



## Urban Renewal Agency Minutes

Thursday, August 31, 2017, 12:00 PM

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

### - SPECIAL MEETING -

**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

Members Present: Dan Brizee, Dexter Ball, Neil Christensen, Brad Wills, Perri Gardner  
Absent: Suzzane Cawthra and Gary Garnand  
Also Present: Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Asst. Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, Attorney; Ruth Pierce, City Council Liaison; Don Hall, Twin Falls County.

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

#### 2) Reports/Updates

##### a) Commons Plaza and Wall

Nathan Murray shared Star Corp. is preparing to solicit bids for construction work of the commons plaza and coordination with Guho has begun for the remaining work. The wall is still an issue. Debra Gates, the owner of the property adjacent to the plaza, has plans for a remodel and would like to work up an encroachment agreement with the Agency to be able to come out onto the plaza and place their new footings against our wall. A discussion will need to happen in the near future as to what action needs to be taken. Discussion ensued. Kolby, from Laughlin Ricks Architecture, architect for Debra Gates property, explained that property of interest is the 27'x18" of the Agency's property between the wall and Gates building. The Agency will discuss this further at the next meeting.

#### 3) Items of Consideration

##### a) Consideration of a request to sign a Purchase and Sale Agreement for the property located at 851 Pole Line Road.

Nathan Murray reminded the board that we agreed to sign a sales offer with Eagle Financial for the 851 Pole Line Road property at the last meeting. Since that time, they've rescinded their offer due to a number of factors. He explained we still had a valid offer from Alturas Investments, LLC in the amount of \$2,050,000 and asked for consideration to sign a purchase and sell agreement (PSA) with them. He shared the PSA had been edited since the packet was distributed, but the amount has not changed. Fritz Wonderlich, attorney, explained the language

changes and procedures that will take place in selling the property. Discussion ensued.

**MOTION:** Perri Gardner moved to sign the Purchase and Sale Agreement for the property located at 851 Pole Line Road. Neil Christensen seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

**4) General Input/Announcements - Public/Staff**

Brent Hyatt announced a public notice will be published in the Times News stated we're going to be amending our budget. He explained our commitment to Chobani that any excess property taxes we collect we give to them. \$300,000 is the amount we gave to them, over what we had budgeted a year ago so we need to amend the budget to acknowledge the \$300,000.

Chairman Brizee updated the board in regards to the Elks building: The URA has committed \$350,000 to the project. By mid-September the Agency will acquire the building and will need to immediately get a survey and permits for demolition, if applicable; then a safety plan and demolish the building. Discussion with the developers was suggested for the next meeting.

Member Brad Wills stated with Bob Richards no longer a member of the Board, his absence on the Main Avenue Oversight Committee needs to be replaced. A member will appointed at the next meeting.

Wills also stated an observation that no one knows where to stop when parking in the new areas downtown. He shared they almost pass the brick and get onto the new sidewalk. Jesse Schuerman shared the problem has been noticed and parking blocks will be added soon, prior to the tree grates. Murray added some re stripping and reordering of stalls may also take place to improve the parking areas.

Chairman Brizee noted that Gary Garnand tendered his resignation from the Board for persona and the Mayor is currently working on the replacement.

**5) Upcoming Meeting(s)**

a) Monday, September 11th, at 12:00 p.m.

**6) Adjournment**

The meeting adjourned at 12:47 PM.

a) Adjourn to Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency. (Meeting will not be returning to open session.)

Executive Session was canceled.



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Lorrie Bauer, Recording Secretary