

**THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS**  
**URBAN RENEWAL AGENCY  
MEETING MINUTES  
September 10, 2012**

The Urban Renewal Agency held its regular monthly meeting at 12:00 noon this date in the Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Cindy Bond	URA Member
Dan Brizee	URA Member
Bob Richards	URA Member
Leon Smith	URA Member
Larry Hall	URA Member
Neil Christensen	URA Member

**Also present:**

Melinda Anderson	Urban Renewal Executive Director
Brent Hyatt	Twin Falls City Assistant Finance Director
Mitch Humble	Community Development Director
Jon Spendlove	City of Twin Falls Planner
Don Hall	Vice-Mayor, City of Twin Falls
Katy Touchette	City of Twin Falls Executive Assistant
Josh Palmer	Public Information Officer, City of Twin Falls

Also in attendance were Don Acheson from Riedesel Engineering; KMVT; Mark Rivers; and Kendra Jenks.

The meeting was called to order at 12:03 p.m.

**Consent Agenda – 2a.) Review and approval of minutes from August 13, 2012, Urban Renewal Agency regular meeting.**

**2b.) Review and approval of September 2012 financial report.**

Leon Smith asked that one correction be made to the August 13, 2012, URA minutes (Agenda Item 7, adding the word “to” between “responded” and “that”.) The correction was made. Leon Smith then made a motion that the August 13, 2012, minutes and the September 2012 financial report be approved. Bob Richards seconded the motion, and roll call vote showed that all members voted in favor of the motion.

**Agenda Item 3 – Public hearing for amended budget.- Brent Hyatt; and**

**Agenda Item 4 – Consideration of a request to approve a budget amendment to this FY 2012 budget. – Brent Hyatt**

Brent Hyatt gave a brief review of his staff report regarding the proposed budget amendment for this year’s budget. It includes adding an additional \$11,000,000 to the budget due to the loan by Chobani to the URA in the form of a Line of Credit agreement. At the time the last budget was approved, there was no agreement with Chobani. There were a few questions from the URA board regarding the finance report, and Brent stated in future finance reports he will provide clarification so that anyone reading the finance report would know exactly what is presented in each month’s financial report. Cindy Bond made a motion to approve the amendment to the budget. At that time Melinda Anderson reminded the chairman that the public hearing would first have to be called so that anyone present could comment on the proposed amendment. Gary Garnand then opened the public hearing; no one

present wished to comment, and the public hearing was closed.

At this time Bob Richards seconded Cindy Bond's motion, and roll call vote showed that all board members voted in favor of the motion to approve FY 12 amended budget.

**Agenda Item 5 – Consideration of a request to award an annual property management agreement for the C3 property to K&G Property Management for \$5,196 plus maintenance/repair expenses – Kendra Jenks.**

Melinda Anderson gave a brief summary of the request and explained that the contract was basically the same as the last two years. She did state, however, that a new capital budget had been added to property management agreement to develop an HVAC unit replacement schedule as those units are aging and beginning to wear out along with a request to paint the exterior portions of the building. Kendra Jenks then explained the budget outlined in the contract and what is being planned. There were a few questions and comments from the board regarding replacement of HVAC units that can no longer be repaired and what will be required to get them replaced. Dan Brizee provided some expert commentary on HVACs. The board agreed that the contract and budget appeared to be reasonable and well thought-out. Kendra also explained the plans for painting the building exterior and showed what needed to be painted, using overhead projections. After some discussion about who is carrying insurance on the building and what the insurance covers, Dan Brizee made a motion to approve the request to award the property management agreement to K&G Property Management; Neil Christensen seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

**Agenda Item 6 – Consideration of a request to approve a 6-month agreement with Brix & Co., for \$30,000 to market URA-owned properties and other downtown redevelopment services – Mark Rivers**

Mark Rivers briefly went over his memorandum regarding Brix and Company's ongoing professional services and scope of work for the URA. He stated that the new contract is meant to cover the time period from October until March 2013. Bob Richards then made a motion to approve this 6-month agreement, Cindy Bond seconded the motion, and roll call vote showed that six members of the board voted for the motion with Leon Smith voting against it. The motion passed.

**Agenda Item 7 – Consideration of a request to approve a proposal from Columbia Technical Service for \$750 for asbestos assessment at URA-owned property at 151 Maxwell St.**

Melinda Anderson explained this request, giving a brief history of the building at 151 Maxwell Street and its uses by former/present occupants. She stated that whether the board decides to have the building demolished or have it refurbished, an asbestos assessment will have to be done. The board members asked some questions about the state of the building and what sort of an assessment would be done. Don Hall told the board that in his opinion the building was not salvageable and would have to be demolished. Cindy Bond then made a motion to approve the proposal for an asbestos assessment; Neil Christensen seconded the motion. Roll call vote showed that all members voted in favor of the motion.

**Agenda Item 8 – Public input and/or items from the Urban Renewal Agency Board.**

Mitch Humble introduced the new City Planner, Jon Spendlove, to the URA board. The next regular URA meeting is scheduled for Monday, October 8.

**Agenda Item 9 – Adjourn.**

The meeting was adjourned at 12:38 p.m. The recorder was turned back on to announce the URA work session is scheduled for Wednesday, September 12, 2013, from 2-5 p.m. in room #258 of CSI's Taylor Building. The recorder was then turned off.

Respectfully submitted,

Katy Touchette  
Executive Assistant

**Urban Renewal Agency of the City of Twin Falls, ID**  
**P & L Budget vs. Actual with Declining Bal.(\$ Over Budget)**  
**October 2011 through September 2012**

	Oct '11 - Sep 12	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
ICDBG - Grant Income	440,153.00			
Capital Lease	702,092.02	230,077.00	472,015.02	305.2%
Investment Income	10,293.60	7,200.00	3,093.60	143.0%
Other Income	1,054.16			
Property Taxes	2,189,380.07	2,005,000.00	184,380.07	109.2%
Rental Income	414,634.80	402,560.00	12,074.80	103.0%
Chobani Advances	14,440,309.19			
<b>Total Income</b>	<b>18,197,916.84</b>	<b>2,644,837.00</b>	<b>15,553,079.84</b>	<b>688.1%</b>
<b>Gross Profit</b>	<b>18,197,916.84</b>	<b>2,644,837.00</b>	<b>15,553,079.84</b>	<b>688.1%</b>
<b>Expense</b>				
Legal Advertising	447.23			
<b>RAA 4-1</b>				
Water Line	741,652.84			
Glanbia Project	266,402.41			
RAA 4-1 - Other	56,321.10	3,610,186.00	-3,553,864.90	1.6%
<b>Total RAA 4-1</b>	<b>1,064,376.35</b>	<b>3,610,186.00</b>	<b>-2,545,809.65</b>	<b>29.5%</b>
RAA 4-2	115,000.00	1,435,000.00	-1,320,000.00	8.0%
RAA 4-3 (Chobani)	10,343,867.43			
Bond Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
Community Relations & Website	11,600.00	25,000.00	-13,400.00	46.4%
Debt Payments - Interest	341,865.74	340,972.00	893.74	100.3%
Debt Payments - Principal	1,121,302.46	650,181.00	471,121.46	172.5%
Dues and Subscriptions	900.00	900.00	0.00	100.0%
Insurance Expense	4,565.50	6,448.00	-1,882.50	70.8%
Legal Expense	49.00	5,000.00	-4,951.00	1.0%
Management Fee	0.00	106,000.00	-106,000.00	0.0%
Meeting Expense	2,693.60	3,500.00	-806.40	77.0%
Miscellaneous	29.00	500.00	-471.00	5.8%
Office Expense	354.16	500.00	-145.84	70.8%
Prof. Dev.\Training	2,433.79	7,500.00	-5,066.21	32.5%
Professional Fees	906.25			
Property Tax Expense - Other	6,934.76	31,850.00	-24,915.24	21.8%
Real Estate Exp. - Call Center	105,599.70	80,000.00	25,599.70	132.0%
Real Estate Exp. - Other	2,684.23	10,700.00	-8,015.77	25.1%
Real Estate Lease	68,000.00	68,000.00	0.00	100.0%
Real Estate Purchase	57,800.00			
<b>Total Expense</b>	<b>13,251,409.20</b>	<b>6,385,737.00</b>	<b>6,865,672.20</b>	<b>207.5%</b>
<b>Net Ordinary Income</b>	<b>4,946,507.64</b>	<b>-3,740,900.00</b>	<b>8,687,407.64</b>	<b>-132.2%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Cash Carryover	0.00	3,740,900.00	-3,740,900.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>3,740,900.00</b>	<b>-3,740,900.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>3,740,900.00</b>	<b>-3,740,900.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>4,946,507.64</b>	<b>0.00</b>	<b>4,946,507.64</b>	<b>100.0%</b>

### Twin Falls Urban Renewal October, 2012 List of Checks

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2444	9/10/2012	180,466.90	City of Twin Falls	RAA 4-3 (Chobani)	Reimb City for Expenditures URA received
2445	9/10/2012	252,502.85	City of Twin Falls	RAA 4-3 (Chobani)	Advance Certificate #22
2446	9/27/2012	218.86	Wells Fargo Bank	Property Taxes	Property tax Income - August, 2012
2447	9/30/2012	5,050.66	K & G Property Management	Real Estate - Call Center	Property Management-C3 Repairs, Maintenance
2448	9/30/2012	238.00	Signs Now #361	RAA-4-1	Balance of kiosk sign work - frames
2449	9/30/2012	750.00	Columbia Technical Service	Real Estate Expense - Other	Asbestos Assessment testing-151 Maxwell Ave
2450	9/30/2012	101.05	Aramark	Meeting Expense	Work session refreshments
2451	9/30/2012	379.60	City of Twin Falls	Real Estate - Call Center	C3 Landscape Water
2452	9/30/2012	3,068.00	City of Twin Falls	RAA 4-1 Waterline	Glanbia Sewer/water permit - Corporate Office Bldg.
2453	9/30/2012	9,218.60	JUB Engineers	RAA 4-1 Waterline	Waterline Phase III Construction Admin
2454	9/30/2012	60.16	Melinda Anderson	Meeting Expense	Reimbursement - URA Meetings
2455	9/30/2012	215.03	Idaho Power Company	Real Estate - Call Center	Power - 851 Poleline Road
2455	9/30/2012	7.76	Idaho Power Company	Real Estate - Other	Power - 242 2nd Ave So.

**Urban Renewal Agency of the City of Twin Falls, ID  
Profit & Loss Detail**

September 2012

Type	Date	Num	Name	Memo	Amount	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Capital Lease</b>						
General...	9/18/2012	AJE #105		Direct Loan Payment reflecting reduction in capitalized lease	19,172.96	19,172.96
General...	9/28/2012	AJE #106		Direct Loan Payment reflecting payoff	472,016.50	491,189.46
Total Capital Lease					491,189.46	491,189.46
<b>Investment Income</b>						
Deposit	9/4/2012		Wells Fargo	Interest on Account	5.95	5.95
Deposit	9/4/2012		Wells Fargo	Interest On Account	16.71	22.66
Total Investment Income					22.66	22.66
<b>Property Taxes</b>						
Check	9/27/2012	2446	Wells Fargo Bank	Property Taxes August, 2012	-218.86	-218.86
Total Property Taxes					-218.86	-218.86
<b>Rental Income</b>						
Deposit	9/6/2012		US Treasury	Rent for VA	1,333.33	1,333.33
Deposit	9/17/2012	7915	C3	Sept Rent	33,410.71	34,744.04
Total Rental Income					34,744.04	34,744.04
<b>Chobani Advances</b>						
Deposit	9/6/2012		Chobani	Advance Cert. #21 and #22	4,919,778.79	4,919,778.79
Total Chobani Advances					4,919,778.79	4,919,778.79
Total Income					5,445,516.09	5,445,516.09
Gross Profit					5,445,516.09	5,445,516.09
<b>Expense</b>						
<b>Legal Advertising</b>						
Check	9/6/2012		Times News	Legal Notice - 2013 Budget Hearing	362.57	362.57
Check	9/6/2012		Times News	Legal Notice - 2012 Amended	84.66	447.23
Total Legal Advertising					447.23	447.23
<b>RAA 4-1</b>						
<b>Water Line</b>						
Check	9/6/2012		J U B Engineers	Professional Services Waterline Phase III	504.37	504.37
Total Water Line					504.37	504.37
<b>Glanbia Project</b>						
Check	9/6/2012		Balanced Rock El...	Reroute power line - Phase I	9,360.00	9,360.00
Check	9/6/2012		City of Twin Falls	Reimb. City for EHM design services Phase I	6,967.50	16,327.50
Check	9/6/2012		City of Twin Falls	Water & Sewer Tap Fees	3,068.00	19,395.50
Total Glanbia Project					19,395.50	19,395.50
<b>RAA 4-1 - Other</b>						
Check	9/6/2012		Wells Fargo	Bond Trustee Fees	2,250.00	2,250.00
Total RAA 4-1 - Other					2,250.00	2,250.00
Total RAA 4-1					22,149.87	22,149.87
<b>RAA 4-3 (Chobani)</b>						
Check	9/4/2012	2432	City of Twin Falls	Partial Reimb.- Advance Certificate #21	582,722.85	582,722.85
Check	9/10/2012	2444	City of Twin Falls	Reimb City for Expenditures URA has received adv funding	180,466.90	763,189.75
Check	9/10/2012	2445	City of Twin Falls	Advance Certificate #22	252,502.85	1,015,692.60
Total RAA 4-3 (Chobani)					1,015,692.60	1,015,692.60
<b>Debt Payments - Interest</b>						
Check	9/4/2012	C2	Larry Tucker & Kar...	Monthly Note Payment	1,241.90	1,241.90
Check	9/4/2012	C1	Larry McElliott	Monthly Note Payment	21.53	1,263.43
General...	9/18/2012	AJE #105		Direct Loan Payment reflecting reduction in capitalized lease	2,053.07	3,316.50
General...	9/28/2012	AJE #106		Direct Loan Payment reflecting payoff	500.31	3,816.81
Total Debt Payments - Interest					3,816.81	3,816.81
<b>Debt Payments - Principal</b>						
Check	9/4/2012	C2	Larry Tucker & Kar...	Monthly Note Payment	2,421.78	2,421.78
Check	9/4/2012	C1	Larry McElliott	Monthly Note Payment	1,428.43	3,850.21
General...	9/18/2012	AJE #105		Direct Loan Payment reflecting reduction in capitalized lease	17,119.89	20,970.10
General...	9/28/2012	AJE #106		Direct Loan Payment reflecting payoff	471,516.19	492,486.29
Total Debt Payments - Principal					492,486.29	492,486.29
<b>Insurance Expense</b>						
Check	9/6/2012		ICRMP	Property Insurance - 6 mo premium	2,391.50	2,391.50
Total Insurance Expense					2,391.50	2,391.50
<b>Meeting Expense</b>						
Check	9/10/2012	2443	Maxies Pizza and ...	URA Sept 10, 2012 meeting lunches	54.90	54.90
Total Meeting Expense					54.90	54.90
<b>Office Expense</b>						
Check	9/6/2012	Bank Ch...	Wells Fargo	Wire Transfer Fee	15.00	15.00
Total Office Expense					15.00	15.00
<b>Real Estate Exp. - Call Center</b>						
Check	9/6/2012		K & G Property Ma...	Prop. Mgmt. Repairs & Maintenance C3	3,447.36	3,447.36
Check	9/6/2012		City of Twin Falls	C3 landscape water	484.83	3,932.19
Check	9/6/2012		Idaho Power Comp...	851 Poleline Rd power	206.05	4,138.24
Total Real Estate Exp. - Call Center					4,138.24	4,138.24

**Urban Renewal Agency of the City of Twin Falls, ID  
Profit & Loss Detail**

September 2012

Type	Date	Num	Name	Memo	Amount	Balance
<b>Real Estate Exp. - Other</b>						
Check	9/6/2012		Sawtooth Spraying...	Weed Spraying Old Town Properties 2nd Street	500.00	500.00
Check	9/6/2012		Idaho Power Comp...	242 2nd Ave S power	7.47	507.47
Total Real Estate Exp. - Other					<u>507.47</u>	<u>507.47</u>
Total Expense					<u>1,541,699.91</u>	<u>1,541,699.91</u>
Net Ordinary Income					<u>3,903,816.18</u>	<u>3,903,816.18</u>
<b>Net Income</b>					<u><b>3,903,816.18</b></u>	<u><b>3,903,816.18</b></u>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet**  
As of September 30, 2012

	Sep 30, 12
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Cash	
Bond Fund-Cash #5600	11.90
Bond Reserve Cash #5602	699,912.50
General Checking Cash #6350	5,243,220.41
Revenue Alloc. Cash #5601	1,699,457.50
<b>Total Cash</b>	<b>7,642,602.31</b>
<b>Total Checking/Savings</b>	<b>7,642,602.31</b>
<b>Other Current Assets</b>	
Due from Other Governments	25,223.00
Interest Receivable	
Int. Rec.-Bond Fund	829.15
Int. Rec.-Revenue Allocation	2,140.99
<b>Total Interest Receivable</b>	<b>2,970.14</b>
Property Taxes Receivable	131,596.00
<b>Total Other Current Assets</b>	<b>159,789.14</b>
<b>Total Current Assets</b>	<b>7,802,391.45</b>
<b>Fixed Assets</b>	
Accumulated Depreciation	-101,666.67
Building	3,500,000.00
Equipment	475,000.00
Land	1,350,000.00
<b>Total Fixed Assets</b>	<b>5,223,333.33</b>
<b>Other Assets</b>	
Lease Receivable-Jayco	954,540.13
Note Receivable - Agro Farma	760,000.00
Property Tax Clearing Account	-218.86
<b>Total Other Assets</b>	<b>1,714,321.27</b>
<b>TOTAL ASSETS</b>	<b>14,740,046.05</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Long Term Liabilities	
Deferred Rev.-Lease	916,194.20
Deferred Rev.-Property Tax	131,596.00
<b>Total Long Term Liabilities</b>	<b>1,047,790.20</b>
<b>Total Liabilities</b>	<b>1,047,790.20</b>
<b>Equity</b>	
Fund Balance	
Fund Balance-Bond Fund	700,742.26
Fund Balance-General Fund	161,318.79
Fund Balance-Rental Fund	5,223,333.33
Fund Balance-Revenue Alloc.	2,764,647.06
<b>Total Fund Balance</b>	<b>8,850,041.44</b>
Unrestricted Net Assets	-104,293.23
Net Income	4,946,507.64
<b>Total Equity</b>	<b>13,692,255.85</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>14,740,046.05</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of September 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
<b>ASSETS</b>						10,836,229.87
<b>Current Assets</b>						3,898,356.41
<b>Checking/Savings</b>						3,738,567.27
<b>Cash</b>						3,738,567.27
<b>Bond Fund-Cash #5600</b>						5.95
Deposit	9/4/2012			Deposit	5.95	11.90
Total Bond Fund-Cash #5600						5.95
<b>Bond Reserve Cash #5602</b>						699,912.50
Total Bond Reserve Cash #5602						699,912.50
<b>General Checking Cash #6350</b>						1,334,094.39
Check	9/4/2012	2432	City of Twin Falls	Partial Pay - Advance Cert. #21	-582,722.85	751,371.54
Check	9/6/2012		K & G Property Management	Invoice 3205	-3,447.36	747,924.18
Check	9/6/2012		Times News	Invoices 596935 & 600059	-447.23	747,476.95
Check	9/6/2012		Balanced Rock Electric	Invoice 211268	-9,360.00	738,116.95
Check	9/6/2012		City of Twin Falls	Acct 030304.000	-484.83	737,632.12
Check	9/6/2012		J U B Engineers	Invoice 0077460	-504.37	737,127.75
Check	9/6/2012		City of Twin Falls	Reimb-6,967.50, Wtr & Sewer Tap-3,068...	-10,035.50	727,092.25
Check	9/6/2012		Sawtooth Spraying Service	Invoice 26816	-500.00	726,592.25
Check	9/6/2012		Idaho Power Company	Acct 7175543970 & 5958027801	-213.52	726,378.73
Check	9/6/2012		ICRMP	32A18018100112	-2,391.50	723,987.23
Check	9/6/2012		Wells Fargo	Invoice 881340	-2,250.00	721,737.23
Deposit	9/6/2012			Deposit	4,919,778.79	5,641,516.02
Deposit	9/6/2012			Deposit	1,333.33	5,642,849.35
Check	9/6/2012	Bank Ch...	Wells Fargo		-15.00	5,642,834.35
Check	9/10/2012	2443	Maxies Pizza and Pasta	URA Lunches	-54.90	5,642,779.45
Check	9/10/2012	2444	City of Twin Falls		-180,466.90	5,462,312.55
Check	9/10/2012	2445	City of Twin Falls		-252,502.85	5,209,809.70
Deposit	9/17/2012			Deposit	33,410.71	5,243,220.41
Deposit	9/24/2012			Deposit	218.86	5,243,439.27
Check	9/27/2012	2446	Wells Fargo Bank	Property Tax	-218.86	5,243,220.41
Total General Checking Cash #6350						3,909,126.02
<b>Parking Lot Sinking Cash #3425</b>						0.00
Total Parking Lot Sinking Cash #3425						0.00
<b>Revenue Alloc. Cash #5601</b>						1,704,554.43
Check	9/4/2012	C2	Larry Tucker & Karen Tucker		-3,663.68	1,700,890.75
Check	9/4/2012	C1	Larry McElliott		-1,449.96	1,699,440.79
Deposit	9/4/2012			Deposit	16.71	1,699,457.50
Total Revenue Alloc. Cash #5601						-5,096.93
<b>Wells Fargo Securities #1251</b>						0.00
Total Wells Fargo Securities #1251						0.00
<b>Cash - Other</b>						0.00
Total Cash - Other						0.00
Total Cash						3,904,035.04
Total Checking/Savings						3,904,035.04
<b>Accounts Receivable</b>						0.00
Total Accounts Receivable						0.00
<b>Other Current Assets</b>						159,789.14
<b>Deposits</b>						0.00
Total Deposits						0.00
<b>Due from Other Governments</b>						25,223.00
Total Due from Other Governments						25,223.00
<b>Interest Receivable</b>						2,970.14
<b>Int. Rec.-Bond Fund</b>						829.15
Total Int. Rec.-Bond Fund						829.15
<b>Int. Rec.-Revenue Allocation</b>						2,140.99
Total Int. Rec.-Revenue Allocation						2,140.99
<b>Interest Receivable - Other</b>						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						2,970.14
<b>Inventory Asset</b>						0.00
Total Inventory Asset						0.00
<b>Prepaid Insurance</b>						0.00
Total Prepaid Insurance						0.00

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of September 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
<b>Property Taxes Receivable</b>						131,596.00
Total Property Taxes Receivable						131,596.00
Total Other Current Assets						159,789.14
Total Current Assets					3,904,035.04	7,802,391.45
<b>Fixed Assets</b>						5,223,333.33
<b>Accumulated Depreciation</b>						-101,666.67
Total Accumulated Depreciation						-101,666.67
<b>Building</b>						3,500,000.00
Total Building						3,500,000.00
<b>Equipment</b>						475,000.00
Total Equipment						475,000.00
<b>Land</b>						1,350,000.00
Total Land						1,350,000.00
Total Fixed Assets						5,223,333.33
<b>Other Assets</b>						1,714,540.13
<b>Due from General (4-2)</b>						0.00
Total Due from General (4-2)						0.00
<b>Lease Receivable-Jayco</b>						954,540.13
Total Lease Receivable-Jayco						954,540.13
<b>Note Receivable - Agro Farma</b>						760,000.00
Total Note Receivable - Agro Farma						760,000.00
<b>Property Tax Clearing Account</b>						0.00
Deposit	9/24/2012		Twin Falls County	Property Tax from the County	-218.86	-218.86
Total Property Tax Clearing Account					-218.86	-218.86
Total Other Assets					-218.86	1,714,321.27
<b>TOTAL ASSETS</b>					<b>3,903,816.18</b>	<b>14,740,046.05</b>
<b>LIABILITIES &amp; EQUITY</b>						10,836,229.87
<b>Liabilities</b>						1,047,790.20
<b>Current Liabilities</b>						0.00
<b>Accounts Payable</b>						0.00
<b>Accounts Payable</b>						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
<b>Credit Cards</b>						0.00
Total Credit Cards						0.00
<b>Other Current Liabilities</b>						0.00
<b>Accts Pay - Bond Fund</b>						0.00
Total Accts Pay - Bond Fund						0.00
<b>Accts Pay - General</b>						0.00
Total Accts Pay - General						0.00
<b>Accts Pay - Rental Fund</b>						0.00
Total Accts Pay - Rental Fund						0.00
<b>Accts Pay - Rev. Alloc.</b>						0.00
Total Accts Pay - Rev. Alloc.						0.00
<b>Payroll Liabilities</b>						0.00
Total Payroll Liabilities						0.00
<b>Prepaid Rent</b>						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
<b>Long Term Liabilities</b>						1,047,790.20
<b>BID Grant Oversight</b>						0.00
Total BID Grant Oversight						0.00

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of September 30, 2012

Type	Date	Num	Name	Memo	Amount	Balance
<b>Deferred Rev.-Lease</b>						916,194.20
Total Deferred Rev.-Lease						916,194.20
<b>Deferred Rev.-Lease Principal</b>						0.00
Total Deferred Rev.-Lease Principal						0.00
<b>Deferred Rev.-Property Tax</b>						131,596.00
Total Deferred Rev.-Property Tax						131,596.00
<b>Due to Rev. Alloc. (4-1)</b>						0.00
Total Due to Rev. Alloc. (4-1)						0.00
<b>Notes and Bonds Payable</b>						0.00
<b>Bond Payable - Rev. Alloc.</b>						0.00
Total Bond Payable - Rev. Alloc.						0.00
<b>Note - D.L. Evans Bank</b>						0.00
Total Note - D.L. Evans Bank						0.00
<b>Note - Dell Building</b>						0.00
Total Note - Dell Building						0.00
<b>Note - McElliott</b>						0.00
Total Note - McElliott						0.00
<b>Notes and Bonds Payable - Other</b>						0.00
Total Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable						0.00
Total Long Term Liabilities						1,047,790.20
Total Liabilities						1,047,790.20
<b>Equity</b>						9,788,439.67
<b>Fund Balance</b>						8,850,041.44
<b>Fund Balance-Bond Fund</b>						700,742.26
Total Fund Balance-Bond Fund						700,742.26
<b>Fund Balance-General Fund</b>						161,318.79
Total Fund Balance-General Fund						161,318.79
<b>Fund Balance-Rental Fund</b>						5,223,333.33
Total Fund Balance-Rental Fund						5,223,333.33
<b>Fund Balance-Revenue Alloc.</b>						2,764,647.06
Total Fund Balance-Revenue Alloc.						2,764,647.06
<b>Fund Balance-Sinking Fund</b>						0.00
Total Fund Balance-Sinking Fund						0.00
<b>Fund Balance - Other</b>						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						8,850,041.44
<b>Opening Balance Equity</b>						0.00
Total Opening Balance Equity						0.00
<b>Unrestricted Net Assets</b>						-104,293.23
Total Unrestricted Net Assets						-104,293.23
<b>Net Income</b>						1,042,691.46
Total Net Income					3,903,816.18	4,946,507.64
Total Equity					3,903,816.18	13,692,255.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>					<b>3,903,816.18</b>	<b>14,740,046.05</b>

### THIRD ADDENDUM TO LINE OF CREDIT AGREEMENT

THIS THIRD ADDENDUM TO LINE OF CREDIT AGREEMENT (“Third Addendum”), made as of August 30, 2012 by and between the Urban Renewal Agency of the City of Twin Falls, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency (the “Agency”) and Chobani Idaho, Inc., (formerly Agro-Farma Idaho, Inc.) an Idaho corporation (“Chobani”).

#### RECITALS

WHEREAS, The parties hereto previously entered into a LINE OF CREDIT AGREEMENT with an effective date of December 1, 2011, as amended by (i) that certain First Addendum to Line of Credit Agreement among the parties and (ii) that certain Second Addendum to Line of Credit Agreement among the parties (as so amended, the “Agreement”, and with capitalized terms used but not defined herein having the respective meanings ascribed thereto in the Agreement); and,

WHEREAS, The Agreement provides for a Line of Credit Amount not to exceed Seventeen Million Three Hundred Thousand Dollars (\$17,300,000.00), and a maturity date of August 29, 2012; and,

WHEREAS, Chobani has expanded the size of its project, and in turn, the Line of Credit Purposes for the interim financing of the infrastructure improvements required to support the project, beyond the \$17,300,000 amount originally provided for; and

WHEREAS, The Agreement provides for the extension of the Maturity Date in the event the URA Financing is unable to be consummated prior to the Maturity Date; and,

WHEREAS, The URA Financing has not been completed;

#### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto and the recitals set forth above which are acknowledged by the parties as true and correct and incorporated herein, the parties agree that the Agreement is amended as follows:

1. The definition of “Maturity Date” contained in Section 1.1 of the Agreement is amended to read as follows:

“Maturity Date” means the earlier of (i) the closing of the URA Financing and (ii) November 30, 2012.

2. The definition of “Line of Credit Purposes” contained in Section 1.1 of the Agreement is amended to read as follows:

“Line of Credit Purposes” means the Agency’s use of the Line of Credit to provide working capital and interim financing for the completion of the Infrastructure Improvements and all other obligations of the Agency under the Development Agreement. Those purposes are more specifically set forth below:

<b>Project Description</b>	<b>Actual Cost/Bid</b>	<b>URA TIF \$</b>
<b><u>Land Acquisition</u></b>		
Approx. 190 acres	\$ 4,205,356	\$ 4,205,356
<b>Total</b>	<b>\$ 4,205,356</b>	<b>\$ 4,205,356</b>
<b><u>Water</u></b>		
Water Line 1.0 MGD/day	\$ 4,100,719	\$ 3,600,719
<b>Total</b>	<b>\$ 4,100,719</b>	<b>\$ 3,600,719</b>
<b><u>Wastewater</u></b>		
WWTP/Pretreatment - UASB (City operated)	\$ 10,801,316	\$ 7,951,316
Pretreatment - DAF (City operated) 1 MGD	\$ 3,320,890	\$ 3,320,890
Wastewater Heating System	\$ 1,800,000	\$ 1,800,000
Sewer Line 1.5 MGD	\$ 5,773,445	\$ 2,000,000
Sewer Line 2.5 MGD	\$ 1,182,981	\$ 1,182,981 *
<b>Total</b>	<b>\$ 22,878,632</b>	<b>\$ 16,255,187</b>
<b><u>Utilities</u></b>		
Power - 10 MW load/Natural Gas	\$ 1,283,288	\$ 743,135 **
<b>Total</b>	<b>\$ 1,283,288</b>	<b>\$ 743,135</b>
<b>Total</b>	<b>\$ 32,467,995</b>	<b>\$ 24,804,397 ***</b>

\* Total cost of enhancing the sewer line from 1.5 MGD to 2.5 MGD is estimated to be \$9,000,000. Originally there were four phases to be bid to upsize the line. This represents a portion of the costs associated with the first 3 phases. The final phase of the project is held until TIF dollars become available.

\*\* The Agency transferred the unused portion of its commitment on the Idaho Power Project, which was less than earlier estimates, to the Intermountain Gas Project, which was more than earlier estimates.

\*\*\*The difference between the “Actual Cost/Bid” and “URA TIF \$\$” is being funded by other sources. (City of Twin Falls \$6,523,445; Grants \$990,153; Business Plus \$150,000; Total = \$7,663,598).

- The definition of “Line of Credit Amount” contained in Section 1.1 of the Agreement is amended to read as follows:

“Line of Credit Amount” means an amount not to exceed Twenty-Four Million Eight Hundred Four Thousand Three Hundred Ninety-Seven Dollars (\$24,804,397).

- Section 2.10.1 is amended by the addition of a new Section 2.10.6 as follows:

“2.10.1.6 Amendments. Chobani may refuse to extend the Line of Credit beyond the limit of the Line of Credit Amount, unless on or prior to the Effective Date and the delivery of the Advance Chobani shall have received those documents listed in Sections 2.10.1.1 through 2.10.1.5, above, evidencing authorization of the Agency to enter into the amended agreements, including the Advance Certificate, Resolution, Opinion of Counsel, General Certificate, and such Additional Documents, as may be required pursuant to Section 2.10.1.5.”

- All other terms of the Line of Credit Agreement shall remain in full force and effect, except as otherwise provided herein.

[End of Text]

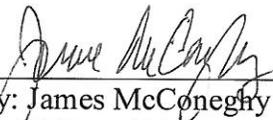
AGENCY:

URBAN RENEWAL AGENCY OF THE CITY OF  
TWIN FALLS

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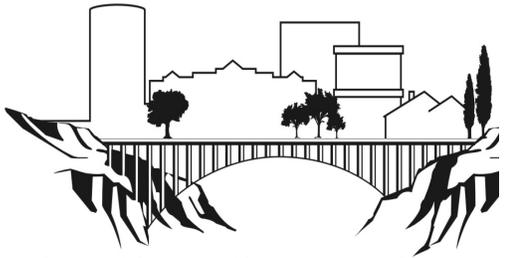
By: Name: Gary Garnand Its: Chair

CHOBANI:  
CHOBANI IDAHO, INC. an Idaho corporation



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By: James McConeghy  
Its: CFO and Treasurer



**THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS**

**Date:** October 9, 2012  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

---

**Request:**

Consideration of a request to direct staff to advertise a Request for Qualifications for downtown infrastructure engineering design.

**Background:**

As one of the two missions of TFURA – 1) job creation and 2) downtown revitalization, staff is requesting the board to approve submitting a Request for Qualifications ad. Specifically, this ad is asking interested engineering firms to submit their qualifications to show their experience in assessing publicly-owned infrastructure such as water and sewer systems, irrigation, and storm retention.

Much of the infrastructure (especially water and sewer) downtown and in Old Town was installed by the City more than 50 years ago. Thus much of it is quite old, generally inadequate for the types of redevelopment that may occur, and may be deteriorating. The City (through a community development block grant) installed a new 8" water line along Hansen Street in 2010 when St. Luke's PFS office was developed. Recently with the new Glanbia HQ and CIC development, the water and sewer lines were deemed inadequate and needed to be replaced and enlarged.

Along with the neighborhood water and sewer lines, the assessment may also include impacts to other parts of the City's water and sanitation system such as pump stations or additional or enlarged lines in other parts of the City that could be impacted by downtown or Old Town redevelopment.

With the potential for additional downtown/Old Town office, housing, restaurant, recreation, and other uses in the near term, it's critical that the infrastructure is assessed to determine whether and how redevelopment is impacted by the current state of the infrastructure. This assessment could lead to a future master plan for improvements.

**Process:**

Idaho public agencies are required by Idaho statutes to request Qualifications from engineering firms for public utilities work rather than a Request for Proposal. RFQs are an assessment of the firm's capabilities and experience in particular infrastructure areas. Once those qualifications are received a TFURA selection committee would review them and determine which of the firms to enter into negotiations with regarding their ability and schedule to begin and complete the assessment. If a firm is selected to submit a proposal, that proposal would be reviewed and brought to the board for its consideration.

If approved today, staff will submit an advertisement to the Times-News to publish the ad on October 11 and October 18 with responses to be received by staff no later than October 26, 2012. The RFQ scope is attached to this report. Once the responses are received a committee could be gathered to review the

responses in early November with the goal to complete the review and enter in negotiations with a selected firm before the end of November.

As TFURA's consulting engineer, Riedesel Engineers has offered to not submit a response to the RFQ and instead offered to help TFURA with the evaluation of the responses. Riedesel has proposed a tentative time and materials budget of \$2,870 for their assistance, depending on how many responses are received. Riedesel and staff drafted the RFQ document and ad.

**Budget Impact:**

The cost of advertising the RFQ twice - Oct 11 and Oct. 18 plus Riedesel's tentative budget of \$2,870.

**Conclusion:**

Staff recommends the board approve this request.

**Attachments:**

1. Request for Qualifications Scope

**TWIN FALLS URBAN RENEWAL AGENCY  
FACILITIES ASSESSMENT AND PLANNING  
FOR DOWNTOWN AND OLD TOWN  
REQUEST FOR QUALIFICATIONS**

The Twin Falls Urban Renewal Agency is seeking an experienced engineering firm to establish and compose a facilities assessment and long term planning for Twin Falls Downtown and Old town redevelopment. In order for the Agency to enhance its development plan, the Agency must understand the capabilities of the existing infrastructure serving Downtown and Old Town. Redevelopment of Downtown and Old Town could also impact City and private utilities outside of the Agency's area. The selected firm will provide TFURA with a facility assessment. The assessment will include location, age, condition and capacity of roadways, water, sewer, and irrigation. The assessment may lead to Downtown redevelopment planning either in total or a smaller aggregate depending on the need of the Agency.

A Request for Qualifications summary, including a description of the RFQ submittal and review process and an abbreviated draft scope of services, is available upon request by contacting Melinda Anderson at 208-735-7240, [manderson@tfid.org](mailto:manderson@tfid.org) or by mail at:

Twin Falls Urban Renewal Agency  
Attn: Melinda Anderson  
Executive Director  
P. O. Box 1907  
Twin Falls, 83301

All submitted RFQ's will be reviewed and rated by the TFURA's selection committee. A maximum of three (3) firms may be identified for personal interviews and presentations, which will allow the selection committee to become familiar with each firm's qualifications, background, and experience in the preparation of similar plans. All responses must be received by the Agency by 4:00 pm, October 26, 2012. Responses may be sent to Melinda Anderson at the address noted above or delivered in person to the Twin Falls Urban Renewal Agency at 321 2nd Ave. East, Twin Falls, Idaho.

Any questions regarding this request should be directed to Melinda Anderson, Executive Director, at 208-735-7240 or [manderson@tfid.org](mailto:manderson@tfid.org).

**TWIN FALLS URBAN RENEWAL AGENCY  
FACILITIES ASSESSMENT AND PLANNING  
FOR DOWNTOWN AND OLD TOWN  
REQUEST FOR QUALIFICATIONS**

**A. PROJECT NAME**

Downtown and Old Town Facilities Assessment and Planning

**B. PROJECT DESCRIPTION**

The Twin Falls Urban Renewal Agency is seeking an experienced engineering firm to provide facilities assessment and participate in long term planning for the Downtown and Old Town areas of the City of Twin Falls. In order for the Agency to enhance its plan for Downtown and Old Town redevelopment, the Agency must understand the capabilities of the existing infrastructure serving this area. Redevelopment of Downtown and Old Town could also impact the performance of City and private utilities outside of the Agency's area.

**C. PROJECT SCOPE**

The selected firm will provide TFURA with a facility assessment of basic City infrastructure. City infrastructure could include roadways, potable water system, sanitary sewer system, and irrigation. In general, the Agency expects the selected firm to assess the existing conditions of the infrastructure and determine how those conditions will affect a range of prospective businesses and building types that are part of the Agency's redevelopment plan. The time frame for the redevelopment plan is 20-years with key emphasis on the first 5 years of the planning horizon. The assessment may lead to participation with TFURA in additional redevelopment planning for Downtown and Old Town. The planning may be for the total or a smaller aggregate of the redevelopment area depending on the need of the Agency.

**D. PROPOSAL CONTENT**

**Description of Firm.** Describe your firm's legal structure, areas of expertise, length of time in business, number of employees, and other information that would help to characterize the firm. Provide the address of the main office for legal purposes and the address of the office that will manage the project.

**Experience.** Briefly describe other projects executed by your firm that demonstrate relevant experience. Extensive descriptions of vaguely related projects are discouraged. Also list all public sector clients for whom you have performed similar work in the past five years. For each project mentioned, include the name, address and phone number of a person who can be contacted

regarding your performance on the project. When submitting projects for which your firm worked in an auxiliary capacity or in a joint venture or partnership, include the name of the lead firm.

**Personnel.** Provide a professional resume for the key people proposed to be assigned to the project, including any important sub-consultants, and describe relevant related experience. Describe key personnel's proposed roles and responsibilities on this project. Submittals must identify a proposed project manager who would be responsible for the day-to-day management of project tasks and would be the primary point of contact with your firm. An organization chart of the project team may be appropriate.

**Project Approach.** Describe the tasks that must be accomplished to complete the project and the deliverables that are a part of the task completion. Provide a narrative description of how the firm proposes to execute the tasks. If applicable, discuss any unique aspects of the project, alternative approaches TFURA might wish to consider or special considerations. Your firm should rely on its expertise and experience with similar projects to demonstrate how it will effectively complete the project.

**Project Schedule.** Provide a schedule of general project activities indicating the duration of each activity and of the total project. The schedule should reflect realistic activity durations.

Brochures or other material that may be helpful in evaluating your firm may be included.

## **E. SELECTION PROCESS**

Proposals will be ranked on qualifications and TFURA may choose to interview several of the top ranked firms. However, at its discretion, TFURA may dispense with interviews and select a firm to perform the work. Firms will be evaluated on the basis of the following factors:

- Firm History and Capability to Perform Project – 10 Points
- Relevant Project Experience – 10 Points
- Qualifications of Project Team – 10 Points
- Familiarity with Area and Project – 20 Points
- Project Approach and Schedule – 50 Points

Selected references will be contacted.

A selection committee appointed by TFURA will assist with the consultant evaluations and make recommendations to the Agency Board about the final

selection. TFURA will seek to negotiate a contract, a detailed scope of work, fee schedule, etc. with the preferred firm. If unable to reach an agreement, TFURA will terminate negotiations and commence negotiations with the second-ranked firm, and so forth. TFURA expects to evaluate proposals and provide written notification of the short-listed firms within 30 days of receipt of proposals. If interviews are held, they will be scheduled within 2 weeks of short-list notification

## **F. SUBMITTAL REQUIREMENTS**

Submittal Documents – Statements of Qualification shall not exceed ten (10) pages including cover sheet and all supporting documentation. Sheet size shall be 8 ½ X 11 inches, single sided, 12 point font with 14-point line spacing. Submittals not meeting the format criteria may be disqualified from Agency review at the sole discretion of the Agency. All responders will provide a minimum of five (5) complete (hard copy) submittals for review. Electronic submittals will not be allowed for this solicitation. The envelope in which the submittals are delivered must be clearly labeled on the outside with the Respondent’s name and the project identification, “Downtown and Old Town Facilities Assessment and Planning”. Submittals shall be delivered to the following address at or before 4:00 pm, October 26, 2012 to:

Twin Falls Urban Renewal Agency  
Attn: Melinda Anderson  
Executive Director  
P. O. Box 1907  
Twin Falls, 83301

Late submittals will not be accepted.

Submittal Content: Each submittal shall be organized in the following order:

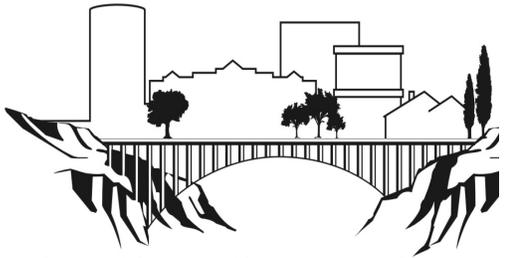
- Outside Cover and First Page
- Cover Letter: Include a short cover letter
- Body of Submittal
- Final Page and Outside Cover

## **G. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION**

A complete package of this RFQ including any attachments can be obtained from the Twin Falls Urban Renewal Agency by contacting Melinda Anderson via phone at 208-735-7240 or via email [manderson@tfid.org](mailto:manderson@tfid.org). The Twin Falls Urban Renewal Agency reserves the sole right to evaluate the qualifications submitted, waive irregularities therein, reject any or all Respondents submitting qualifications, should it be deemed in the Agency’s best interest to do so.

An RFQ pre-submittal conference will not be held. The Twin Falls Urban Renewal Agency welcomes questions regarding this RFQ. Due to interest in this project, TFURA will implement the following policy on its response to questions:

1. All requests shall be directed by e-mail to the Executive Director, Melinda Anderson, at [manderson@tfid.org](mailto:manderson@tfid.org).
2. Only information requests submitted by e-mail will be accepted by the TFURA.
3. The Executive Director will review and respond to the questions within 3 working days of the receipt of the request.
4. The information provided by TFURA will be forwarded by e-mail to all firms that have expressed interest in responding to the RFQ. TFURA assumes no responsibility for the receipt e-mails it sends.
5. TFURA will not provide paper copies of any information but may, at its discretion, forward any electronically formatted information it possesses.
6. No information requests will be accepted after Monday, 5:00 PM, October 22, 2011. This cut-off date is four days before the RFQ submittals are due.



**THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS**

**Date:** October 9, 2012  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to approve a Development Agreement (DA) with First Federal Bank which would lead to a purchase/sale agreement for First Federal to acquire URA-owned located at 156 3<sup>rd</sup> Ave. N., Twin Falls.

**Background:**

At the May 8, 2012 City Council meeting, the Council declared as excess and its intent to sell an underutilized City-owned parking lot located at 156 3<sup>rd</sup> Ave. North (Brown Parking Lot) to TFURA and approved that sale to TFURA on May 29, 2012 after holding a public hearing.

On June 11, 2012 the TFURA board approved the purchase from the City of the parking lot located at 156 3<sup>rd</sup> Ave North and paid \$57,800 for the property.

As required by Idaho statute, staff drafted a Request for Proposal (RFP) which was published on June 29, 2012 with responses due no later than July 30, 2012. By July 30 TFURA had received one proposal: from First Federal Bank.

**Process:**

Urban Renewal Agencies are required by Idaho Statute 50-2011 to dispose of property either by outright transfer to another public agency or non-profit or, if to a private party, by requesting proposals.

As in the past this RFP was written to encourage proposals for development that would utilize TFURA downtown property for several goals: 1) quality new project that will add or retain employees' downtown, 2) increase the property tax base, 3) encourage customer traffic, and 4) aesthetically pleasing.

Staff and First Federal officials reviewed with TFURA's Special Projects Committee the proposal that First Federal submitted. An elevation drawing and site plan are included with this along with the draft Development Agreement.

In summary First Federal would use the former parking lot as a parking lot in the future for its employees and customers. First Federal expects to construct a new ~20,000 square-foot office building adjacent to its current one on 4<sup>th</sup> Ave. North. As this new building would displace a current parking lot, First Federal knew it needed to find additional parking space. First Federal currently employs 129 workers scattered about downtown and this new building would expand their current campus and consolidate their operations while allowing for future growth. First Federal expects to invest a minimum of \$1,000,000 in this project which would include improving this parking lot on 3<sup>rd</sup> Ave. N.

The reason that TFURA board is being asked to approve a Development Agreement rather than a Purchase/Sale Agreement is that while First Federal is fully committed to the project it does have to receive regulatory approval for the expansion. Banking is a highly regulated industry and many state and federal agencies have approval over banking operations.

The DA calls for TFURA to sell the parking lot within 12 months from this date to First Federal Savings Bank for \$60,000 plus closing costs when First Federal obtains its building permit from the City for this project. In addition, First Federal would have 3 years from this date to complete its proposed expansion or TFURA would have the option to repurchase the site from First Federal for \$50,000.

**Budget Impact:**

The amount paid by First Federal for this parking lot is \$2,200 more than TFURA paid the City for the parking lot which will have a positive impact on the budget.

**Conclusion:**

Staff and Special Projects Committee recommend the board approve this request.

**Attachments:**

1. Development Agreement
2. Building Elevation Drawing
3. Site Map



**FIRST  
FEDERAL**





EXHIBIT  
for  
FIRST FEDERAL BANK

**EHM** Engineers, Inc.  
ENGINEERS/SURVEYORS/PLANNERS  
621 NORTH COLLEGE ROAD, SUITE 100 - TWIN FALLS, IDAHO 83301  
TELEPHONE (208)734-4888 - FAX (208)734-6049

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL  
CONDITIONS AND DIMENSIONS AT  
THE JOB SITE AND NOTIFY THE  
ENGINEER IMMEDIATELY OF ANY  
ERRORS, OMISSIONS, OR DIS-  
CREPANCIES BEFORE BEGINNING  
OR FABRICATING ANY WORK.

APPROVED	
DESIGN	
DRAWN	C. McCarthy
DATE	Jan, 2012
SCALE	1" = 20'
JOB NO.	243-99
JOB FILE	243-99st - Proposed