



MINUTES

April 10, 2017

The Urban Renewal Agency held a regular 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, and Brad Wills

Absent: Gary Garnand

Also Present: Nathan Murray, URA Executive Director, Jesse Schuerman, URA Engineer; Lorrie Bauer, URA Recording Secretary; Brent Hyatt, City Assistant Finance Officer; Fritz Wonderlich, City Attorney; Mitch Humble, Deputy City Manager (arrived @ 12:30); Ruth Pierce, City Council Liaison; Matt Parks (via phone), URA Attorney; Paul Johnson, CH2M; and Anthony Guho, Guho Corp.

1) Confirmation of Quorum / Call Meeting to Order

Chairman Brizee confirmed a quorum then called the meeting to order at 12:05 p.m.

2) Consideration of Amendments to the Agenda

Request to add to the Consent Calendar - "Item d. Request to approve the April 3, 2017 Meeting Minutes."

Perri Gardner motioned to approve the addition. Neil Christensen seconded the motion. Roll call vote showed all members present voted in favor of the motion.

3) Consent Calendar

- a. Request to approve the March 13, 2017 Meeting Minutes
- b. Request to approve the April 2017 Financial Report
- c. Request to approve the April 2017 Accounts Payable
- d. Request to approve the April 3, 2017 Meeting Minutes. (Added by #2 above)

Perri Gardner moved to approve the minutes and the financials, collectively and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

4) Reports / Updates

a. Main Avenue Project Update- Paul Johnson- CH2M

- Paul Johnson summarized the update that was supplied with the meeting packet. Construction Services by CM/GC Guho Corp: The GMP totals \$6,446,114.99 which is within the \$6.5 million budget for the project.
- Project Schedule: Construction on the first block (Gooding to Shoshone) will commence on April 17th. Substantial completion is scheduled for October 31st, with final completion in November 2017. He noted that the Commons project is a separate project and is being managed by the City and Starr Corp.

- Design Progress: Final design documents for the construction phase are complete. Following the groundbreaking ceremony on April 11th paver options can be viewed at the Park & Rec lot.
- Basement Issues: Licensing agreements establishing the liability of continued basement extensions under Main Ave. have been drafted by the URA's legal representatives for three affected property owners. Waterproofing cost sharing is currently being negotiated with Wells Fargo. If no environmental contamination is found, the URA will cover the cost of infill for the Crowley property.
- Testing and Inspection: Guho will manage the testing and inspection contract within their CM/GC contract. A GMP amendment for these services will be presented at the May 8th board meeting. A placeholder existing in the current GMP so this is not an additional cost.
- Chairman Brizee requested a report of sidewalk needs within the project area. If there is money remaining at the end of the project, it is possible that the funds could help to improve the sidewalks.
- Flag Display: The Main Ave. team is working on details and locations so the flag display tradition by the Lions Club can continue. CH2M offered to contribute the PVC sleeves with caps to the project if the Agency and City Council approves. The consensus of the Agency was yes, and Chairman Brizee thanked CH2M for their generous offer. Options for consideration will be presented next month.
- Perri Gardner suggested to start thinking about a community event to celebrate the end of the project.
- An amendment was suggested for the advance purchase of bricks and street amenities (light poles, etc.) for the commons area. These items can be purchased at the same time the Main Avenue amenities are ordered for a cost savings.

5) Items of Consideration

- a. Consideration of a request to sign a Purchase and Sale Agreement between the City of Twin Falls and the Urban Renewal Agency of the City of Twin Falls, Idaho (URA) and a Purchase and Sale Agreement between URA and Lamb Weston Inc. (Lamb Weston), to transfer ownership of a parcel of land adjacent to Lamb Weston for operation of a wastewater pretreatment facility in association with the potato manufacturing plant.

Nathan Murray introduced the agenda item by stating Lamb Weston operates a potato processing facility in our Revenue Allocation Area 4-1 that began in the early 90's with a \$22M plant expansion of a wastewater pretreatment facility. The City currently owns the property, but a separate third party operates the facility. Lamb Weston has invested over \$860,000 in improvements and upgrades with an additional \$350,000 planned for this year. Because of the regulatory environment that currently exists, Lamb Weston should be the owner of the property. An agreement had been negotiated with the City to transfer the property to the URA, then URA to Lamb Weston. The URA will compensate the City \$1M per year for six years. As the allocation area closes in 2023, this agreement, as well as the other existing contracts, will be paid in full.

Fritz Wonderlich shared that Lamb Weston, formerly known as Universal Frozen Foods and Con Agra, was the cause of the creation of the revenue allocation area. They wanted to expand the plant, but couldn't without additional availability of pretreatment. The revenue allocation area was created to help them add a pretreatment facility. Since then, other projects were added to the area.

Due to the large amount of money they spend for the use of the pretreatment facility they have become less competitive with other potato processors, even within their own family in Oregon

and Washington. Being the owner of the facility, it would allow them to be competitive in their market as well as give them more money to spend on the facility. For the purpose of our economic development and maintenance of our urban renewal area, it's important to keep this facility healthy. The EPA has questioned why the city government is operating the facility rather than the private entity that is running it. Mr. Wonderlich encouraged the board to approve the agreements and reminded them that the money to be used for this project was formerly designated for the downtown alley projects in which the City has taken over. He shared that this project is an acquisition of property with the promise to continue capital expenditures by Lamb Weston and to provide employment in the revenue allocation area. Discussion ensued. Fritz added that the City followed legal procedural requirements last Fall to get to this point as well as the Agency meeting the requirements by a request for proposal process that was published in January in which Lamb Weston was the only interest.

Brad Wills moved to approve sign the Purchase and Sale Agreement between the City of Twin Falls and the Urban Renewal Agency, and a Purchase and Sale Agreement between the URA and Lamb Weston. Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

6) General Input / Announcements - Public or Staff

Nathan Murray reminded the Board that the City is updating their strategic plan and they are soliciting feedback from the Agency board members. He offered to summarize the parts that pertain to them and use email for communicating questions in which they can respond.

Perri Gardner recognized Commissioner Wills and Nancy Taylor, Chair for Historic Preservation, and everyone else who participated in the CSI Eagles Give Back project on April 8th. During the cold, rainy weather approximately 100 volunteers cleaned up downtown parking lots.

Nathan shared the commons area wall is still being discussed. Brick cannot be used for the entire wall, only 4' as the base. The next 18-20' will need to be a long lasting, durable material that will be tied to the existing wall with a cap over both walls. Once a drawing of the wall has been prepared, the Arts Subcommittee will convene. Drawings have not been finalized for the Commons area, but Starr is preparing the budget using the 85% plans. Options such as lighting, electrical outlets, etc. are being considered for the wall.

7) Upcoming Meeting(s)

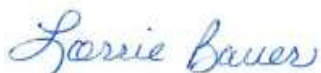
a. Next regular meeting: Monday, May 8, 2017 @ 12:00 pm

8) 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.)*

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

9) Adjournment: The meeting adjourned at 12:49 p.m.

Respectfully submitted,



Lorrie Bauer
Recording Secretary