



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

SPECIAL MEETING MINUTES
April 28, 2015

The Urban Renewal Agency held a special meeting at 12:30 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Leon Smith
Dan Brizee
Dexter Ball
Neil Christensen
Bob Richards

URA Chairman
URA Vice Chairman
URA Secretary
URA Member
URA Member

Absent:

Perri Gardner, URA Member

Also present:

Brent Hyatt	City Assistant Finance Officer
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Lorrie Bauer	City Administrative Assistant
Mitch Humble	Deputy City Manager

Agenda Item 1 – Call meeting to order.

Chairman Smith called the meeting to order at 12:30 p.m.

Agenda Item 2 – Consideration of a request to approve Resolution 2015-1 to seek judicial confirmation for a \$5.5 million bond for Revenue Allocation Area 4-1.

Fritz Wonderlich introduced the agenda item by stating the original RAA 4-1 debt was refunded without judicial confirmation because that project had already been judicially confirmed many years ago. Today, the bond council is asking for judicial confirmation of funding for the expanded area because it has not previously been approved. Under Idaho's Judicial Confirmation Law process, the first step is the approval of the governing body before the petition can be filed. This requires a public hearing, which was held on April 13th, then a waiting period of 14 days, which has been completed. He noted that the bond council has reviewed and approved the petition that is proposed to be filed.

As far as the timeframe, once the verified petition is filed today, the notice of public hearing must be posted for 30 days at the Council Chambers and it is required to be published in the newspaper. If all goes well, after publication requirements have been met, there is a possibility the court hearing could take place June 1st. If the petition is approved by the court, and the judgement is signed, it will then be forwarded to the bond counsel. There will be a 42 day appeal period before funding can take place.

Neil Christiansen moved to approve Resolution 2015-1 and Dan Brizee seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request to approve Resolution 2015-2 to adopt a plan to create Revenue Allocation Area 4-4

Fritz Wonderlich stated Resolution 2015-2 is to approve a proposed Urban Renewal Plan for Revenue Allocation Area #4-4 that will encompass the 90 acre Clif Bar project only. Allocation law requires that in conjunction with the financing, a plan must be adopted. He explained the purpose of the plan and the process.

Brent Hyatt verified the \$4.1m value of the property was established in 2013. He noted there is no tax revenue due to it being exempt property.

Vice Chairman Dan Brizee moved to accept the resolution. Dexter Ball seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 – Adjourn

The meeting adjourned at 12:39 p.m.

Next regular scheduled Urban Renewal meeting is scheduled for **Monday, May 11, 2015 @ 12:00 p.m.**

Respectfully submitted,

Lorrie Bauer
Administrative Assistant