NOTICE OF REQUEST FOR PROPOSALS RFP #2026-08.01

The Urban Renewal Agency of the City of Twin Falls
Request For Proposals Due August 28, 2026, 5PM MDT

OLD TOWNE SOUTH – MIXED USE DEVELOPMENT
Twin Falls, Idaho 83301
(f/k/a – Old Towne South)

The Urban Renewal Agency of the City of Twin Falls (URA) is soliciting Requests for Proposals (RFP) from qualified developers for the redevelopment of the Old Towne South Urban Renewal District, generally located at the southeast corner of 4th Avenue South and Hansen Street, including parcels on the south side of 4th Avenue, Twin Falls, Idaho 83301.

This project includes design and construction of mixed-use development, with associated parking.

RFP responses submitted pursuant to this RFP shall be emailed to Clearwater Financial at info@clearwaterfinancial.biz no later than 5:00 p.m. (MT) on August 28, 2026. Responses will be electronically date and time stamped as they are received. Late responses will not be accepted, opened, or considered. Emails should be titled: Old Towne South RFP - [Firm Name].

An optional onsite walk through will be held on July 7, 2026, at 9:00 a.m. MT at the Project site. Interested parties will meet at Twin Falls City Hall, 203 Main Ave. E, Twin Falls, ID 83301.

An optional virtual pre-bid meeting will be held on July 8, 2026, at 9:00 a.m. MT.

Virtual Meeting Microsoft Teams Link:
https://teams.microsoft.com/meet/233801062670103?p=5qrSQ5lSmdyghhdnCx
Meeting ID: 233 801 062 670 103
Passcode: 98Q9J3LA

RFP documents, appendices, specifications and addendums are available for viewing and download from the URA's website https://twinfallsidaho.org/RFPs.

Schedule

06.08.26	Monday	Notices of RFP submitted to Magic Valley Times-News. Posted on URA website and distributed electronically.
06.16.26	Tuesday	1st notice of RFP published in Magic Valley Times-News.
06.30.26	Tuesday	2nd notice of RFP published in Magic Valley Times-News.

07.07.26	Tuesday	Optional pre-RFP site visit: 9:00 a.m. Meet at Twin Falls City Hall, 203 Main Ave. E, Twin Falls, ID 83301
07.08.26	Wednesday	Optional virtual pre-RFP meeting.
07.21.26	Tuesday	Questions regarding RFP due by 5:00 p.m. MDT. Submit to Clearwater Financial. info@clearwaterfinancial.biz.
07.28.26	Tuesday	Answers to submitted questions provided to all respondents by 5:00 p.m. MDT.
07.28.26	Tuesday	3rd Notice of RFP published in Times News
08.28.26	Friday	RFP responses due by 5:00 p.m. MDT
09.21.26	Monday	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.

Dated 18th of June 2026.

Shawn Barigar, Executive Director
The URA of the City of Twin Falls, Idaho