THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: January 10, 2011

To: Urban Renewal Agency of the City of Twin Falls

From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to authorize the Chairman to sign a development support agreement with Brix & Company to assist the URA to develop its Old Town properties. The agreement would be for 4 months and cap at $20,000.

Background:

As the strategic planning subcommittee has met to review progress on the Agency's 5-year strategy, it has focused its attention on Agency-owned properties.

The Agency owns a number of properties in Old Town that are currently not in use such as an old brick warehouse on 2nd Ave. S., Kruzer's, former Red's site, a portion of the Crum block and a vacant site on Shoshone and 5th Ave S. In the past the Agency has put up for lease or sale signs which generated some calls but no deals. Staff and special projects committee have met with various individuals but no deals have come of that either, with the exception of the Crum block parking lot. The strategic planning committee has also met with local developers but up to this point there has been little interest in moving forward on specific development deals.

As the Agency has pledged to be proactive in its work, and Idaho statutes urge URAs not to let property lie unused, we turned to consider hiring outside talent to help the Agency promote the properties for development.

There are few firms in the country that specialize in downtown redevelopment. Staff contacted three and received proposals from two – Brix & Co, a Boise-based downtown development firm and Civitas Consultants based in Baltimore, MD. As Civitas primarily does assessments, the subcommittee realized we did need an assessment but we need someone to help the Agency

Mark Rivers, owner of Brix & Co., is a Boise-based downtown developer (BoDo and the WaterCooler are two of his developments) is proposing to help the Agency to prioritize specific redevelopment options, develop deal structures, timelines, budgets, and uses as well as potential users.

Brix would bill the Agency professional fees at $200/hr, capped at $5000/month for 4 months. Any amount over $5000 for a particular month would be approved by the Agency as well as reimbursable fees incurred by Brix. At the end of the 4-month period, the Agency would review its relationship with Brix to determine if it would be beneficial to enter into a new agreement to keep activity moving forward.

Mark Rivers will make a presentation to the board at our meeting today and will expand on his proposal.

Approval Process:

A majority vote of a quorum of the Agency board in open meeting.

Budget Impact:

At this time the cost to our budget would be $20,000 plus potential Brix expenses. We have the available funds.

Regulatory Impact:

None at this time.

Conclusion:

Staff and the strategic planning subcommittee recommend the board approve this request.

Attachments:

1. Brix proposal