



MEETING MINUTES

August 8, 2016

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
Perri Gardner	URA Member
Bob Richards	URA Member
Brad Wills	URA Member

Absent: Neil Christensen

Gary Garnand

Also present:

Phil Kushlan	Interim Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Travis Rothweiler	City Manager
Fritz Wonderlich	City Attorney
Renee Carraway Johnson	City Zoning & Development Manager
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Leon Smith	Downtown Arts Subcommittee Chair
Chris Talkington	Twin Falls Resident

Agenda Item 1 - Call meeting to order.

Chairman Brizee called the meeting to order at 12:00 p.m.

Agenda Item 2 - Consent Agenda: a) Review and approval of minutes from the July 11, 2016 regular meeting and b) Review and approval of the August 2016 financial report.

Bob Richards motioned to accept the consent agenda as submitted and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 - Consideration of a request to adopt a preliminary budget amount of \$17,909,114 and set a public hearing date in August for a special meeting to take public input – Brent Hyatt.

Brent Hyatt presented the proposed preliminary budget as developed by the budget committee. After discussion, the Board adopted the preliminary budget and scheduled a Special Meeting for August 30th to hold a public hearing and consider adoption of the final budget. Bob Richards motioned to adopt the preliminary budget in the amount of \$17,909,114 and Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 – Downtown Art Subcommittee Update – Leon Smith.

Mr. Smith recalled the mission of the subcommittee and shared that the committee has been researching ideas for the use of the reserved \$100,000 for public art in the downtown area. In the

beginning, the Main Avenue project was going to be completed in approximately four phases of construction and the downtown merchants were concerned. To help the merchants, the public art was initially going to be used as a tool for directional purposes, advertising, etc. With the help of Mandi Thompson, and the City, a grant was applied for, but not received. Over the past few months, the construction schedule has changed, new ideas are being researched, and other grants are being pursued. Leon shared the current art ideas being researched:

- 1) A life size bronze statue of John Hayes: John Hayes was the surveyor that laid out the tract and pounded the first stake in Shoshone & Main. Curtis Eaton is working on this project and has done a lot of planning and soliciting. He asked if we could contribute funds to this project.
- 2) Wall Mural: After the newly exposed wall in the commons area has been refinished, murals or some other kind of artwork could be housed in each panel area. The subcommittee is researching a digital reproduction of artwork to be housed in the first panel space, nearest to Main Avenue. The preliminary estimate of the mural area is \$20,000 - \$30,000.
- 3) Utility Box Wraps: Similar to Ketchum, artists would create the vision for the wrap and then maybe contract with the artist to develop, apply, etc. Costs yet unknown.
- 4) Idea in progress: Trying to develop student/art initiatives. Something to get the public involved, local artists, and local students.

It was assured, by the board, that the \$100,000 has been reserved for this project and confirmed that the subcommittee was on the right track to fulfilling its mission. The subcommittee will continue to research these ideas and bring before the Board at a later date specific information for approval and fund allocation.

Agenda Item 5 - Main Avenue Project Updates:

- a. Progress Report by Owner Representative – Phil Kushlan for CH2M
CH2M provided a monthly progress update that was included in the board packet and Phil gave a summary. The 90% drawing of the 5-block project have been received except for the aspects for electrical and utilities of Main Avenue which will be received shortly. An updated cost estimate is expected very soon. Five proposals were received from the CM-GC solicitation and a recommendation will be presented to the Board at the September meeting. Phil handed the board updated sketches of the project area and reported the project is on schedule with a completion date of October 2017. Chairman Brizee advised Mandi Roberts, Otak, to include direction labeling with “2nd Avenue” on the drawings (ex. 2nd Avenue N). There was discussion regarding project boundaries, continuity between URA and City projects, and timelines. Concern was noted about the badly decayed sidewalks on Hansen Street, and other areas, and the necessity of repair by the property owners.
- b. Alleyway Utilities Progress Report – Gary Haderlie, JUB
Gary reported two types of projects currently active were the dry/mostly private utilities project and the wet/water utilities project. The private utilities (dry) project (two alleys from Shoshone to Idaho) has bid and due to the nature of the project, all bids came back over the estimate and were not acceptable. Communication is now ongoing to figure out how to reduce the cost and risk to the few contractors that are allowed to do this type of work. Scheduling is an issue and further communication is needed. There was discussion regarding needed lighting. Chris Talkington, citizen of Twin Falls, commented constructive critiquing in that with his past experience with similar projects, with no specific schedule for the contractor, the utility upgrade project will probably cause a delay for the rest of the Main Avenue projects. Gary explained that when penalties are included with schedules, it causes a higher cost from contractors. Further discussions will be necessary.

Agenda Item 6 – Executive Director Report – Phil Kushlan.

Phil supplied the Board with a paper copy of his report. In regard to downtown housing, Phil shared he remains in contact with people interested in developing and helping them get in contact with property owners. He made the Board aware that Chobani is interested in conversations regarding funding in the near future. A meeting with C3 representatives is scheduled to discuss the facility and various issues surrounding the property. An appraiser has been retained to complete an appraisal on the building so we know its value in the current marketplace.

Agenda Item 7 – Consideration of a request to authorize a partial release of escrow funds for the Goold property – Phil Kushlan.

Phil explained that, per the purchase agreement for the 2nd Avenue North property (Goold), the funds have been paid into escrow and will be released upon completion of the site clearance. He then stated the Seller has requested a partial early release of the escrow funds. He informed the Board that the Agency is under no obligation to release funds early, but it may if chosen to do so. The current agreement states the clearing of the property is to be completed by the end of August so closing can take place. After discussion, Brad Wills motioned to advance \$150,000 as a good will effort to the Seller. Hearing no second, no action was taken on the motion.

Agenda Item 8 - Public input and/or items from the Urban Renewal Agency Board or staff.

Phil Kushlan, due to the absence of Travis Rothweiler as scheduled on the agenda, shared the understanding that an offer had been extended and accepted by Nathan Murray for the City of Twin Falls Economic Development Director beginning August 15th. The structure, following the remaining six weeks of Phil's tenure, will be that Nathan will assume the role of the Urban Renewal Administrator.

Agenda Item 9 – Adjournment: Executive Session 74-206(1)(c) To acquire an interest in real property which is not owned by the public agency.

Chairman Brizee adjourned the meeting to Executive Session 74-206(1)(c). Roll call vote showed that all board members present voted in favor of adjourning. Chairman Brizee announced they would not be returning to open session.

Agenda Item 10 – Adjourn.

The meeting adjourned at 1:30 pm.

Next regular meeting: Monday, September 12, 2016 @ 12:00 pm.

Respectfully submitted,

Lorrie Bauer

Lorrie Bauer
Administrative Assistant