City may be able to help. Discussion ensued.

6) General Input/Announcements - Public/Staff

Commissioner Hohwieler commented on the visioning session and believes the Agency needs the help of the community to put together the vision for the future. The City's Comp Plan will be a big help in making decisions.

Commissioner Brizee suggested each board member take a little time and look at area properties before the field trip.

- a) The Budget Committee for 2021-22 is in need of one volunteer.
Due to Commissioner Bond's resignation, Chair Ashenbrener volunteered. The budget committee now consists of Alexandra Caval, Jan Rogers, and Rudy Ashenbrener. The committee will work with Brent Hyatt and calculate an annual estimate of revenues and expenses for the upcoming fiscal year of the agency.

7) Upcoming Meeting(s)

- a) June 14, 2021 @ 12:00 PM.

8) Adjournment

The meeting adjourned at 1:09 PM.



Lorrie Bauer, Recording Secretary