# The Urban Renewal Agency of the City of Twin Falls, Idaho

Request for Proposal #2026-08

2ND & HANSEN – MIXED USE DEVELOPMENT

***PROPOSALS DUE:***

***August 28, 2026, at 5PM MST***

THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

## TABLE OF CONTENTS

**INTRODUCTION & SCHEDULE**.....2
**SITE DESCRIPTION**.....5
**LOCATION & MAPS**.....6
**PROJECT BACKGROUND**.....12
**PARKING, OTHER PARCELS AND PARTNERSHIPS:**.....12
**ESTABLISHED PLANS AND DISTRICTS**.....13
**PURPOSE & VISION FOR THE SITE**.....15
**MINIMUM DEVELOPMENT PROGRAM & DESIGN PREFERENCES**.....15
**PUBLIC PARTICIPATION FRAMEWORK**.....17
**LAND USE & REGULATORY CONTEXT**.....17
**BOARD OF COMMISSIONERS**.....18
**KEY PERSONNEL & THIRD PARTIES**.....18
**RESPONSE CONTENT**.....19
**SCORING CRITERIA**.....23
**DISCLOSURES**.....24
**APPENDICES**.....25

## INTRODUCTION & SCHEDULE

| | |
|---|---|
| **Owner:** | The Urban Renewal Agency of the City of Twin Falls, Idaho (URA) |
| **Project:** | Development of approximately 1.166 acres at 2nd Avenue South & Hansen Street: (the "2nd & Hansen Site" or "Site"). |
| **Site Location** | Generally located along Second Avenue South between Hansen Street South and Shoshone Street South, within the Old Towne-2 Revenue Allocation Area (the "Project Area"). Lots 25 through 32, Block 103.<br><br>Parcel RPT0001103025B |
| **Project Consultant** | Clearwater Financial, LLC. |

Build the next signature place in Idaho's fastest-growing heartland corridor. The URA seeks a development partner to deliver a catalytic mixed-use project to include housing, hospitality, and/or retail that strengthens downtown vibrancy, activates the public realm, and contributes to long-term economic sustainability.

The URA's primary objective is to create a project that:

- drives pedestrian activity,
- activates street frontage,
- encourages extended downtown visitation,
- supports surrounding businesses, and
- generates lasting economic momentum.

The qualified development team will plan, finance, construct, own, and operate this high-quality mixed-use project at 2nd Avenue South and Hansen Street South in Downtown Twin Falls. The 2nd & Hansen Site is a key Phase 1 catalyst identified in both the Old Towne-2 Urban Renewal Plan and the Downtown Master Plan.

*Site map source: Google maps 2026*

**URA and Federal Incentive Programs**: See Public Participation Framework

- This project is in a Federal Opportunity Zone (OZ);
- May be eligible for New Market Tax Credits (NMTC).

**Proposals are to be submitted electronically by 5:00 PM MST on August 28, 2026**. See: Submission Instructions.

**Questions:** Questions regarding this RFP must be emailed **by 5:00 pm MST on July 21, 2026**. On July 28, 2026, written responses, including any addenda, will be posted on the URA webpage and/or distributed to all parties that have registered as interested parties by 5:00 pm MST on July 21, 2026.

**Public Records:** Proposals are subject to the Idaho Public Records Law (Idaho Code Title 74, Chapter 1). The URA will endeavor to maintain the confidentiality of materials marked as confidential to the extent permitted by law but cannot guarantee confidentiality. See: Public Records.

**URA RFP webpage**: https://twinfallsidaho.org/RFPS

## SCHEDULE

| | | |
|---|---|---|
| Tuesday, June 16, 2026 | | 1st Notice of RFP published in Times News |
| Tuesday, June 30 2026 | | 2nd Notice of RFP published in Times News |
| Tuesday, July 7, 2026 | | Pre-bid site walk through (optional) |
| Wednesday, July 8, 2026 | | Virtual pre-bid meeting |
| Monday, July 20, 2026 | | Questions regarding RFP due |
| Monday, July 27, 2026 | | Answers to submitted RFP questions to all interested parties |
| Tuesday, July 28, 2026 | | 3rd Notice of RFP published in Times News |
| Friday, August 28, 2026 | | RFP responses due by 5:00 pm MDT |
| Monday, September 21, 2026 | | URA Board consideration of recommendation; selection of preferred developer; authorization to negotiate Agreement to Negotiate Exclusively (“ANE”) |
| Fall 2026 | | Finalize and execute the ANE |
| Winter 2026 | | During the ANE exclusivity period, the URA and developer will negotiate a Disposition and Development Agreement (“DDA”). The final project schedule, including construction start, will be established through DDA negotiations and completion of required entitlement processes. |

## SITE DESCRIPTION

The City of Twin Falls serves as the economic, healthcare, and commercial hub of south-central Idaho and northeastern Nevada. With a population exceeding 57,000 residents, Twin Falls functions as the regional center for employment, education, medical services, and retail activity within the Magic Valley. Twin Falls' central location, relatively low cost of living, and access to outdoor recreation continue to support steady population and employment growth, reinforcing its role as a primary service center for a broad rural area. See Appendix: Twin Falls Economy.

The 2nd & Hansen Site consists generally of:

- Lots 25 through 32, Block 103, Twin Falls Townsite, together with associated rights-of-way and any air or subsurface rights that may be included in a final disposition;
- Approximately 1.166 acres of contiguous lots are currently used predominantly as surface public parking and ancillary improvements.

A detailed legal description will be provided in Appendix: Site, Legal Description & Parcel Ownership Map. and finalized with the selected developer.

Price: to be negotiated, but in no case less than fair value for use as determined by a fair reuse appraisal.

Key physical characteristics include:

- Location: Northwest corner and mid-block frontage along 2nd Ave S between Hansen St. S. and Shoshone St. S.;
- Current Use: Asphalt surface parking lot with sidewalks, curbs, and mature trees, historically used as public parking;
- Area: Approx. 1.166 acres total, with prior concept planning focused on an approx. 25,000-sf development pad;
- Access & Exposure: Above-average access and visibility from 2nd Ave S. (primary arterial) and Hansen St. S. (secondary arterial), plus alley access to Main Avenue businesses;
- Utilities: Fully served with municipal water and sewer, electricity, natural gas, and communications.

The Site is currently improved with surface parking, and other low intensity uses and is located within walking distance of the Old Towne (4th & Hansen) site currently being solicited under a separate RFP 2026-08.01 which is expected to provide entertainment, residential, commercial, and parking capacity that supports and complements that destination area. Nearby amenities include:

- Main Avenue and the Downtown core;
- City Park and nearby civic facilities;
- Climbing Gym, CrossFit Gym, local breweries and eating establishments;
- Rock Creek Canyon and planned trail and park improvements identified in the Old Towne-2 Urban Renewal Plan and Downtown Master Plan.

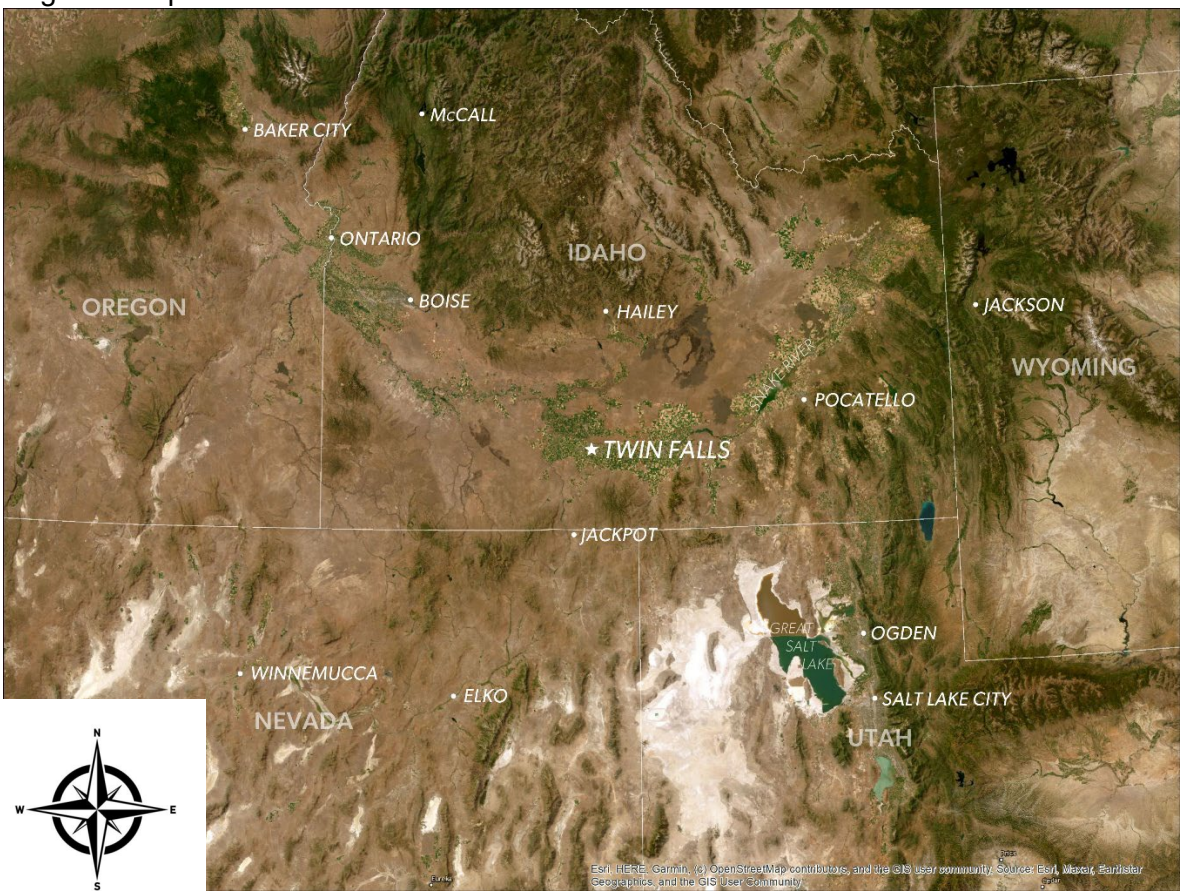
Existing zoning and overlays allow for a flexible range of mixed-use development and building heights up to approximately 50 feet, subject to applicable standards and any Historic District reviews. Any requested variances must follow the City's process and will be considered if included in the proposed development.

## LOCATION & MAPS

Site Maps include:

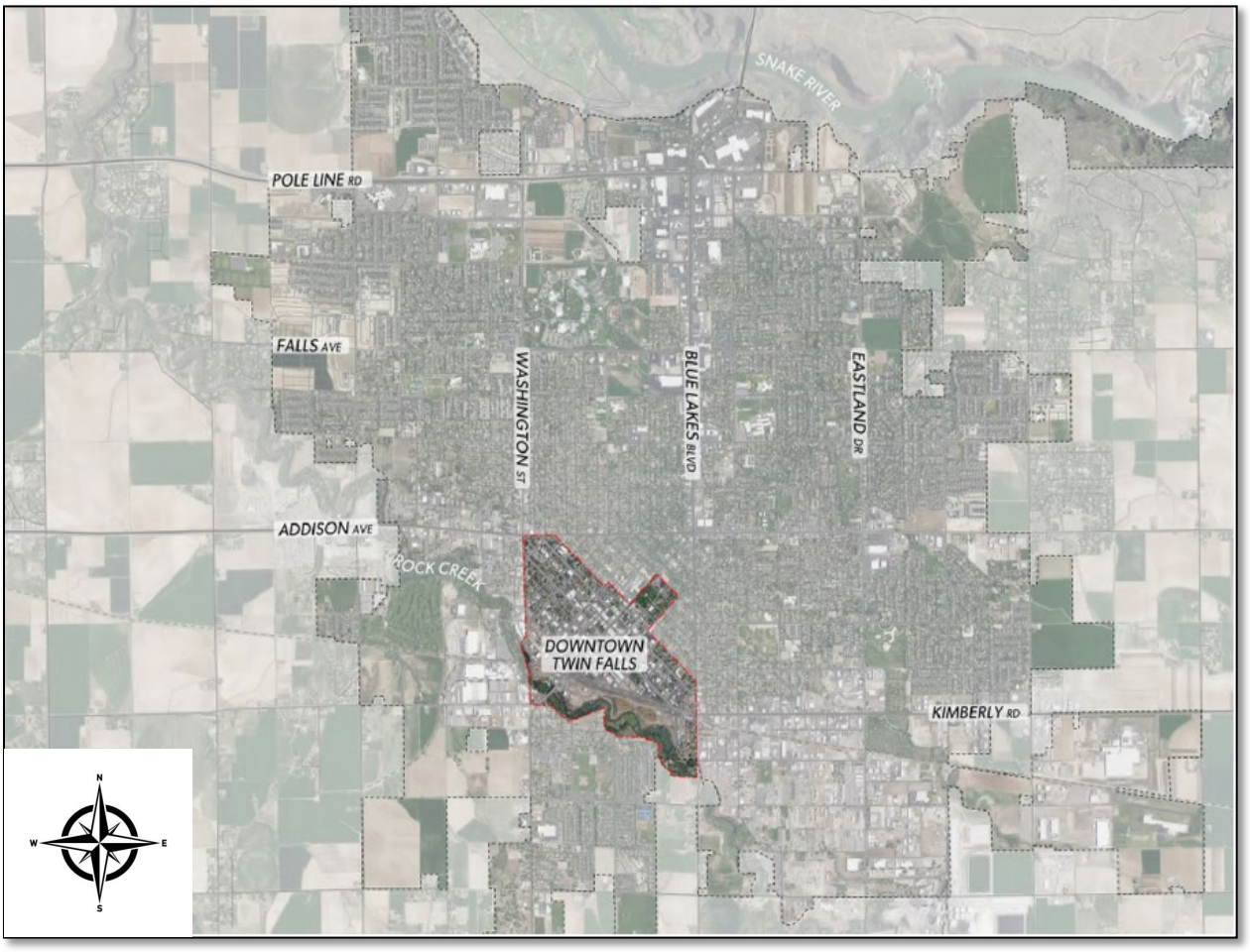
- Regional Map
- City of Twin Falls Map
- Downtown Map showing Downtown / Old Towne
- A detailed parcel map identifying the 2nd & Hansen site, URA-owned and City-owned parcels and adjacent rights-of-way.

Regional Map



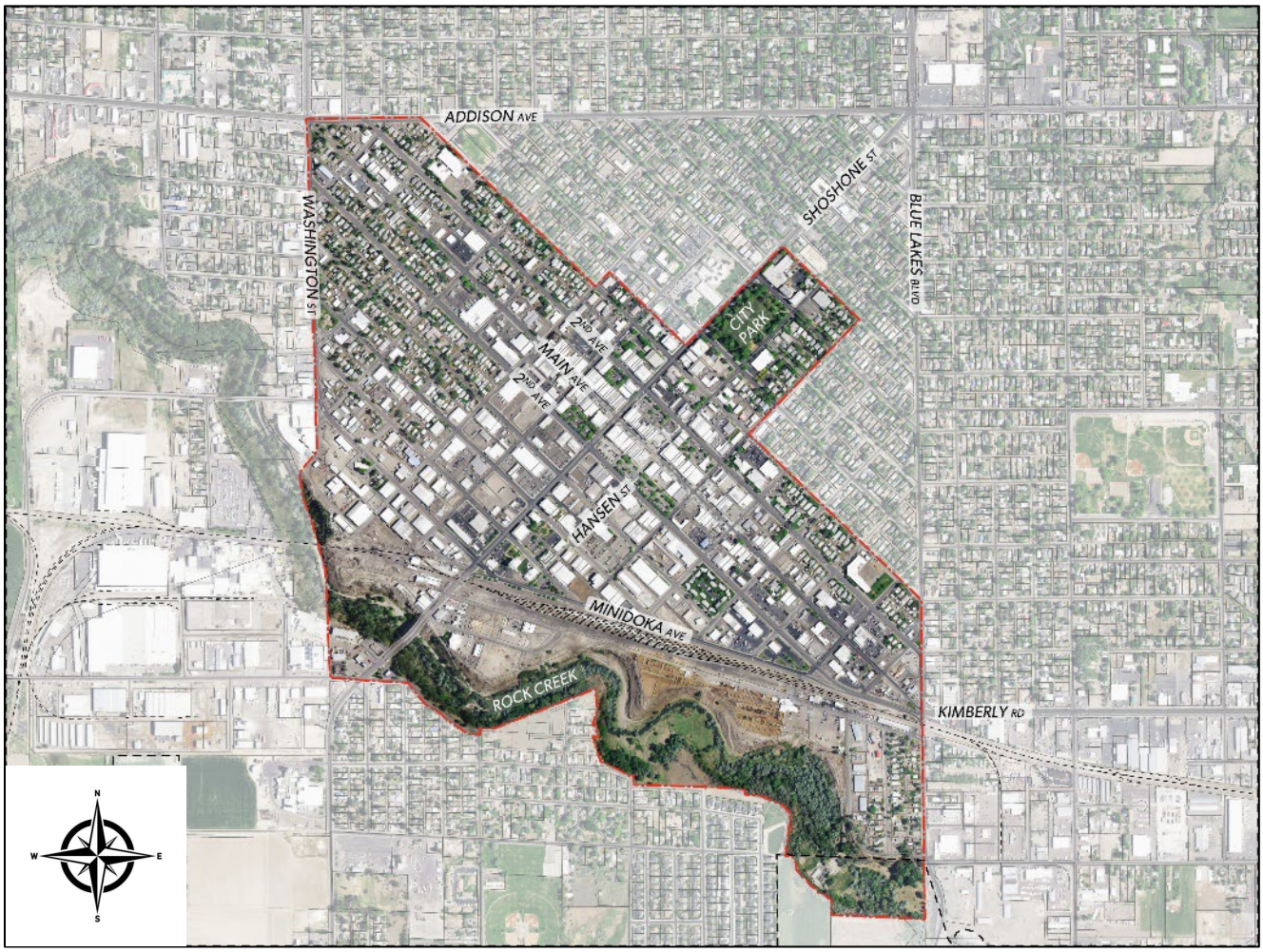

*Regional map showing Twin Falls Source: Downtown Master Plan*

**City of Twin Falls Map**




*Vicinity map showing Downtown Twin Falls* Source: Downtown Master Plan

**Downtown Map**




*Map of Downtown City of Twin Falls Source:* Downtown Master Plan

**Detailed Parcel Map: 2nd & Hansen Area Map, URA and City Parcel Ownership and vicinity public parking**

*Detailed parcel map identifying the 2nd and Hansen site, URA-owned and City-owned parcels. Source:* Twin Falls County Assessor

**URA-Owned Parcels:**

- RPT0001103025B
- RPT00011180210
- RPT0001118019A
- RPT0004448017A
- RPT0001118004B
- RPT00011180180
- RPT0001118022A
- RPT0001118025B
- RPT0001132010A
- RPT0001132013A
- RPT0001133010B
- RPT0001088013B
- RPT0001145011A
- RPT0001146001A

**City-Owned Parcels:**

- RPT0001102021A
- RPT0001102024A
- RPT000110200AB
- RPT0001104017A
- RPT0001133017A
- RPT0001133023A
- RPT0001088004A
- RPT0001074003A
- RPT0001072011A
- RPT0001088017C
- RPT000108700FA
- RPT000108700BA
- RPT000108700CA
- RPT0001087029A
- RPT0001145017A
- RPT00011450190

## PROJECT BACKGROUND

Downtown / Old Towne Twin Falls has been the focus of sustained public and private investment, including the Main Avenue revitalization, new housing and mixed-use projects (such as the Main Avenue Lofts), outdoor dining, and the Downtown Commons.

Within this context, the 2nd & Hansen Site is one of the earliest and most visible redevelopment opportunities in the Old Towne-2 Urban Renewal Plan, intended to catalyze higher-density housing, active ground-floor uses, and provide parking at the south edge of Downtown.

The URA is now seeking a qualified development team to deliver a transformative, mixed-use project that incorporates a well-integrated parking strategy supporting both the development and broader Downtown needs. The project should:

- Add new housing, hospitality, and/or commercial activity along 2nd Avenue South; and
- Implement the vision of the Old Towne-2 Urban Renewal Plan and Downtown Master Plan for this location.

## PARKING, OTHER PARCELS AND PARTNERSHIPS:

**Public Parking Approach and Objectives:**
The Site is currently utilized for surface public parking. Proposals should address the replacement of existing public parking supply (currently 53 spaces) while also accommodating the parking demand generated by the proposed development.

The URA's objective is to ensure that redevelopment of the Site results in no net loss of functional public parking capacity serving Downtown, while supporting a high-quality, walkable, mixed-use environment. As a general target, respondents should consider solutions that result in a meaningful increase in publicly accessible parking (e.g., approximately 100 total public spaces); however, the URA is not prescribing a specific number, configuration, or parking type, and will evaluate proposals based on overall functionality, feasibility, and alignment with Downtown goals.

Respondents are strongly encouraged to propose innovative and integrated parking strategies, which may include a combination of:

- On-site parking (structured, underground, wrapped, or otherwise integrated into the development);
- Off-site parking within reasonable proximity;
- Shared parking arrangements;
- Parking management strategies (e.g., time limits, pricing, valet, or district-wide coordination);
- Demand-reduction approaches (walkability, mixed-use synergies, or other mobility strategies).

Parking solutions should support a "park once" Downtown environment, minimize visual impacts, and reinforce active street frontages and pedestrian experience.

Proposals must clearly describe:

- ownership and operational structure
- desired participation from the URA toward parking

- total public spaces provided (on-site and off-site)
- whether parking will be paid or time-restricted
- allocation among public, residential, and commercial users
- circulation, safety, and interfaces with adjacent uses/ streets
- integration with Downtown's broader parking system.

The URA will evaluate parking solutions based on their functionality, integration with the development, financial and operational feasibility, and contribution to a cohesive Downtown parking system, rather than adherence to a fixed parking count or configuration.

**Other Parcels**:

The URA owns and/or controls key parcels within the Old Towne-2 Project Area; the City owns adjacent parcels used as public parking; and several surrounding parcels remain in private ownership. While this RFP is focused on URA owned parcels, the URA encourages respondents to coordinate with willing private property owners to create a cohesive, market-viable development.

Ownership within the 2nd & Hansen block consists of:

- URA-owned parcels,
- City of Twin Falls-owned parcels, and
- Privately-owned parcels immediately adjacent to the publicly owned core.

    - Property-owner Contact:
      RPT0001103023A / RPT0001103017A
      102 Main LLC
      Contact: Todd Blass
      208-733-3821
      TBlass@TitleFact.com

*The URA is providing this contact for convenience; the URA does not represent the owner and does not guarantee terms or availability.*

**Partnerships:**

The City and URA will consider redevelopment of additional parcels based on respondents' proposals.

## ESTABLISHED PLANS AND DISTRICTS

### Old Towne-2 Urban Renewal Plan

The Old Towne-2 Urban Renewal Plan (Final year of plan is 2044) establishes a framework for addressing deteriorated conditions, aging infrastructure, and underutilized parcels across the historic Downtown and Old Towne area. The Plan emphasizes:

- Installation of modern streets, streetscapes, utilities, and stormwater infrastructure;
- Support for mixed-use residential, retail, and commercial development, including higher-density housing;

- Maintain and enhance public parking capacity that supports Downtown businesses, destinations, and future development, consistent with evolving district-wide parking strategies;
- Improved connections between Downtown and Rock Creek Canyon, including potential pedestrian bridges and trail access.

**Downtown Master Plan**

The Downtown Master Plan envisions Downtown as a walkable, mixed-use district with expanded Main Avenue-style retail, enhanced 2nd Avenue safety and streetscapes, and a strengthened Hansen Street connection from City Park to Rock Creek.

Phase 1 of the Plan focuses on:

- Streetscape enhancements on 2nd Ave S, 2nd Ave N, and Hansen St. S;
- Development opportunities including mixed use at 2nd Ave S & Hansen St. and a parking deck at 2nd Ave S.;
- Creation of an urban gateway to Rock Creek and future cultural/entertainment anchors, including children's museum concepts and lodging.

The 2nd & Hansen Site is therefore intended to:

- Add housing and mixed-use activity at a key intersection;
- Deliver a coordinated parking approach that supports Downtown businesses and attractions while reinforcing walkability and urban design objectives;
- Help link the Main Avenue core to Old Towne South and, ultimately, Rock Creek.

**Downtown Historic District**

The Site is in the Downtown Historic District and is subject to the Design Guidelines of the District. The goal of the Downtown Historic District Design Guidelines is to preserve and enhance the historic character and pedestrian accessibility of the building and infrastructure of the District.

In the Design Guidelines there are requirements specific to the Downtown Historic District, as well as general guidelines. These guidelines typically discourage the following:

- Demolish viable historic structures.
- Remove existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.

## PURPOSE & VISION FOR THE SITE

The URA's purpose in issuing this RFP is to select a development team that will:

1. Advance the goals, objectives, and design direction of the Old Towne-2 Urban Renewal Plan and Downtown Master Plan;
2. Deliver a high-quality mixed-use project that includes housing, hospitality, and commercial/retail uses, strengthens Downtown's role as a regional center, and supports the emerging entertainment/nightlife cluster in Old Towne South;
3. Implement uses from the Old Towne-2 Urban Renewal Plan and Downtown Master Plan, including:
    - Mixed-use development at 2nd Ave S & Hansen St;
    - Parking requirements as listed above; enhanced walkability, bike facilities, and streetscape improvements along 2nd Ave S and Hansen St S.
4. Demonstrate strong financial capacity and experience with urban mixed-use, parking, and Idaho or similar Western markets.
    - Include upper-floor residential units (e.g., apartments, lofts, or mixed-income housing) above active ground-floor uses;
    - Provide ground-floor commercial/retail/office or service space that complements, rather than duplicates, Main Avenue businesses;
    - Deliver an integrated parking solution that supports the proposed development and contributes to a cohesive Downtown parking system. See Public Parking Approach and Objectives.
    - Enhance pedestrian connections along Hansen Street between City Park and Rock Creek and along 2nd Avenue toward the Warehouse District and Main Avenue;
    - Increase hospitality and lodging options in Downtown Twin Falls.
    - Support a "park once" Downtown with clear wayfinding and coordinated parking management.

## MINIMUM DEVELOPMENT PROGRAM & DESIGN PREFERENCES

This section identifies the URA's minimum development program requirements and preferred design principles.

- **SHALL** items are the minimum requirements. Proposals that do not clearly address the SHALL items may be deemed non-responsive or receive a lower evaluation score.
- **SHOULD** items reflect proposal preferences. They are not mandatory but are intended to strengthen competitiveness under the Evaluation Criteria.

Respondents should use the matrix below as an organizing checklist and clearly describe how the proposal meets each applicable item.

| Topic | Minimum Requirement (SHALL) | Proposal Preference (SHOULD) |
|---|---|---|
| **Overall Program / Mixed-Use** | Propose a mixed-use program consistent with Downtown zoning and the Old Towne-2 Urban Renewal Plan. | Provide a program mix (residential, hospitality, commercial) that strengthens and compliments downtown vitality. |
| **Housing/Hospitality** | Include multi-family mixed use residential **and/or** lodging units that increase downtown living and contribute to after-hours activity. | Provide a clear unit mix/amenity/ operations concept that supports a 24/7 downtown environment. |
| **Ground-Floor Activation** | Provide street-facing active uses along 2nd Ave S. and Hansen St. S. (e.g., shops, cafés, services, building lobbies, amenities) with transparent facades and frequent entrances. | Treat both streets as primary pedestrian edges with high-quality storefront design and strong activation into evenings/ weekends. |
| **Public Parking Replacement and Expansion** | Provide parking and meet the Public Parking Approach and Objectives | Provide net new public parking (replacement and needed parking for the proposal), and/or a parking management/wayfinding strategy that supports a “park once” approach. |
| **Pedestrian, Bicycle, and Mobility** | Address safe access for pedestrians and bicycles and integration with planned streetscape/safety improvements. | Strengthen connections along Hansen Street (City Park, Rock Creek) and along 2nd Avenue (Warehouse District, Main Avenue). |
| **Sustainability and Resilience** | Identify any sustainability commitments included in the proposal and how they will be implemented/maintained. | Include practical sustainability measures (energy efficiency, EV-ready, green infrastructure, etc.) consistent with Downtown guidance. |
| **Construction / Operations Coordination** | Describe approach to minimizing disruption and coordinating with adjacent uses during construction and operations. | Provide a phasing and operations strategy that supports downtown businesses and event activity. |
| **Coordination with Private Parcels (Optional)** | If adjacent private parcels are assumed, clearly describe the acquisition/option/joint venture approach and status of discussions; proposals shall not rely on public acquisition powers. | Include adjacent private parcels through negotiated acquisition/options/joint ventures. Bonus points may be awarded for participation by these properties. |
| **Regulatory Compliance / Deliverability Urban Design / Context** | Comply with Idaho’s Urban Renewal Law and Local Economic Development Act, City zoning, and development standards, building codes, and all other applicable regulations. describe an implementation path that is feasible. Demonstrate compliance with applicable zoning/development standards and any Historic District requirements; identify any requested variances. | Emphasize family-friendly experiences and all-ages programming (interactive exhibits, public art, public gathering spaces acting as festival/pedestrian/market street nodes). Identify approvals/phasing/partnership strategies that reduce risk and improve deliverability. Use durable materials, human-scale articulation, and massing that responds to surrounding downtown context and planned heights. |
| **Demonstrate Financial Feasibility** | Present a realistic development budget, capital stack, and operating pro forma. | Provide a clear request for URA participation. |

## PUBLIC PARTICIPATION FRAMEWORK

Public participation will be evaluated in relation to the project's pivotal impact, demonstrated public benefit, and long-term contribution to downtown vitality. The URA may, but is not obligated to, consider the following forms of participation, subject to Idaho and federal law and future negotiation:

- Tax Increment Financing (TIF) assistance for eligible public improvements, consistent with the Old Towne-2 Urban Renewal Plan, that serve the Project and the broader Downtown area. The eligible expenses may include:
    - Sidewalks, ADA pedestrian facilities, streetlights, sidewalk furnishings
    - Streets, curb, and gutter
    - Bicycle facilities (public bike paths, lanes, parking facilities)
    - Landscaping and streetscaping in the public right of way (street trees, irrigation, planting beds, planters, pavers)
    - Utility main lines and distribution facilities (water, wastewater, pressurized irrigation, electricity, natural gas, telecommunications)
    - Twin Falls Canal Company irrigation infrastructure
    - Public plazas or parks
    - Public parking
    - Site remediation
    - Environmental assessment
- Land value participation.
- Federal Incentive Programs, including New Markets Tax Credit NMTC, Appendix: New Market Tax Credit. and Opportunity Zone OZ equity, Appendix: Federal Opportunity Zone, which may be layered with URA participation, subject to applicable law and approvals.

Any requested URA participation must be clearly identified in the proposal and will be subject to separate approval and negotiation. Nothing in this RFP obligates URA, the City, or any other public entity to provide financial assistance or to approve any requested public participation.

## LAND USE & REGULATORY CONTEXT

The Site lies within the City of Twin Falls and is subject to:

- Downtown Historic District;
- The City of Twin Falls Zoning Code, including the Central Business / Old Towne zoning and any applicable historic district overlays;
- The Old Towne-2 Urban Renewal Plan, including design guidance and permitted uses;
- The Twin Falls Downtown Master Plan, as a guiding planning document;
- All applicable provisions of Idaho Code, including but not limited to the Idaho Urban Renewal Law of 1965 (Idaho Code § 50-2001 et seq.) and the Local Economic Development Act (Idaho Code § 50-2901 et seq.).

The selected developer will be responsible for obtaining all entitlements and approvals, which may include (but are not limited to):

- Site plan and design review;
- Historic Preservation Commission review, if applicable;
- Special use permits (for structured parking or other uses requiring such approval);
- Building permits, encroachment permits, and right-of-way permits;
- Alcohol beverage licensing (if applicable).

## BOARD OF COMMISSIONERS

The following is a list of current Board members, their positions, and their terms of office.

| Name | Position | Term of Service |
|---|---|---|
| **Dave McAlindin** | Chair | July 2021- June 2027 |
| **Eric Smallwood** | Vice Chair | November 2022 – June 2026 |
| **J.J. McBride** | Secretary | July 2021- June 2027 |
| **Dan Brizee** | Commissioner | July 2020 – June 2026 |
| **Jan Rogers** | Commissioner | July 2020 – June 2026 |
| **Jennifer Colvin** | Commissioner | July 2024 – June 2027 |
| **Andy Hohwieler** | Commissioner | July 2025 – June 2028 |

*Source:* URA website

## KEY PERSONNEL & THIRD PARTIES

**Shawn Barigar,** Executive Director, The Urban Renewal Agency

Shawn Barigar is the Economic Development Director for the City of Twin Falls and Executive Director of the Urban Renewal Agency of the City of Twin Falls, leading downtown redevelopment, and developer recruitment. With over 30 years of public leadership experience including service as Mayor and Chamber CEO he offers developers a single, experienced point of contact.

**Travis Rothweiler,** City Manager, City of Twin Falls

Travis Rothweiler has served as City Manager for the City of Twin Falls since 2011, previously serving as Assistant City Manager and as City Administrator for the City of Jerome.
He is credentialed through the International City/County Management Association (ICMA) receiving the Program Excellence and Innovation award for economic development. Travis was named "CEO of Influence" by the Idaho Business Review (2016) and a Top 10 U.S. City Manager by Govt Business Review (2025).

**Clearwater Financial, LLC**, Municipal Advisor & Owner's Representative

The URA of the City of Twin Falls has engaged Clearwater Financial LLC as its Owner's representative for the RFP process. Clearwater also serves as the Agency's municipal advisor regarding this RFP acting as a fiduciary to the Agency.

**Other City and URA staff and advisors as assigned.**

## RESPONSE CONTENT

Proposals must be emailed to info@clearwaterfinancial.biz and be organized in the order outlined below. Proposals that do not contain the requested information or sufficient detail may receive a lower evaluation score or be deemed non-responsive.

### 1.1 Cover Letter

- A letter signed by an authorized representative of the lead developer summarizing the team's interest, commitment, and key points of the proposal.
- Identification of the primary contact person (name, title, email, phone, mailing address).

### 1.2 Development Team

- Description of the lead developer and major partners (architect, contractor, operator(s), financing partners, etc.).
- Organizational chart illustrating relationships among team members.
- Roles and responsibilities for each firm.
- Disclosure of any existing or potential conflicts of interest with the URA or the City.
- Information on any previous work with the URA or the City.

### 1.3 Relevant Experience

- Description of at least two (2) comparable projects completed or substantially completed within the last 10 years, emphasizing:
    - Urban mixed-use Development;
    - Entertainment, cultural, or museum uses;
    - Parking development;
    - Projects involving public-private partnerships or urban renewal/TIF tools.
- For each project: location, size, uses, total development cost, completion date, financing structure, public partners, and photos or renderings.
- At least two (2) references (name, title, agency/entity, phone, email) who can speak to the team's performance on similar projects.

### 1.4 Financial Capacity

- Summary of the development team's financial capacity to undertake the project, including:
    - Evidence of equity capacity (e.g., representative balance sheet summary or letters from equity partners);
    - Evidence of debt capacity or lender relationships;
    - Examples of successfully financed comparable projects;
    - List of current projects and allocated staffing showing the ability to complete proposed development.

If selected, proof of funds will be required during the ANE process.

Respondents may incorporate federal incentive programs such as OZ investment structures and NMTC into their capital stack; however, compliance with all applicable federal requirements is

solely the responsibility of the development team. The URA makes no representation regarding allocation of availability or transaction timing.

### 1.5 Conceptual Development Program & Design

Narrative description of the proposed development concept, including:

- Proposed land uses and approximate square footages/unit counts;
- Proposed entertainment/cultural components and how they support the URA's vision;
- Public realm elements (plazas, courtyards, streetscape, trails, art, etc.);
- Parking. See: Public Parking Approach and Objectives.

- Conceptual diagrams, site plans, massing studies, and illustrative renderings.
- Discussion of how the proposal implements the Downtown Master Plan and Old Towne-2 Urban Renewal Plan objectives.

### 1.6 Phasing & Schedule

- Preliminary phasing plan, if applicable.
- Milestone schedule from selection through design, entitlements, financing closing, construction, and occupancy.

### 1.7 Operations & Management

- Proposed ownership and management structure for the completed project.
- Approach to operating and programming entertainment/cultural components and any public spaces.
- Approach to public parking operations, including coordination with broader Downtown parking strategy.

### 1.8 Requested Public Participation

- Detailed description of any requested URA or City participation that is required by the respondent for the proposal to move forward (See: Public Participation Framework).
- Provide a detailed explanation of how public participation is necessary to close a demonstrable financing gap and how the project will deliver commensurate public benefits such as enhanced parking functionality, public realm improvements, cultural amenities, tax base growth, and job creation.

### 1.9 Development Economics

1. **Preliminary Development Budget:**
   - Hard costs, soft costs, financing costs, contingencies, developer fee, etc.
2. **Sources & Uses of Funds:**
   - Equity, debt, public participation (if requested), and other sources.
3. **Pro Forma Summary:**
   - Preliminary stabilized operating pro forma (at least 10-year view) showing revenue assumptions, operating expenses, and net operating income by major use type.
4. **Estimated Land Value Consideration:**
   - Proposed consideration (cash, participation structure, etc.) for the URA's land interest, subject to final appraisal and negotiation under Idaho Code § 50-2011.

Property cannot be conveyed for less than the fair value for use as determined by a fair reuse appraisal.

### 1.10 Submission Instructions

Proposals must be received by **5:00 PM MST on August 28, 2026**. Received proposals will be electronically dated and time stamped as they are submitted. Proposals received after the deadline will not be considered.

- Email PDFs or links to the Proposal to info@clearwaterfinancial.biz, Subject Line: "2nd & Hansen Old Towne RFP - [Firm Name]"
    - Include signature on cover letter
    - Include one technical PDF/link: 2nd hansen_technical_firm name
    - Include one financial PDF/link: 2nd hansen_financial_firm name
    - Include executed Release, Waiver and Indemnity Agreement, Appendix: Release, Waiver and Indemnity Agreement.

### 1.11 Questions & Addenda

All questions must be submitted by emailed to the RFP contact identified above no later than **5:00 PM MST on July 21, 2026**. Responses to all timely submitted questions, and any RFP addenda, will be issued by **July 28, 2026,** and distributed to all registered interested parties.

### 1.12 Evaluation Committee

An Evaluation Committee (Committee) composed of URA representatives, City staff, and consultants will review and evaluate proposals for compliance with this RFP and alignment with the URA's objectives. The Committee may, at its discretion:

- Shortlist respondents;
- Conduct interviews and/or request clarifications or additional information;
- Request refined conceptual designs or financial scenarios.

### 1.13 Negotiation and Disposition Process

Following evaluation, the URA Executive Director will present findings and recommended ranking to the URA Board. The Board is the ultimate decision-making authority. The URA may enter into:

1. An Agreement to Negotiate Exclusively ("ANE") with the top-ranked proposer, setting forth a defined period to refine the development program, negotiate deal terms, and prepare a proposed DDA Design progression and evidence of financial capacity is required during this stage.
2. Upon successful negotiation, a Disposition and Development Agreement ("DDA") governing land conveyance, public participation, development obligations, milestones, performance security, and remedies.

If the URA is unable to reach agreement on an ANE with the top-ranked proposer, it may terminate negotiations and proceed to the next-ranked proposer or take any other action deemed in its best interest, including re-issuing or canceling this RFP.

### 1.14 Public Nature of RFP Submissions

The URA is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Chapter 1, Title 74, Idaho Code. The Public Records Act contains certain exemptions – one of which that is potentially applicable to part of your response is an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique, or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Respondent claims any part of a submittal is exempt from disclosure under the Idaho Public Records Act, the Respondent must: 1.) Indicate by marking the pertinent document "CONFIDENTIAL;" and 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as "Confidential" is ***not*** in accordance with Idaho Public Records Act and will not be honored.

The URA, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming materials to be exempt from disclosure under the Idaho Public Records Act, Respondent expressly agrees to defend, indemnify, and hold The URA harmless from any claim or suit arising from The URA's refusal to disclose such materials pursuant to the Respondent's designation. Any questions regarding the applicability of the Public Records Act should be addressed to your own legal counsel prior to submission.

## SCORING CRITERIA

Completeness and clarity of responses will influence the RFP Compliance score. The following scoring matrix is provided as a guide; the URA reserves the right to adjust weight as needed.

| Evaluation Areas | Points Possible | Raw Score | Weight | Weighted Score |
|---|---|---|---|---|
| Development Concept & Program (alignment with mixed-use housing and/or lodging (including upper-story residential, hotel, or mixed-income units); parking vision, complementarity with Old Towne entertainment/nightlife/museum district, and consistency with Downtown/Old Towne-2 plans) | 5 | | 30% | |
| Urban Design & Public Realm (site planning, street activation along 2nd Ave S and Hansen St S, parking strategy, historic district compliance, integration with streetscape enhancements and Rock Creek/Hansen vision) | 5 | | 20% | |
| Team Qualifications & Relevant Experience | 10 | | 20% | |
| Financial Capacity & Feasibility | 10 | | 20% | |
| RFP Compliance & Community Benefits (parking replacement, local economic impacts, coordination with private parcels, public art, housing variety) | 5 | | 10% | |
| **Total Points** | **35** | | **100%** | |
| ***Bonus Points:** Up to 5 additional points for evidence (LOI, letter of support or other evidence) of private parcel owner participation. | **5** | | | |

**POINTS**
5.0 – Excellent
4.0 – Good
3.0 – Meets Minimum Expectations
2.0 – Unsatisfactory
1.0 – Poor
0.0 – No Information Provided

## DISCLOSURES

1. **Right to Reject / Modify.** The URA reserves the right to accept or reject, in whole or in part, any or all proposals received in response to this RFP, and/or to waive any formality or technicality. This RFP is issued for planning and information-gathering purposes and shall not obligate the URA to accept any proposal or to enter into any agreement.

2. **No Property Interest.** This RFP is not an invitation for bids, and the submission and/or acceptance of any proposal does not create any property interest or contractual rights in favor of any respondent.

3. **Costs.** Respondents are solely responsible for all costs incurred in the preparation and submission of proposals and participation in this process.

4. **No Lobbying.** During the RFP process, respondents shall not contact the URA Board members or City Council members about this RFP except through the designated RFP Contact. Violation of this provision may result in disqualification.

5. **Compliance with Law.** The selected developer must comply with all applicable federal, state, and local laws, including the Idaho Urban Renewal Law, Local Economic Development Act, ethics and conflict-of-interest statutes, and City codes and ordinances.

6. **Equal Opportunity.** The URA does not discriminate based on race, color, religion, sex, national origin, age, disability, or any other protected status in its selection of development partners or in the disposition of property.

## APPENDICES

- Site, Legal Description & Parcel Ownership Map
- Parking Map
- Overview of Twin Falls Economy
- Urban Renewal Plan
- Twin Falls Downtown Master Plan
- Summary of Applicable Zoning and Historic Overlay Requirements
- Federal Opportunity Zone:
    - Overview
    - Opportunity zones | Internal Revenue Service
    - Twin Falls Opportunity Zone
- New Markets Tax Credit
    - Overview
    - IRS About Form 8874
    - IRS Summary & Details
- Release Waiver and Indemnity Agreement
- Sample Agreement to Negotiate Exclusively (ANE)
- Commercial Development Guide