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 site in the Old Towne-2 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: Twin Falls City Hall, 203 Main Ave. E, Twin Falls, ID 83301.

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

Questions pertaining to this RFP should be submitted in writing to Clearwater Financial, **Christine Stoll**, at **info@clearwaterfinancial.biz** by 5:00 p.m. MT, July 20, 2026. On July 27, 2026, questions and answers will be posted on the URA's RFP webpage and emailed to all parties that have identified themselves as interested parties by the deadline.

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

Schedule

Stage 1.		
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. at Twin Falls City Hall, 203 Main Ave. E, Twin Falls, ID 83301
07.08.26	Wednesday	Virtual pre-RFP meeting

07.20.26	Monday	Questions regarding RFP due by 5:00 p.m. MDT. Submit to Clearwater Financial. info@clearwaterfinancial.biz. Christine Stoll, 208.800.9689
07.27.26	Monday	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 are 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

Publish: June 16, 2026, June 30, 2026, and July 28, 2026