THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
MEETING MINUTES
May 9, 2011

The Urban Renewal Agency held its regular monthly meeting at noon this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

Present:	
Gary Garnand	URA Chair
Tom Frank	URA Vice Chair
Larry Hall	URA Member
Bob Richards	URA Member
Bill Koch	URA Member
Leon Smith	URA Member
Absent:	
Cindy Bond	URA Secretary
Melinda Anderson	Urban Renewal Executive Director
Also present:	
Mitch Humble	Twin Falls Community Development Director
Brent Hyatt	Twin Falls Assistant Finance Director
Renee Carraway	Twin Falls City Zoning and Development Manager
Trip Craig	Twin Falls City Council Liaison
Leon Mills	Twin Falls County Commissioner Liaison
Mike Tracy (via telephone)	Tracy Communications
Mark Rivers	Brix & Company
Trudi Nutile	City of Twin Falls Economic Development, Admin Asst

Chair Gary Garnand called the meeting to order at 12:03 p.m.

Agenda Item – Consent Agenda
Leon Smith moved to approve the consent agenda as submitted. Tom Frank seconded the motion and a roll call vote showed all members present voted in favor of the motion.

Agenda Item – Presentation and request for approval of 3 BID match fund projects for $23,022.50.
Mitch Humble suggested the subcommittee and applicants present the projects to the board. Bob Richards clarified the matching funds are left from the dissolution of the BID to be used at the request of city council for façade improvements for property owners in the BID. None of these projects are funded from URA funds. The subcommittee reviewed and recommends approval for three projects. Bob invited each applicant to make a presentation.

Sheryl Patheal owns Jagged Edge at 126 Hansen Street E. Sheryl plans to replace the shingles with tile and encase the underside of the façade to eliminate the roosting pigeons. A portion of the façade cannot be tore out or replaced with brick as this is flooring on the upper level. The project cost is estimated at $6,045.00. The match fund is $3,022.50.

Tom Frank moved to approve the application for the BID match fund project, Larry Hall seconded and a roll call vote showed all members presented voted in favor of the motion.

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Sarah Taylor and Chuck Parrish own the Historic Ballroom at 205 Shoshone Street. Renovation plans include removing and replacing all the clapboard on 2nd Avenue N., restore/replace windows, install stucco to mimic tile and replace the roof. The project is estimated at $46,708.53. The match fund is $10,000.00.

Tom Frank made a motion to approve the request and Bill Koch seconded the motion.

Additional discussion: Tom Frank commended the participants for investing private capital and commitments for improvement. Leon Smith inquired about the fee structure for the applicants as it pertained to the BID assessment of the property. Gary Garnand stated there was no breakdown when city council gave URA the funds; the requirement was the applicant had to be in the BID and current. Bob Richards commented instructions were to disburse the funds on a first come first serve basis to applicants within the BID district who met the criteria.

A roll call vote showed all members present voted in favor of the motion.

Ken Fitzgerald owns The Paris Building at 124-136 Main Avenue N. Ken has already invested approximately $100,000 in repairs that included sandblasting the gray paint to expose the original red brick. Ken's project includes two phases and is asking for assistance with the first phase. The project includes remodeling the front façade, adding new signage, lighting and new outdoor flooring. The project estimate is $25,202.83. The match fund is $10,000.00.

Tom Frank made a motion to approve the request, Bill Koch seconded and a roll call vote showed all members present voted in favor of the motion.

Bob Richards commented the remaining funds for the BID match program is approximately $28,000 and encouraged interested property owners to submit applications quickly as the funds are available only on first come/first serve.

Agenda Item – Consideration to enter into a 90-day option agreement with Bob and Bonnie Gillespie for the Banner Furniture Building located at 201 Main Ave. E. for $6,000 giving the Agency an exclusive right to purchase during this period.

Mitch Humble commented this is a simple option agreement and explained the consent is to give the Agency an exclusive right to purchase the building during the 90 day term.

Mark Rivers stated this is a prudent way to do redevelopment. This agreement gives the Agency an opportunity to fully understand and ascertain the potential development of a property during a certain time frame. This alleviates the need to purchase the property and expend a large amount of funds when a specific use or plan is not in place.

This is an important building in the redevelopment of downtown Twin Falls. This is the largest single building available for redevelopment, is in extraordinary shape and has the ability to be redeveloped in a more time and cost efficient manner for any type of use. This agreement allows us to get better control of the process and to work professionally and assertively to redevelop the building. Recommendations might include Agency purchase, third party purchase or partnerships for redevelopment, or recommend no further action.

Leon Smith commented that since this is an option to purchase real property, it qualifies for Executive Session. Leon suggested that it might be beneficial to the whole board to go into Executive Session for discussion on such a significant move.

Leon Smith made a motion that the board, pursuant to Idaho Code 67-2345(1)(c): To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency, adjourn into Executive Session. Tom Frank seconded the motion and a roll call vote showed all members present voted in favor of the motion.

The board adjourned at 12:30 p.m. into Executive Session. The board exited Executive Session and Gary Garnand reconvened the board meeting at 12:51 p.m.

Leon Smith made a motion to amend the option agreement for purchase of real property as follows:

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Include a standard attorneys fee clause in the event of a breach of contract and;
The grant of exclusive option to purchase be modified to indicate the URA's exclusive option to purchase can be their designee

Bob Richards seconded the motion. A roll call vote showed all members present voted in favor of the motion, with the exception of Leon Smith who abstained.

Tom Frank made a motion to accept the option to purchase agreement as amended and Larry Hall seconded the motion. A roll call vote showed all members present voted in favor of the motion with the exception of Leon Smith, who abstained.

Agenda Item – Consideration of a request to approve a 6-month extension of Brix & Co.'s agreement at $5,000 per month plus approved expenses.

Mark Rivers reported that Friday (May 6) was the first Friday night market. He complemented Jimmy and Sara Taylor for volunteering and helping to coordinate the event. Mark began an outreach program to discuss building owner/occupied office buildings with professional firms and organizations in Olde Town area. Low construction costs make this an opportune time for companies to own and occupy downtown buildings. Mark brought in an Idaho based company to review Olde Town properties for potential development. Other initiatives include kiosk improvements and the Downtown Alive Group had a meeting at which 50 people attended and signed up for three different groups, communication, events and the beautification group.

Bob Richards moved to approve the 6-month extension with Brix & Co for downtown redevelopment advisory services at $5,000 per month plus pre-approved expenses. Larry Hall seconded the motion and a roll call vote showed all members present voted in favor of the motion.

Agenda Item – Consideration of a request to approve a 6-month extension of MSVM's agreement at $1,450 per month plus approved expenses.

Mike Tracy reported to the board the last event was the C3 event last week with coverage in Twin Falls as well as Boise. Mark Rivers has provided information for several projects and the coverage is good and the relationships are improving with the media.

Tom Frank moved to accept the 60-month extension with Tracy Consulting/MSVM as presented and Larry Hall seconded the motion.

Tom Frank mentioned that we have come a long way and is excited about the potential possibilities downtown. We need the communication skills to get the information out to the media.

A roll call vote showed the motion passed 5-1 with Leon Smith voting against the motion. All other members present voted in favor of the motion.

Agenda Item – Public input and/or items from the Urban Renewal Agency Board

Jimmie Taylor with the Historic Ballroom requested to retain four street barricades during the summer for closing Main Street during the Friday Night Market. The current procedure requires the barricade user to sign for a key to the storage facility, return the barricades when the event is over and return the key the following business day. The barricades belong to the City and Mitch Humble will check to see if the URA owns any barricades that can be utilized.

There being no further business, Gary Garnand adjourned the meeting at 1:07 p.m.

Next regular scheduled Urban Renewal meeting is Monday, June 13, 2011.

Respectfully submitted,

Trudi Nutile
Administrative Assistant

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