



MEETING MINUTES

March 13, 2017

The Urban Renewal Agency held its regular monthly board meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Board Members Present: Dan Brizee, Dexter Ball, Neil Christensen, Perri Gardner, Bob Richards, Gary Garnand, Brad Wills

Absent: None

Also Present:

Nathan Murray (via phone)	URA Executive Director
Jesse Schuerman	URA Engineer
Lorrie Bauer	URA Recording Secretary
Brent Hyatt	City Assistant Finance Officer
Fritz Wonderlich	City Attorney
Mitch Humble	City Deputy City Manager (arrived @ 12:30 p.m.)
Renee Carraway Johnson	City Zoning & Development Manager
Ruth Pierce	City Council Liaison to URA
Don Hall	County Commissioner
Chris Talkington	City Council Member
Paul Johnson	CH2M
Anthony Guho	Guho Corp.

- 1) Confirmation of Quorum / Call Meeting to Order
A quorum was present. Chairman Brizee called the meeting to order at 12:01 p.m.
- 2) Consideration of Amendments to the Agenda: None.
- 3) Consent Calendar:
 - a. Request to approve the February 13, 2017 meeting minutes
 - b. Request to approve the March 2017 financial report
 - c. Request to approve the March 2017 accounts payable.

Bob Richards moved to adopt the consent calendar as written and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

- 4) Executive Director's Report – Nathan Murray
 - a. DT Renaissance Groundbreaking on Tuesday, April 11: In celebration of the Main Avenue project kick-off, a ceremonial bricklaying will take place on Tuesday, April 11, at the mid-block point between Shoshone and Gooding Streets. Nathan asked Board to attend. The

groundbreaking is in conjunction with the Twin Falls – State of the City Address, which is scheduled to begin at 11:30 a.m. at the Orpheum Theatre.

- b. Property Management Policy – Review map of URA owned Property: Maps containing all of the properties held by the URA were included in the Board packet. The URA owns approximately 45 acres with the largest single piece, 18.37 acres, located in Rock Creek Canyon. A key point is that the parcels by themselves (excluding C3) are not very valuable, but making them key parts of larger projects could increase their value. Strategies for dealing with property acquisitions and development will be discussed in the coming months.
 - c. Downtown projects in general: The draft plans of the Commons area project are currently under review. The exposed wall, from the demolition of the Rogerson building, is not part of the “commons” project and needs to be discussed and plans need to be created soon. The URA is obligated to stabilize and weatherproof the wall, and repair any damage that was a result of the demolition. Discussions continued about aesthetics and design ideas in regards to art and other public offerings. Chairman Brizee added there are seven steel pillars and a beam that could be used as part of the final product. He talked about current drawing ideas, including a sketch he created. He stated that a decision needs to be made very soon to keep the entire project on track. Perri Gardner suggested the Arts Subcommittee should meet and talk about their vision for the wall and share the results.
 - d. Upflow Anaerobic Sludge Blanket (UASB): City Attorney Fritz Wonderlich is working to align agreements for the purchase and transfer of the UASB through the URA to the acquiring party.
- 5) Consideration of a request for URA staff to submit a zoning title amendment to the City of Twin Falls to allow additional land-uses not currently permitted – Nathan Murray

Nathan explained he would like to submit a zoning ordinance change request to the Planning Commission and City Council to include multi-family residential and certain sections of the M2 code because it affects land that the URA owns. Some parcels of property currently owned by the TFURA would be appropriate for multi-family housing, but the area where these parcels are located do not permit residential uses. To redevelop properties where multi-family housing would be appropriate, an amendment to the M2 zoning ordinance would need to be accepted. He asked the board for approval to submit an application for the amendment.

Bob Richards motioned to allow staff to present to the City of Twin Falls a request to change the land use permit for the properties. Gary Garnand seconded the motion. Roll call vote showed all board members present voted in favor of the motion.

- 6) Alleyway Utilities Project Update – Jesse Schuerman

The project is organizing all of the private utilities into a joint trench. The weather and other complications have delayed the project completion to the end of March.

- 7) Main Avenue Project Update – Paul Johnson, CH2M

- a. Tree removal completed as scheduled and below contract price. Guho and 4 Seasons Tree Service conducted the work in 3 days with a cost savings to the URA of approximately \$9,200. This money will go back into the coffers of the guaranteed maximum price for the project.

- b. Bids for the streetscape work are due on March 22nd. The GMP budget is \$6.5m with the contingency built into the price. Anthony Guho added that they reached out to 59 subcontractors, 46 are interested, and out of those, 31 were a local, Magic Valley, response.
 - c. The construction contract cost and scope will be included in the CM/GC agreement by amendment and recommended to the URA Board at a special meeting on April 3, 2017.
 - d. Effort has gone into ensuring a full crosscheck of the final design to avert extra costs down the road.
 - e. Demolition on Block 1 (Gooding to Shoshone) will begin the second or third week of April 2017.
 - f. Substantial completion anticipated by October 31, 2017.
 - g. The ability of the merchants and the Lions Club to place American Flags along the street on various holidays is currently being coordinated. Due to the use of bricks, drilling holes will not be possible.
 - h. Guho's sequencing of construction plan and the communication plan have been approved by the PAC and coordinated with the City.
 - i. The project information flyer has been distributed to the merchants along Main Avenue and is available at City Hall, and on the City's project information website.
 - j. Licensing agreements establishing the liability of continued basement extensions under Main Avenue have been drafted for three affected property owners. Other legal issues are being discussed and negotiated.
- 8) General Input / Announcements – Public / Staff
- a. Ruth Pierce, liaison for Historic Preservation, shared the group along with other volunteers are going to focus on cleanup of the alleys off Main.
 - b. Dexter Ball questioned Ms. Pierce on the recently exposed façades on Main Street. She replied that some owners became aware of their facades and that they need attention.
- 9) Upcoming Meetings(s)
- a. URA special meeting scheduled for Monday, April 3, 2017, at noon, for the consideration of the GMP for the Main Avenue project and other possible topics.
 - b. URA regular meeting scheduled for April 10th.
- 10) Adjourn to Executive Session 74-206(1)(c) to deliberate labor negotiations or acquisitions of interest in real property not owned by a public agency. *(Meeting will not be returning to open session.)*

Bob Richards moved to adjourn to executive session and Neil Christensen seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

- 11) Adjourn: The meeting adjourned at 1:00 p.m.

Respectfully submitted,



Lorrie Bauer
Recording Secretary