



MEETING MINUTES
November 9, 2015

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: None

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Mitch Humble	Deputy City Manager
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Travis Rothweiler	City Manager
Lorrie Bauer	City Administrative Assistant

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:01 p.m.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the October 12, 2015 regular meeting and b) Review and approval of November 2015 financial report.

Gary Garnand moved to accept the consent agenda as submitted and Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Main Avenue Project update – Mandi Roberts.

Mandi Roberts of Otak summarized the results of their outreach activity from Oct. 19-23rd which included the public meeting on the 21st and visits to 95% of the business owners/tenants in the 5 block project area. Communication included driveway access, what improvements were going to

look like in front of their building, and the construction schedule. Another outreach visit will be in February or March to keep people informed of the schedule and what they can expect. She shared a design change for the Shoshone to Hansen St. block which provides a bulb-out area next to GR and Twin Beans due to adding space to the sidewalk for outdoor café seating. To compensate for the loss of parking in this area, parking was added to the festival street zone so no parking was lost. Mandi stated they are on schedule to present the 60% engineering design plans for Phase 1A on Nov. 16th. After staff review of the plans, comments will be incorporated. The schedule is on track to bid Phase 1A in February 2016 with anticipated construction beginning in April 2016. Illustrations will be updated to show what the improvements will look like, tree positions, lighting, drainage – the horizontal geometry and some vertical points as well as unit paver areas vs. concrete areas.

Mandi shared the main discussion of that morning's PAC meeting - communication regarding the timing of construction. Incentives, penalties, days of the week for construction, as well as time of day were discussed. There will be more discussion on these topics to get a detailed contract finalized. She also shared that Melinda talked about the art committee and the potential of temporary art and performances during construction and the PAC seemed excited. Examples of art was shown as well as other design details such as color and furnishing types. The Herringbone-A pavement pattern was favored by both the PAC and the public and the unit paver style may be used in the furnishing zone, intersection crossings, and bulb out areas. The Perrine Bridge-inspired design elements are preferred. Bike racks, bollards, tree guards, benches and other furnishings are beginning to be discussed as well as their color.

Mandi added they are also working on the details of the downtown commons area including layout options, electrical capacity, paving curvatures and colors, as well as possible wall treatments. Lighting, lighting locations, festival street bollard lighting, trees, shrubs, and grasses will be discussed with the community at a later date.

Gary Haderlie of JUB Engineers reminded the board about the public utilities situation. Using a picture of the project area, he showed where the sewer could possibly be fixed by using a trenchless method and other areas that will need to be fixed by open trench and physically replace the sewer line. He explained that trenchless means that they will not physically dig up a sewer line using a backhoe, however, thread pipe through the manholes to reline and rehabilitate the existing sewer pipe. After videotaping the entire sewer line of the project area and evaluating the footage, the downtown area has sewer lines in very bad shape. To replace the sewer line, a specific class of water pipe that meets separation requirements is needed so that the water line can be fixed and meet DEQ regulations. He then explained that where the sewer line is replaced using open trench (Hansen to Idaho), the storm sewer will also need to be replaced because it sits on top of the sewer line. The remaining storm sewer line (Gooding to Idaho) is anticipated to be relined with water class pipe. The storm sewer was put in with 1970's projects mostly from Gooding to Idaho (3 blocks and alleyways). From Hansen to Idaho, it is anticipated that open trench will be used for the sewer and storm sewer as well as a couple other areas on the Orpheum block where the storm sewer will need to be physically replaced as well. He shared the water line was estimated to be put in during the 1950's and had an estimated life of 75 years, depending on the soil conditions. As was previously discussed, the replacement of all the utilities included

water services from the main line to the buildings, but not inside the buildings. The utilities in the alleyways range in depth from 6” to 9’. Gary showed a diagram of what the trench would look like. It would house the sewer, storm sewer, water, natural gas and power lines as well as the space separation requirements.

Agenda Item 4 – Consideration of a request to approve a purchase/sale agreement with GemStone LLC for URA property located at 135 5th Avenue South (see staff report) – Melinda Anderson.

Melinda introduced this item by projecting a map of the property location on the corner of 5th Avenue South and Shoshone Street and recapping the April 13th board meeting which approved GemStone’s response to the RFP. Since then, GemStone has nearly completed their design and are working on financing. Melinda shared that they have already received the approval from the Historic Preservation Commission since it is located in the Old Town zoning district. Today, Gemstone, LLC is asking for approval of the prepared purchase/sale agreement for the property. The actual transfer of the property will not occur today if the agreement is approved due to three separate contingencies. She explained that in order to move forward on GemStone financing and the City’s special use permit process needs to have a signed purchase/sale agreement.

Don Campbell of GemStone, LLC made a presentation to the board and stated the financing is in place and the design is nearly complete. In order to finish the financial package, SBA financing needs to be secured. Sunwest bank is the financing entity for this project. He showed a schematic diagram of the project that was presented to the board last April as well as approved by the Historic Preservation Commission and described the features. He shared that the facility would have a flat floor so the entire gym would be ADA accessible – the first ADA compliant indoor rock climbing facility in the country. He showed an overview of the interior floor plan.

Melinda read the contingencies that must be completed prior to the transfer of the property:

- A. This Agreement is subject to and contingent upon the Developer securing adequate financing to develop the Development as approved by URA, which approval shall not be unreasonably withheld. Property won’t be transferred until URA obtains documentation showing the financing is committed.
- B. This Agreement is subject to and contingent upon the completion of a Phase 1 environmental assessment satisfactory to Developer in its sole discretion, to be obtained and paid for by Developer.
- C. This Agreement is subject to and contingent upon the approval of a Special Use Permit, which will allow the Developer to use the subject property for the use as set forth in the Response to Request for Proposal.

Once transferred, the construction must be completed within 18 months. She stated the URA, per agreement, will pave the alley adjacent to the site, create sidewalks adjacent to the site both on 5th and on Shoshone, and restripe parking along 5th Ave. South between Shoshone and Hansen to create 42 new parking spaces at an estimated cost under \$40,000.

Gary Garnand moved to accept the purchase/sale agreement and Perri Gardner seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 5 - Consideration of a request to approve an agreement between TFURA and the City of Twin Falls to allow the City to manage the URA Rogerson/Hansen/Fountain Demolition Project through the statutory CM/GC process, in association with the Banner Partial Demolition Project, with TFURA to pay costs related to the URA Demolition Project (see staff report) – Melinda Anderson.

Melinda explained that this MOU would let the City manage the demolition process of the three projects to make it more cost effective and efficient for all parties involved. Melinda assured the board that approval of this MOU did not commit the board to working with the City but provides the option if the board approves it later. Gary Garnand moved to accept the agreement as written. Bob Richards seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 6 - Public input and/or items from the Urban Renewal Agency Board or staff.

Brad Wills asked staff to clarify the revenue section of this month's financial report. Mr. Wills was concerned that it appeared we were already over budget. Brent Hyatt clarified the financial statement structure and explained the Agency was not over budget; in fact, just the opposite is true. We've budgeted for certain revenues to come in over the budget year but a month into the new budget year, this report shows how much revenue has come in and how much remains to come in.

Agenda Item 7 - Adjournment:

- a. Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency;
- b. Executive Session 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;
- c. Executive Session 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Chairman Brizee announced the board would not be coming back into session.

Neil Christensen made motion to adjourn to executive session. Gary Garnand seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 8 – Adjourn.

The meeting adjourned at 1:03 p.m.

Next regular scheduled Urban Renewal meeting is Monday, December 14, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant