



Urban Renewal Agency Minutes

Monday, June 12, 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

Present: Bob Richards, Gary Garnand, Brad Wills, Dan Brizee, Perri Gardner
Absent: Dexter Ball, Neil Christensen
Also Present: Nathan Murray, Jesse Schuerman, Brent Hyatt, Lorrie Bauer, Firtz Wonderlich, City Council Liaison Ruth Pierce; Meghan Conrad, Elam & Burke (via phone); Anthony Guho and Rob Cloninger, Guho Corp.; Paul Johnson, CH2M; Michael Arrington, Starr Corp; and Josh Hagley, First Federal Bank.

Chairman Brizee called the meeting to order at 12:04 PM. A quorum was present.

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

MOTION: Bob Richards moved to approve all items of the consent calendar. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- a) Request to approve the May 8, 2017 Minutes.
- b) Request to approve the June 2017 Financial Report.
- c) Request to approve the June 2017 Accounts Payable.

4) Reports/Updates

- a) Executive Director's Report by Nathan Murray
 - 851 Pole Line Road Update: A request for proposal (RFP) was published on May 12, 2017 to solicit purchase offers for the building. The RFP closes this date at 5:00 p.m. He shared we have been contacted by interested parties, but have not received a formal purchase offer; however he anticipates one to be submitted by the end of the day. He added the C3 ownership group is coming to Twin Falls this week to discuss building maintenance and other areas including ownership of the building going forward.

- URA Board Positions: Staff notified the public of a vacant board position. Nine applications were received. Mayor Shawn Barigar, Councilwoman Ruth Pierce, and Chairman Dan Brizee interviewed eight. Mayor Barigar asked the council to confirm the appointment of Suzanne Cawthra at the May 30, 2017 City Council Meeting, and re-appoint Dexter Ball and Perri Gardner to second terms on the board. The Council unanimously approved the appointments. Ms. Cawthra will assume the position vacated by Bob Richards beginning with the regularly scheduled board meeting in July. These new appointments will expire June 30, 2020. Chairman Brizee and Ruth Pierce expressed gratitude for all applicants.
 - Downtown Commons Plaza and Wall: Final plans have been submitted and are being reviewed by the City. Michael Arrington, with Starr Corporation, was introduced to speak about the project timeline. Mr. Arrington shared the final review comments are being integrated into the plans by Otak and should be completed very soon. Once the drawings are ready to bid, it will take approximately six weeks to review the drawings, put the bid packages together, and complete the bidding process; If the updated drawings are available shortly, construction would begin mid-August. Work focus will be on Hansen Street as well as in front of City Hall. Work on the restroom building will continue through the winter, but it's likely some work on the plaza will stop until weather allows work to continue. A mid-May utilization date is anticipated. Chairman Brizee shared EHM has completed the structural work on the wall and Otak has integrated electrical into the wall for lights, etc. The steel structure will stay and places to display public art will be created between the pillars. Renovation negotiations with the plaza's neighboring property owner, Ms. Gates, are currently being discussed with the City. He explained the current plan and how it relates to the plaza wall.
 - Commissioner Richards questioned the status of the leased parking lot that is currently fenced off and cannot be used. Nathan Murray explained that as long as we have a tenant that is a call center in that location, we are obligated to lease that parking lot. He stated a discussion will be had later this week at the meeting with the C3 ownership group.
- b) Main Avenue Project Update by Paul Johnson, CH2M
- Paul Johnson, owners representative for the Main Avenue Redevelopment project, shared Anthony Guho, construction representative, and Rob Cloninger, the project superintendent, were in attendance at the meeting in case anyone had detailed questions for them. Mr. Johnson showed a few pictures as he summarized the update included with the board packet. Two blocks are under construction and proceeding very well with completion slated by Mid-July for Gooding to Shoshone section. Work includes concrete removal and placement for sidewalks, light pole basis, storm drainage, underground utilities, electrical service to the festival street, and light pole base foundations, and curb and gutter. The project is still on budget with the guaranteed maximum price of \$6.45M. A few extra cost issues, including street furnishings, will be addressed next month due to further research necessary before presentation. Discussion ensued. Sleeve details have been finalized for the Lyons Club flag display tradition. Discussions with the merchants indicated concern with

project communications and signage so improvements have been made including a weekly report that will include both completed and upcoming activities will be issued to the merchants, as well as the board and city council. Commissioner Richards shared a couple merchants have complained to him that the current construction is a month behind schedule and asked if that communication has been cleared. Mr. Johnson replied they did have a meeting with the merchants and the original goal was to have the first block complete by the end of June and it has now changed to mid-July; however the time will be made up in subsequent blocks. Anthony Guho shared the landscaping will go in as project progresses as long as weather permits. Tree selection has been finalized and they have been procured for the project. Planting and irrigation details are currently being worked out. Discussion ensued.

5) Items of Consideration

- a) Consideration of a request to approve a License Agreement for Vault Retention (Resolution 2017-06) and a Release and Waiver of Liability (Resolution 2017-07) for 102 Main Avenue East (Wells Fargo) related to the Main Avenue Redevelopment Project.

Nathan introduced the request and explained the agreements are similar to those previously accepted due to basements that extends under the sidewalk.

MOTION: Perri Gardner moved to approve the License Agreement for Vault Retention and a Release and Waiver of Liability at 102 Main Avenue East, the Wells Fargo Building. Brad Wills seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- b) Consideration of a request to approve a response to the Twin Falls Urban Renewal Agency Request for Proposal issued for 219 Shoshone Street North.

As reported last month, there was an opportunity for a project at 219 Shoshone St. Nathan shared the URA received a response from the advertised request for proposals from the Historic Ballroom, LLC. He explained the URA would purchase the structure, demolish it, then improve some of the underground work for surface level usage including parking. After completion, the Historic Ballroom, LLC, who currently has 205 Shoshone St. under contract, would purchase this property and put forth \$3.5M to improve the contracted building. He showed photos of the proposed improvements and explained there was still a lot of details yet to be worked out. He asked the Board if this proposal meets their expectations for this property and if they wanted to continue with this project as proposed. Chairman Brizee explained this agenda item is to authorize staff and legal to continue developing an agreement.

MOTION: Gary Garnand moved to give staff the authority to move forward with the project at 219 Shoshone St. Bob Richards seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

- c) Consideration of a request to approve the terms of a Line of Credit from First Federal Savings Bank to the Twin Falls Urban Renewal Agency in the amount of \$4,000,000.

Nathan introduced the item by noting we're building Main Avenue, we have obligations for payments, and some obligations may be required before we receive the revenues to cover them. This line of credit would be available, if needed, to cover the obligations. First Federal extended two options, each with a setup fee of \$10,000: 1) \$4M loan to be repaid at the end

of 2022 when RAA4-1 expires; and 2) a revolving loan limited at \$2.8M. Both options would expire at the end of 2022 when RAA 4-1 dissolves. Staff recommends the \$2.8 revolving loan. Brent Hyatt and representatives from the bank we present at the meeting for any questions. Discussion ensued. Josh Hagley, First Federal representative, explained the difference between the two options. First Federal and Washington Federal were thanked graciously for working with the URA and the City.

MOTION: Bob Richards motioned to pursue the \$2.8M revolving line of credit from First Federal. Gary Garnand seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) General Input/Announcements - Public/Staff

The budget committee needs to reconvene to propose, for the next meeting, a preliminary budget. The committee consists of three board members, Brent Hyatt, and Nathan Murray. Chairman Brizee appointed Vice Chairman Dexter Ball, Secretary Neil Christensen, and Commissioner Perri Gardner.

The Oversight Subcommittee for the Main Avenue project needs a replacement for Commissioner Richards due to his departure. Chairman Brizee appointed the new board member, Suzzane Cawthra, to the committee.

Officer elections for the agency will be held at the July meeting.

Executive Director, Nathan Murray, recognized Commissioner Bob Richard's service on the Urban Renewal Board and thanked him, on behalf of the agency and the community, for his hard work, thoroughness, and commitment to the URA. Bob was presented with an appreciation plaque.

7) Upcoming Meeting(s)

a) July 10, 2017 @ 12:00 p.m.

8) Adjournment

The meeting adjourned at 01:01: PM



Lorrie Bauer, Recording Secretary