THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
AMENDED MEETING MINUTES
December 12, 2011

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. Those present were:

Present:

Gary Garnand	URA Chair
Tom Frank	URA Vice Chair
Cindy Bond	URA Secretary
Bob Richards	URA Member
Bill Koch	URA Member
Leon Smith	URA Member
Larry Hall	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	Twin Falls City Community Development Director
Brent Hyatt	Twin Falls City Assistant Finance Director
Leon Mills	Twin Falls County Commissioner Liaison
Trip Craig	Twin Falls City Council Liaison
Trudi Nutile	City of Twin Falls Economic Development, Admin Asst
Scott Hunsaker	Malhke Hunsaker & Company PLLC
Mark Rivers	Brix & Company
Mike Tracy	Tracy Communications
Penelope Parker	
Joe Shelton	Crumb Group LLC

Chair Gary Garnand called the meeting to order at 12:00 p.m.

Agenda Item – Consent Agenda

Melinda Anderson asked Brent to review the financial statements since they are in a different format. There is now a profit and loss which shows the budgeted amount YTD for easy comparison. Tom Frank moved to accept the consent agenda and Cindy Bond seconded. A voice vote was unanimous.

Agenda Item – Presentation of the Agency's FY 2011 audited statement

Scott Hunsaker addressed the board and reported on the FY 2011 audited statement. The Agency's reporting met the standards and the city's staff was very helpful. Cindy Bond moved to accept and Bob Richards seconded. A voice vote was unanimous.

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Agenda Item – Consideration of a request to approve a new 6-month downtown development agreement with Brix & Co.

This is the 3rd 6-month extension the Agency considered for approval to help with downtown revitalization. Mark addressed the board with some of the projects and activities he is working on.

Tom Frank asked for an update of status of the Banner building. Mark had contacted the Realtor and reported there has been some activity. The earlier initiative to assist artists or artist groups to lease and utilize the building ended when not enough individuals were able to commit to a lease.

Tom Frank moved to approve a new 6-month agreement at the same rate of $5,000 per month and Cindy Bond seconded it. A voice vote showed the motion passed 6-1, with Larry Hall dissenting.

Agenda Item – Consideration of a request to send out Request for Proposals for communications services

Melinda Anderson stated the board approved to extend the MSVM contract at last month's board meeting on a month-to-month basis for no more than 6 months. Melinda met with the communications subcommittee to draft a Request for Proposal and attached that draft to the agenda request.

Bob Richards made a motion to approve and Bill Koch seconded it. A voice vote the motion passed 6-1, with Leon Smith dissenting.

Agenda Item – Communications update – Mike Tracy/MSVM

Mike Tracy reported on various news articles reviewed his progress on the video. Mike thanked Tom for the video clips of Chobani. Should receive audio today and have ready for review by the end of the week.

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

Penelope Parker with Parker Law representing the Crumb Group, LLC asked to speak to the board regarding Agency reimbursement for the improvements. Crumb Group purchased the building in 2009 with the purposes of redeveloping for St. Lukes. Crumb Group members met several times with staff and board members to ask for assistance with the development.

Ms. Parker reviewed various meetings and advised the board that promises were made regarding reimbursement for façade work. At the July 15, 2009 regular board meeting the board approved the MOU with Crumb Group and St. Lukes to provide parking for St. Luke's. Mr. Shelton asked the board at that time to consider the 2nd MOU for reimbursements due for the façade work. Melinda stated that the board advised Mr. Shelton that he should first meet with the special projects committee after which time the MOU could come back to the board, as early as the Aug. 15, 2009 board meeting. Melinda also stated that she contacted Mr. Shelton to set up that meeting and was unable to reach him.

After improvements were completed, Mr. Shelton asked for reimbursement and then was denied because the MOU had never been approved by the board. Fritz Wonderlich, City Counsel, advised because there is no MOU, the board is not responsible to reimburse Mr. Shelton nor cannot it legally do so. Ms. Parker asked that the documents, minutes be re-reviewed and the board to reassess the decision.

Gary Garnand apologized for any miscommunications and thanked Joe and his group for his improvements.

Trip Craig Recognition

Gary Garnand asked Trip Craig, City Council Liaison, to come forward to the podium. Gary presented him with two greeting cards and thanked Trip for the tremendous service he had provided to the Agency.

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Agenda Item – Adjournment to Executive Session: Idaho Statute 67-2345 (1)(c) to conduct deliverations concerning labor negotiations or to acquire an interest in real property which is not owned by a pubic agency

Gary Garnand asked for a motion to enter into executive session pursuant to the above statute. Leon Smith made the motion, Bill Koch seconded, and a voice vote was unanimous. The URA board entered in to Executive Session at 12:39 pm and exited at 1:35 pm.

The board did not reconvene after exiting Executive Session.

Next regular scheduled Urban Renewal meeting is Monday, January 8, 2012.

Respectfully submitted,

Melinda Anderson
Urban Renewal Executive Director

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