



## Urban Renewal Agency Minutes

Monday, May 8, 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, Bob Richards, Gary Garnand, Brad Wills

### 1) Confirmation of Quorum/Call Meeting to Order

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

Present: Dan Brizee, Dexter Ball, Perri Gardner, Bob Richards, Gary Garnand, Brad Wills

Absent: Neil Christensen

Also Present: Nathan Murray, Jesse Schuerman, Lorrie Bauer, Brent Hyatt, Renee Carraway Johnson, Ruth Pierce, Don Hall, Paul Johnson, CH2M; Meghan Conrad (via phone); Joss Grandeau, Lezamiz Real Estate; Scott Record (via phone).

### 2) Consideration of Amendment(s) to the Agenda

Chairman Brizee announced Item 5-b wording needs to be changed to read: "Consideration of request to approve a License Agreement for Vault Retention (Resolution 2017-04) and a Release and Waiver of Liability for 103 Main Avenue East (Resolution 2017-05) related to the Main Avenue Redevelopment Project" and a vote was needed to make the change.

**MOTION:** Gary Garnand moved to change the wording. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

### 3) Consent Calendar

**MOTION:** Bob Richards moved to approve the entire consent calendar. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

a) Request to approve the April 10, 2017 Meeting Minutes

b) Request to approve the May 2017 Financial Report

c) Request to approve the May 2017 Accounts Payable

### 4) Reports/Updates

a) Executive Director's Report by Nathan Murray

- Staff has prepared an RFP to see if any interest exists for the purchase of the building currently occupied by C3. The document has been reviewed by City Attorney, Fritz Wonderlich, and that it will be published in the paper I this week. He added the tenant and Concept 91 ownership group are aware of our intent to sell the building and he expects to solicit bids from a variety of real estate brokers and ownership groups in the coming weeks.

- The Upflow Anaerobic Sludge Blanket (UASB) sale transaction was closed on April 20th.
- The Downtown Arts Subcommittee recently met to discuss the proposed design of the Commons Plaza wall. They approved the design and recommended adding an anchoring system in the framed area to stretch a canvas. They asked staff to verify at the brick would blend with the Plaza brick colors, to ensure light will be evenly distributed over the art, the beam color match the light poles, and to look into a graffiti removal application. Since this meeting, the neighboring property owner at 147 Main Avenue E proposed a remodel of her building that impacts the design of the wall. Projecting the building elevation drawing, he stated staff was working with the owner's architects to find a way to accommodate the design, work thru code issues as well as access possibilities.
- Staff is working on an RFP for 209 Shoshone Street North that will include announce that the URA intends to acquire the site, demolish the existing building, and fill the basement as well as record a restriction limiting the use of the lot to unobstructed surface level uses.

b) Main Avenue Project Update by Paul Johnson, CH2M

Chairman Brizee extended a thank you to the Main Avenue team for their positive affect during this time of construction.

Paul Johnson summarized the updated included with the packet. Demolition of the first block, Gooding to Shoshone, has been completed. An upcoming change will be a \$30,000 savings by using Beveled concrete pavers. Testing and inspection services will be added at a later date for an approximate cost of \$25 to \$30,000; therefore a no cost net change order will be submitted stating these cost changes. Guho has remediated asbestos from the Crowley basement and the section that extends under the sidewalk is for infill. Community contributions were not budgeted in the cost control report so this benefit can be used as needed.

In regard to the Lions Club traditional flag display, the businesses prefer the flags be in front of their business to represent that they've made the contribution rather than grouping the flags in a common area. Mr. Johnson asked the Board for direction. Discussion ensued.

**MOTION:** Bob Richards moved to direct the construction to have the flag posts in front of each business rather than uniformly down the street. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 5 to 1. Dexter Ball is in favor of uniformity and voted no.

Paul shared the electrical conduits have been placed in the alley near Gooding. Surveying is now being done to record elevation for proper slope of the concrete paving. Perri Gardner echoed Chairman Brizee's earlier kudos because her observations during First Friday events she attended didn't reveal the construction was affecting turn-out.

Nathan Murray shared Starr Corp. prepared preliminary bids for the plaza and costs were higher than originally laid previously due to: 1) The location of mechanical equipment for the splash pad; 2) an additional section of Hansen St. is now included in our scope of work; and

3) wall costs. The costs are approximately \$2.1M. Otak will deliver final plans on May 18th. The construction schedule for the plaza may change the date for final completion. Budget discussion ensued. The \$100,000 for the Arts Committee is separate from the plaza funds.

## 5) Items of Consideration

- a) Consideration of an offer from Scott Record for the purchase of 0.191 acres of property which is located at 244 Railroad Avenue currently owned by the Urban Renewal Agency. Nathan Murray explained we received a purchase offer for 244 Railroad Avenue which is owned by the URA. The offer is from Twin Falls Insurance, LLC, c/o Scott Record, who owns the properties at 236 and 240 Railroad Avenue. Mr. Record is seeking to purchase this adjoining lot to develop in connection with his property. Mr. Record would like to do a mixed-use industrial project and 244 would be for parking and access. The parcel is not currently for sale. Nathan explained the policy and process. He added past communications of what types of developments the Agency would like to see in this area, but nothing has been decided. Nathan recommended to wait until the Agency is ready to move forward with the RFQ or RFP process.

Mr. Record, via phone, explained his long-term plan and reason for his offer, but had no specific plan. Nathan Murray briefly explained the RFQ/RFP process and announced the Planning and Zoning Commission will be reviewing a request from URA to amend the zoning to allow for multi-family housing to add to the possible future use of the site. Discussion entailed the need for the Agency to decide what they want on the site and publicly open a request for proposal to see what offer would be returned. Mr. Record can then return with a plan as well as anyone else who would be interested in the property. Following the vote, Mr. Record thank the board for their consideration.

**MOTION:** Brad Wills motioned to not accept the offer presented to the Urban Renewal Board for this parcel. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- b) Consideration of requests to approve a Master Licensing Agreement for right-of-way work (Resolution 2017-04) and an agreement for Vault Removal at 103 Main Avenue East (Resolution 2017-05) related to the Main Avenue Redevelopment Project. Nathan introduced the request as reworded. The agreements are similar to those previously accepted for the Crowley property in that this vault will not be removed. **MOTION:** Perri Gardner moved to approve the master license agreement for right-of-way work and vault retention at 103 Main Avenue East related the the Main Avenue project. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

## 6) General Input/Announcements - Public/Staff

None.

## 7) Upcoming Meeting(s)

- a) June 12, 2017 @ 12:00 p.m.

**8) Adjournment**

The meeting adjourned at 01:09: PM



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Lorrie Bauer, Recording Secretary