



Urban Renewal Agency Minutes

Monday, July 10, 2017, 12:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

Members: Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Gary Garnand, Brad Wills, Suzzane Cawthra

1) Confirmation of Quorum/Call Meeting to Order

Present: Gary Garnand, Neil Christensen, Brad Wills, Suzzane Cawthra, Dan Brizee, Perri Gardner, Dexter Ball

Absent: None

Also Present: Nathan Murray, Jesse Schuerman, Brent Hyatt, Lorrie Bauer, Firtz Wonderlich, Renee Caraway-Johnson, City Council Liaison Ruth Pierce, Don Hall, Meghan Conrad, Elam & Burke (via phone); Anthony Guho & Rob Cloninger, Guho Corp.; Perrin Robinson, CH2M;

Chairman Brizee called the meeting to order at 12:01 p.m. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

- a) Request to approve: 1) Minutes for June 12, 2017 meeting; 2) July 2017 Financial Report; and 3) July 2017 Accounts Payable.

MOTION: Gary Garnand moved to accept the consent agenda. Neil Christensen seconded the motion. Roll call vote showed all members present voted. 0 to 0.

4) Reports/Updates

- a) Executive Director's Report by Nathan Murray
Nathan introduced and welcomed the new board member, Suzzane Cawthra. He then explained the terms for the First Federal line of credit that was approved last month has been revised by First Federal and will be discussed during the meeting in August.
- b) Main Avenue Project Update by Mark Bowen and Perrin Robinson, CH2M
Mark Bowen introduced Perrin Robinson as the new owner's representative contact due to Paul Johnson's departure from CH2M. Perrin referenced the Monthly Project Progress Update that was included with the meeting packet and delivered a summary. He added the asphalt was going down that day and everything is looking good. The first block, Shoshone to Gooding,

will be substantially complete at the end of the week with minor details remaining. Perrin added it has been acknowledged that the brick laying is taking longer than estimated and that efficiency will increase. Trees will be planted July 11th. Representatives from Guho were present for questions. Rob Cloninger stated that due to the extreme heat, the contractors begin earlier in the day and stay hydrated and provisions are in place for the new landscaping to keep everything alive.

Chairman Brizee shared an update on Hansen St. South and the plaza stating the final drawings will be received July 7th then it will be approximately two months before construction can begin. Hansen Street will be completed first due to City Hall opening the first part of October, then the plaza which will be completed in the Spring. Work to begin on the south side of Shoshone on July 17th.

5) Items of Consideration

- a) Annual Election of Officers (Chairman, Vice Chairman, and Secretary).
Nathan explained the Statue organizing the Urban Renewal District requires an election of officers once a year. July is the month in which the new term begins and the TFURA elects officers. There is no particular process or limitation on current officer's continuance other than their own interest and other member's willingness to appoint them. Everyone was advised to let it be known if they were interested in a position.

MOTION: Perri Gardner moved to retain Dan Brizee, Dexter Ball, and Neil Christensen in their current leadership positions. Gary Garnand seconded the motion. Roll call vote showed all members present voted in favor of the motion.

- b) Consideration of a request to adopt the preliminary budget amount of \$15,530,275 and schedule a public hearing to take place during the scheduled August 14th meeting to take public input.
Nathan Murray introduced the agenda item then Brent Hyatt reviewed the proposed budget and explained how the numbers were decided. Discussion ensued.

MOTION: Dexter Ball moved to approve the preliminary budget amount of \$15,530,275 to schedule a public hearing. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- c) Consideration of a request to approve an agreement between the Twin Falls Urban Renewal Agency and The Historic Ballroom Building LLC for development of the sites at 205 & 219 Shoshone Street North.

Nathan introduced the agenda item and explained what assistance is being asked of the agency with the maximum cost of \$350,000.

Tyler Davis-Jeffers, with Summit Creek Capital, explained the project will have some commercial tenants on the first floor and Class A office space on the top floor. They are hoping to start construction in the coming month and businesses to open Spring 2018. Projecting a sketch of the proposed project, Mr. Davis-Jeffers shared the building at 219 Shoshone would be removed and the space would then be improved into a usable area for the future businesses. Discussion ensued.

MOTION: Perri Gardner moved to approve the agreement between the Twin Falls Urban Renewal Agency and The Historic Ballroom Project, LLC for the project at 205 and 219 Shoshone Street. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- d) Consideration of a request to initiate the sale of Twin Falls Urban Renewal Agency owned property located at 851 Pole Line Road.
- Nathan explained the history and request. Two offers were received from our request for proposal advertised last May: 1) Alturas Investments in the amount of 1.8M; and 2) Eagle Financial in the amount of \$2M. The income model appraisal that was completed last year was \$2.26M. If the board wants to continue with sale process, the current tenant and associated parties of the subject property will have a chance to respond. If the property is sold, the proceeds would go to the General Fund. Discussion ensued.

MOTION: Brad Wills moved to initiate the sale of the Urban Renewal Agency's building located at 851 Pole Line Road. Neil Christensen seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

Russ Crouse, resident of Twin Falls, explained when traveling from the west into the City, upon reaching 93 there is an area that is in terrible condition and is very unsightly for a new person coming to town and they are not getting a good view of it. He said he has explained this area to other organizations within the city and no one can do anything about it, so he wanted to inform the Agency in case there was something they could do. Board Member Brad Wills replied that the group Twin Falls Futures believes industry will continue to populate that area and spruce it up into the future.

7) Upcoming Meeting(s)

Next meeting is scheduled for August 14, 2017.

8) Adjournment

The meeting adjourned at 12:55: PM.



Lorrie Bauer, Recording Secretary