

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

**URBAN RENEWAL AGENCY
MEETING MINUTES**

October 9, 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 3rd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Bob Richards	URA Member
Leon Smith	URA Member
Larry Hall	URA Member
Neil Christensen	URA Member

Absent: Cindy Bond, Dan Brizee

Also present:

Melinda Anderson	Urban Renewal Executive Director
Lorie Race	Twin Falls City Chief Financial Officer
Brent Hyatt	Twin Falls City Assistant Finance Director
Renee Carraway	Twin Falls City Zoning & Development Manager
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
Fritz Wonderlich	Twin Falls City Attorney
Leon Mills	Twin Falls County Commissioner

First Federal board members and senior staff, invited guests, and members of the media were also present.

The meeting was called to order at 12:00 noon.

Consent Agenda – 2a.) Review and approval of minutes from September 10, 2012, Urban Renewal Agency regular meeting.

2b.) Review and approval of October 2012 financial report.

Leon Smith made a motion that the September 10, 2012, minutes and the October 2012 financial report be approved. Bob Richards seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request to approve the 3rd amendment to the Line of Credit Agreement between TFURA and Chobani, Idaho, Inc.

Melinda Anderson gave a brief background on this request. There was no discussion, and Leon Smith made a motion to approve the request; Bob Richards seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

Agenda Item 4 – Request to direct staff to advertise a Request for Qualifications notice for downtown/Old Town public infrastructure assessment.

Melinda explained the request – during the Glanbia redevelopment construction it became apparent that the Old Town water & sewer lines are aging and may need to be replaced both due to age as well as increasing the size for modern usage. To be able to continue additional development it's critical that we understand the current state of public infrastructure which could lead to new infrastructure design & construction. Melinda is asking the board to direct staff to publish a notice asking for qualified firms to respond to an RFQ for that assessment. She stated that Riedesel Engineering help by drafting the RFQ, and would also help by reviewing and evaluating any RFQs that the agency receives. There was a brief discussion about the scope of the project, and Melinda stated it was her recommendation that the scope cover Old Town and the commercial part of downtown Twin Falls at this time. Bob Richards made a motion to approve the request, Larry Hall seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

Agenda Item 5 – Consideration of a request to approve a development agreement with First Federal Bank for a future sale to First Federal of the parking lot located at 156 3rd Avenue North for \$60,000 plus closing costs.

Using the staff report in the agenda packet, Melinda gave a brief introduction and background of this request. The URA acquired the site earlier this year from the City and then published a Request for Proposals in the Times-News for parties interested in using the parcel for new development. Once the 30-day period was over, URA had received just one proposal – from First Federal Bank.

Melinda then introduced Alan Horner of First Federal Bank, who explained the request and the plans that First Federal has to expand their existing downtown facility which includes their intention to buy the Brown parking lot and use that for First Federal employee parking. Melinda then explained the points of the development agreement that the board is being asked to approve. There followed a brief question and answer period from the board re: the permit process that First Federal will have to go through, the possible timeline for the project, and if the parking lot could be used by the general public after banking hours. Bob Richards then made a motion to approve the request as presented, Leon Smith seconded the motion, and roll call vote showed that all board members present voted in favor of the motion.

Mayor Greg Lanting and URA Chairman Bob Richards both thanked First Federal for their on-going commitment to downtown Twin Falls and the positive impact this will have on Twin Falls and downtown.

Agenda Item 6 – Public input and/or items from the Urban Renewal Agency Board.

Nothing at this time.

Agenda Item 7 – Adjourn.

There being no further business, the meeting was adjourned at 12:30 p.m. Those in attendance were invited to stay for lunch, compliments of First Federal.

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 2012

	Oct 12	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Capital Lease	0.00	230,077.00	-230,077.00	0.0%
Investment Income	19.72	5,000.00	-4,980.28	0.4%
Property Taxes	11,537.61	2,115,000.00	-2,103,462.39	0.5%
Rental Income	34,744.04	414,033.00	-379,288.96	8.4%
Chobani Advances	2,954,640.24			
Total Income	<u>3,000,941.61</u>	<u>2,764,110.00</u>	<u>236,831.61</u>	<u>108.6%</u>
Gross Profit	3,000,941.61	2,764,110.00	236,831.61	108.6%
Expense				
RAA 4-1				
Water Line	9,218.60			
Glanbia Project	152,744.00	650,000.00	-497,256.00	23.5%
RAA 4-1 - Other	238.00	3,362,187.00	-3,361,949.00	0.0%
Total RAA 4-1	<u>162,200.60</u>	<u>4,012,187.00</u>	<u>-3,849,986.40</u>	<u>4.0%</u>
RAA 4-2	0.00	115,000.00	-115,000.00	0.0%
RAA 4-3 (Chobani)	3,375,287.67	6,700,000.00	-3,324,712.33	50.4%
Bond Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
Community Relations & Website	0.00	200.00	-200.00	0.0%
Debt Payments - Interest	1,237.00	309,806.00	-308,569.00	0.4%
Debt Payments - Principal	3,876.64	667,042.00	-663,165.36	0.6%
Dues and Subscriptions	0.00	1,900.00	-1,900.00	0.0%
Insurance Expense	0.00	6,500.00	-6,500.00	0.0%
Legal Expense	0.00	1,000.00	-1,000.00	0.0%
Management Fee	0.00	113,000.00	-113,000.00	0.0%
Meeting Expense	161.21	3,500.00	-3,338.79	4.6%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	45.00	500.00	-455.00	9.0%
Prof. Dev.\Training	0.00	2,600.00	-2,600.00	0.0%
Professional Fees	0.00	25,000.00	-25,000.00	0.0%
Property Tax Expense	0.00	31,850.00	-31,850.00	0.0%
Real Estate Exp. - Call Center	5,645.29	117,325.00	-111,679.71	4.8%
Real Estate Exp. - Other	757.76	10,700.00	-9,942.24	7.1%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
Total Expense	<u>3,549,211.17</u>	<u>12,194,110.00</u>	<u>-8,644,898.83</u>	<u>29.1%</u>
Net Ordinary Income	-548,269.56	-9,430,000.00	8,881,730.44	5.8%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	9,430,000.00	-9,430,000.00	0.0%
Total Other Income	<u>0.00</u>	<u>9,430,000.00</u>	<u>-9,430,000.00</u>	<u>0.0%</u>
Net Other Income	0.00	9,430,000.00	-9,430,000.00	0.0%
Net Income	<u><u>-548,269.56</u></u>	<u><u>0.00</u></u>	<u><u>-548,269.56</u></u>	<u><u>100.0%</u></u>

Twin Falls Urban Renewal November, 2012 List of Checks

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2456	10/8/2012	147,431.00	Idaho Power Company	RAA 4-1 Glanbia Project	Bury Power line in the alley
2457	10/8/2012	139,361.90	City of Twin Falls	RAA 4-3 (Chobani)	Certificate #21 (Partial Payment)
2458	10/9/2012	409,387.88	City of Twin Falls	RAA 4-3 (Chobani)	Certificates 23, 24 & 25
2459	10/16/2012	11,876.00	Cable One	RAA 4-1 Glanbia Project	Phase II cable work in alley
2460	10/17/2012	327,342.03	City of Twin Falls	RAA 4-3 (Chobani)	Chobani Activity - Sept 30, 2012
2461	10/17/2012	2,499,195.86	City of Twin Falls	RAA 4-3 (Chobani)	Certificate #26
2462	10/25/2012	11,099.89	Wells Fargo Bank	Property Taxes	Property Taxes - October, 2012
2463	11/8/2012	211,290.45	City of Twin Falls	RAA 4-3 (Chobani)	Certificate #27 - Chobani
2464	11/13/2012	78.84	Lee Enterprises	RAA 4-1 Glanbia Project	Legal Advertising BID posting Blk 132
2464	11/13/2012	73.02	Lee Enterprises	RAA 4-1 Glanbia Project	Legal Advertising Post RFQ for Engineering Services
2464	11/13/2012	78.84	Lee Enterprises	RAA 4-1 Glanbia Project	Legal Advertising BID posting Blk 133
2465	11/13/2012	27.45	Canyon Floral	Misc.	Flowers
2466	11/13/2012	16,660.90	McCoy Construction	RAA 4-1 Glanbia Project	Disposal of contaminated soil
2467	11/13/2012	10,175.00	Mark Rivers	Professional Services	October & November Fees & mileage
2468	11/13/2012	337.25	City of Twin Falls	Real Estate Exp - Call Ctr	Water for landscape
2469	11/13/2012	855.00	Riedesel Engineering	Professional Services	Consulting, Engineer assistance

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
October 2012

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Investment Income						
Deposit	10/1/2012		Wells Fargo	Interest on Account	13.97	13.97
Deposit	10/1/2012		Wells Fargo	Interest on Account	5.75	19.72
Total Investment Income					19.72	19.72
Property Taxes						
Genera...	10/1/2012	AJE #107		To reflect taxes collected in Sept and reported in clearing acct at YE	218.86	218.86
Deposit	10/2/2012		Twin Falls County	Remittance from the County	218.86	437.72
Deposit	10/30/2012		Twin Falls County	County remittance	11,099.89	11,537.61
Total Property Taxes					11,537.61	11,537.61
Rental Income						
Deposit	10/2/2012		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	10/25/2012	8340	C3	Rent - Oct	33,410.71	34,744.04
Total Rental Income					34,744.04	34,744.04
Chobani Advances						
Deposit	10/11/2012		Chobani	Adv. Cert #23, #24, #25	409,387.88	409,387.88
Deposit	10/23/2012		Chobani	Advance Cert. #26	2,499,195.86	2,908,583.74
Deposit	10/30/2012		Chobani	Advance Cert. #27	46,056.50	2,954,640.24
Total Chobani Advances					2,954,640.24	2,954,640.24
Total Income					3,000,941.61	3,000,941.61
Gross Profit					3,000,941.61	3,000,941.61
Expense						
RAA 4-1						
Water Line						
Check	10/4/2012	2453	J U B Engineers	Waterline project	9,218.60	9,218.60
Total Water Line					9,218.60	9,218.60
Glanbia Project						
Check	10/4/2012	2452	City of Twin Falls	Sewer & Water Permit fees Corp. Office	3,068.00	3,068.00
Check	10/8/2012	2456	Idaho Power Com...	Bury Power Line in Alley	147,431.00	150,499.00
Check	10/16/2012	2459	Cable One	Phase II cable work - Alley	11,876.00	162,375.00
Deposit	10/22/2012		Idaho Power Com...	Unusual Cond. refund	-9,631.00	152,744.00
Total Glanbia Project					152,744.00	152,744.00
RAA 4-1 - Other						
Check	10/4/2012	2448	Signs Now #361	Balance of Kiosk sign work - Frames	238.00	238.00
Total RAA 4-1 - Other					238.00	238.00
Total RAA 4-1					162,200.60	162,200.60
RAA 4-3 (Chobani)						
Check	10/8/2012	2457	City of Twin Falls	Partial Reimb Cert #21 NE Sewer & Wtr Line	139,361.90	139,361.90
Check	10/9/2012	2458	City of Twin Falls	Certificates 23, 24 & 25	409,387.88	548,749.78
Check	10/17/2012	2460	City of Twin Falls	Chobani Activity through Sept 30 2012	327,342.03	876,091.81
Check	10/17/2012	2461	City of Twin Falls	Advance Certificate #26	2,499,195.86	3,375,287.67
Total RAA 4-3 (Chobani)					3,375,287.67	3,375,287.67
Debt Payments - Interest						
Check	10/1/2012	C2	Larry Tucker & Kar...	To record monthly payment	1,229.79	1,229.79
Check	10/1/2012	C1	Larry McElliott	To record monthly payment	7.21	1,237.00
Total Debt Payments - Interest					1,237.00	1,237.00
Debt Payments - Principal						
Check	10/1/2012	C2	Larry Tucker & Kar...	To record monthly payment	2,433.89	2,433.89
Check	10/1/2012	C1	Larry McElliott	To record monthly payment	1,442.75	3,876.64
Total Debt Payments - Principal					3,876.64	3,876.64
Meeting Expense						
Check	10/4/2012	2450	Aramark	Work session refreshments	101.05	101.05
Check	10/4/2012	2454	Melinda Anderson	URA meeting expense reimb	60.16	161.21
Total Meeting Expense					161.21	161.21
Office Expense						
Check	10/11/2012	BC	Wells Fargo	Wire Fee	15.00	15.00
Check	10/23/2012	BC	Wells Fargo	Wire Fee	15.00	30.00
Check	10/30/2012	BC	Wells Fargo	Wire Fee	15.00	45.00
Total Office Expense					45.00	45.00
Real Estate Exp. - Call Center						
Check	10/4/2012	2447	K & G Property Ma...	Prop. Mgmt C3 Repairs & maintenance	5,050.66	5,050.66
Check	10/4/2012	2451	City of Twin Falls	Ce landscape watering	379.60	5,430.26
Check	10/4/2012	2455	Idaho Power Com...	Power 851 Poleline Rd	215.03	5,645.29
Total Real Estate Exp. - Call Center					5,645.29	5,645.29

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

October 2012

Type	Date	Num	Name	Memo	Amount	Balance
Real Estate Exp. - Other						
Check	10/4/2012	2449	Columbia Technic...	Asbestos Assessment 151 Maxwell	750.00	750.00
Check	10/4/2012	2455	Idaho Power Com...	Power 242 2nd Ave S	7.76	757.76
Total Real Estate Exp. - Other					<u>757.76</u>	<u>757.76</u>
Total Expense					<u>3,549,211.17</u>	<u>3,549,211.17</u>
Net Ordinary Income					<u>-548,269.56</u>	<u>-548,269.56</u>
Net Income					<u>-548,269.56</u>	<u>-548,269.56</u>

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of October 31, 2012

	Oct 31, 12
ASSETS	
Current Assets	
Checking/Savings	
Cash	
Bond Fund-Cash #5600	17.65
Bond Reserve Cash #5602	699,912.50
General Checking Cash #6350	4,688,507.16
Revenue Alloc. Cash #5601	1,705,676.58
Total Cash	7,094,113.89
Total Checking/Savings	7,094,113.89
Other Current Assets	
Due from Other Governments	25,223.00
Interest Receivable	
Int. Rec.-Bond Fund	829.15
Int. Rec.-Revenue Allocation	2,140.99
Total Interest Receivable	2,970.14
Property Taxes Receivable	131,596.00
Total Other Current Assets	159,789.14
Total Current Assets	7,253,903.03
Fixed Assets	
Accumulated Depreciation	-101,666.67
Building	3,500,000.00
Equipment	475,000.00
Land	1,350,000.00
Total Fixed Assets	5,223,333.33
Other Assets	
Lease Receivable-Jayco	954,540.13
Note Receivable - Agro Farma	760,000.00
Total Other Assets	1,714,540.13
TOTAL ASSETS	14,191,776.49
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Lease	916,194.20
Deferred Rev.-Property Tax	131,596.00
Total Long Term Liabilities	1,047,790.20
Total Liabilities	1,047,790.20
Equity	
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
Total Fund Balance	8,850,041.44
Unrestricted Net Assets	4,842,214.41
Net Income	-548,269.56
Total Equity	13,143,986.29
TOTAL LIABILITIES & EQUITY	14,191,776.49

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2012

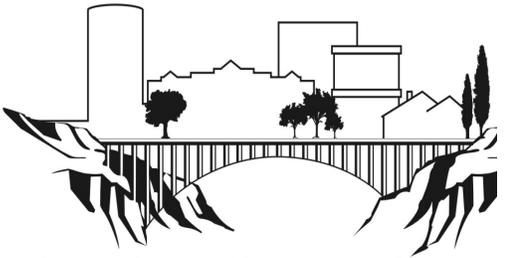
Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						14,740,046.05
Current Assets						7,802,391.45
Checking/Savings						7,642,602.31
Cash						7,642,602.31
Bond Fund-Cash #5600						11.90
Deposit	10/1/2012			Deposit	5.75	17.65
Total Bond Fund-Cash #5600					5.75	17.65
Bond Reserve Cash #5602						699,912.50
Total Bond Reserve Cash #5602						699,912.50
General Checking Cash #6350						5,243,220.41
Deposit	10/2/2012			Deposit	1,333.33	5,244,553.74
Check	10/4/2012	2447	K & G Property Management	Invoice 3214	-5,050.66	5,239,503.08
Check	10/4/2012	2448	Signs Now #361	Invoice 11607	-238.00	5,239,265.08
Check	10/4/2012	2449	Columbia Technical Service	Asbestos Insp.	-750.00	5,238,515.08
Check	10/4/2012	2450	Aramark	Invoice #7277008031	-101.05	5,238,414.03
Check	10/4/2012	2451	City of Twin Falls	Acct 030304.000	-379.60	5,238,034.43
Check	10/4/2012	2452	City of Twin Falls	Tap fee Reimb	-3,068.00	5,234,966.43
Check	10/4/2012	2453	J U B Engineers	Invoice 78080	-9,218.60	5,225,747.83
Check	10/4/2012	2454	Melinda Anderson	Meetings reimb.	-60.16	5,225,687.67
Check	10/4/2012	2455	Idaho Power Company	Accts 5958027801= 7.76, 7175543970 = ...	-222.79	5,225,464.88
Check	10/8/2012	2456	Idaho Power Company	W/O #27368808	-147,431.00	5,078,033.88
Check	10/8/2012	2457	City of Twin Falls	Adv Cert. #21	-139,361.90	4,938,671.98
Check	10/9/2012	2458	City of Twin Falls	Cert 23, 24 & 25	-409,387.88	4,529,284.10
Check	10/11/2012	BC	Wells Fargo		-15.00	4,529,269.10
Deposit	10/11/2012			Deposit	409,387.88	4,938,656.98
Check	10/16/2012	2459	Cable One	Invoice #4052	-11,876.00	4,926,780.98
Check	10/17/2012	2460	City of Twin Falls	Chobani Activity	-327,342.03	4,599,438.95
Check	10/17/2012	2461	City of Twin Falls	Adv. Cert. #26	-2,499,195.86	2,100,243.09
Deposit	10/22/2012			Deposit	9,631.00	2,109,874.09
Check	10/23/2012	BC	Wells Fargo		-15.00	2,109,859.09
Deposit	10/23/2012			Deposit	2,499,195.86	4,609,054.95
Deposit	10/25/2012			Deposit	11,099.89	4,620,154.84
Check	10/25/2012	2462	Wells Fargo Bank	Prop. Taxes	-11,099.89	4,609,054.95
Deposit	10/25/2012			Deposit	33,410.71	4,642,465.66
Check	10/30/2012	BC	Wells Fargo		-15.00	4,642,450.66
Deposit	10/30/2012			Deposit	46,056.50	4,688,507.16
Total General Checking Cash #6350					-554,713.25	4,688,507.16
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Revenue Alloc. Cash #5601						1,699,457.50
Check	10/1/2012	C2	Larry Tucker & Karen Tucker		-3,663.68	1,695,793.82
Check	10/1/2012	C1	Larry McElliot		-1,449.96	1,694,343.86
Deposit	10/1/2012			Deposit	13.97	1,694,357.83
Deposit	10/2/2012			Deposit	218.86	1,694,576.69
Deposit	10/30/2012			Deposit	11,099.89	1,705,676.58
Total Revenue Alloc. Cash #5601					6,219.08	1,705,676.58
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					-548,488.42	7,094,113.89
Total Checking/Savings					-548,488.42	7,094,113.89
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						159,789.14
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						25,223.00
Total Due from Other Governments						25,223.00
Interest Receivable						2,970.14
Int. Rec.-Bond Fund						829.15
Total Int. Rec.-Bond Fund						829.15
Int. Rec.-Revenue Allocation						2,140.99
Total Int. Rec.-Revenue Allocation						2,140.99

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2012

Type	Date	Num	Name	Memo	Amount	Balance
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						2,970.14
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						131,596.00
Total Property Taxes Receivable						131,596.00
Total Other Current Assets						159,789.14
Total Current Assets					-548,488.42	7,253,903.03
Fixed Assets						5,223,333.33
Accumulated Depreciation						-101,666.67
Total Accumulated Depreciation						-101,666.67
Building						3,500,000.00
Total Building						3,500,000.00
Equipment						475,000.00
Total Equipment						475,000.00
Land						1,350,000.00
Total Land						1,350,000.00
Total Fixed Assets						5,223,333.33
Other Assets						1,714,321.27
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						954,540.13
Total Lease Receivable-Jayco						954,540.13
Note Receivable - Agro Farma						760,000.00
Total Note Receivable - Agro Farma						760,000.00
Property Tax Clearing Account						-218.86
General Journal	10/1/2012	AJE #107		To reflect taxes collected in Sept and rep...	218.86	0.00
Deposit	10/25/2012	13-01936...	Twin Falls County	Property Taxes	-11,099.89	-11,099.89
Check	10/25/2012	2462	Wells Fargo Bank	Property Taxes - October 2012	11,099.89	0.00
Total Property Tax Clearing Account					218.86	0.00
Total Other Assets					218.86	1,714,540.13
TOTAL ASSETS					-548,269.56	14,191,776.49
LIABILITIES & EQUITY						14,740,046.05
Liabilities						1,047,790.20
Current Liabilities						0.00
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						0.00
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						0.00
Total Accts Pay - General						0.00
Accts Pay - Rental Fund						0.00
Total Accts Pay - Rental Fund						0.00
Accts Pay - Rev. Alloc.						0.00
Total Accts Pay - Rev. Alloc.						0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of October 31, 2012

Type	Date	Num	Name	Memo	Amount	Balance
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
Long Term Liabilities						1,047,790.20
BID Grant Oversight						0.00
Total BID Grant Oversight						0.00
Deferred Rev.-Lease						916,194.20
Total Deferred Rev.-Lease						916,194.20
Deferred Rev.-Lease Principal						0.00
Total Deferred Rev.-Lease Principal						0.00
Deferred Rev.-Property Tax						131,596.00
Total Deferred Rev.-Property Tax						131,596.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00
Notes and Bonds Payable						0.00
Bond Payable - Rev. Alloc.						0.00
Total Bond Payable - Rev. Alloc.						0.00
Note - D.L. Evans Bank						0.00
Total Note - D.L. Evans Bank						0.00
Note - Dell Building						0.00
Total Note - Dell Building						0.00
Note - McElliott						0.00
Total Note - McElliott						0.00
Notes and Bonds Payable - Other						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
Equity						13,692,255.85
Fund Balance						8,850,041.44
Fund Balance-Bond Fund						700,742.26
Total Fund Balance-Bond Fund						700,742.26
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Rental Fund						5,223,333.33
Total Fund Balance-Rental Fund						5,223,333.33
Fund Balance-Revenue Alloc.						2,764,647.06
Total Fund Balance-Revenue Alloc.						2,764,647.06
Fund Balance-Sinking Fund						0.00
Total Fund Balance-Sinking Fund						0.00
Fund Balance - Other						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						8,850,041.44
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						4,842,214.41
Total Unrestricted Net Assets						4,842,214.41
Net Income						0.00
Total Net Income						-548,269.56
Total Equity						13,143,986.29
TOTAL LIABILITIES & EQUITY					-548,269.56	14,191,776.49



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

Date: November 16, 2012
To: Urban Renewal Agency of the City of Twin Falls
From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to award a bid to McCoy Construction in the amount of \$241,695.25 for the Glanbia Phase II infrastructure project.

Background:

EHM was hired by the City to design both Phase I and Phase II of the infrastructure work to support the new Glanbia campus in Old Town. Phase I construction is complete and this bid request is for Phase II of the infrastructure. The Agency agreed to spend up to \$1.25 million for all infrastructure. The engineer's estimate for Phase II is \$300,000 and this bid is considerably less.

The construction work will consist of roadway construction and curb/gutter/sidewalk along Shoshone, 4th Ave So., and Hansen St; some water/sewer improvements; landscaping and lighting; and stormwater retention. Tim Vawser, with EHM, will attend this meeting to provide more specific details.

The construction work is expected to begin in approximately 30 days and complete by approximately mid-May of 2013.

Process:

As required by Idaho statute, this bid request was advertised in the Times-News and a public bid opening was held on November 8. Three bids were received with bid amounts ranging from \$~241,695 to ~\$361,000. EHM reviewed the low bid to ensure it is responsive and their summary is attached.

Budget Impact:

\$241,695.25 is within the budget set for this project and the funds are available. It is possible that the construction could cost up to 10% more as there are unknown conditions that could increase the expense.

Conclusion:

Staff recommends the board approve this request.

Attachments:

1. EHM Bid Recommendation & Summary

November 9, 2012

The Urban Renewal Agency of the City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Ms. Melinda Anderson

Re.: *2013 Twin Falls Urban Renewal Agency
Block 132 Twin Falls Townsite Improvement Project
(Bid Opening and Summary)*

Dear Ms. Anderson,

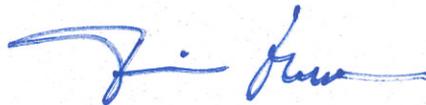
This transmittal is a summary of the bid opening on November 8, 2012 for the above referenced project. Three bids were received and opened per the requirements. A bid summary has been tabulated for your reference. Results of the bids and the tabulation are summarized briefly below. Please refer to the attachment for a detailed summary.

<u>Contractor:</u>	<u>Submitted Bid</u>	<u>Adjusted Tabulation</u>
Doug McCoy Construction, Inc.	\$241,705.00	\$241,695.25
PMF, Inc.	\$301,231.00	\$301,231.00
Stutzman, Inc.	\$365,558.40	\$365,558.40

All bid packages appear to be complete and Doug McCoy Construction, Inc. was the apparent low bidder. Our recommendation is to award the contract to Doug McCoy Construction, Inc. in the amount of \$241,695.25.

Please feel free to contact me at 734-4888 if you have any questions or need further information regarding the project.

Sincerely,
Tim Vawser



EHM Engineers, Inc.

Attachments: Bid Summary



PROJECT: 2013 TWIN FALLS URBAN RENEWAL AGENCY
Block 132, Twin Falls Townsite Project
Bid Opening: November 8, 2012

No.	Item Description	Qty.	Unit	ENGINEERS' ESTIMATE		DOUG McCOY CONST. Twin Falls, Idaho			PMF, INC. Twin Falls, Idaho		STUTZMAN, INC. Twin Falls, Idaho	
				Unit Price	Item Total	Unit Price	Bid Item Total	Adj. Item Total	Unit Price	Item Total	Unit Price	Item Total
1	Excavation	1238	CY	\$22.00	\$ 27,236.00	\$10.90	\$13,500.00	\$ 13,494.20	\$12.00	\$ 14,856.00	\$24.00	\$ 29,712.00
2	Hansen Street & Alley Patchback	210	LF	\$60.00	\$ 12,600.00	\$9.52	\$2,000.00	\$ 1,999.20	\$25.00	\$ 5,250.00	\$55.00	\$ 11,550.00
3	Concrete Roadway Excavation	20	SY	\$30.00	\$ 600.00	\$50.00	\$1,000.00	\$ 1,000.00	\$30.00	\$ 600.00	\$18.60	\$ 372.00
4	3/4" Plant Mix Pavement (3" Matt)	2207	SY	\$20.25	\$ 44,691.75	\$17.44	\$38,500.00	\$ 38,490.08	\$20.00	\$ 44,140.00	\$29.20	\$ 64,444.40
5	3/4" Type 1 Aggregate	302	CY	\$42.00	\$ 12,684.00	\$20.70	\$6,250.00	\$ 6,251.40	\$38.00	\$ 11,476.00	\$29.00	\$ 8,758.00
6	1 1/2" Type 1 Aggregate	352	CY	\$37.00	\$ 13,024.00	\$21.31	\$7,500.00	\$ 7,501.12	\$35.00	\$ 12,320.00	\$28.00	\$ 9,856.00
7	Std. Curb & Gutter w/ Base	422	LF	\$20.00	\$ 8,440.00	\$14.22	\$6,000.00	\$ 6,000.84	\$32.00	\$ 13,504.00	\$26.00	\$ 10,972.00
8	Modified Curb & Gutter w/ Base	284	LF	\$27.00	\$ 7,668.00	\$15.14	\$4,300.00	\$ 4,299.76	\$40.00	\$ 11,360.00	\$28.00	\$ 7,952.00
9	Sidewalk / Ped Ramps	578	SY	\$37.00	\$ 21,386.00	\$41.96	\$24,250.00	\$ 24,252.88	\$60.00	\$ 34,680.00	\$60.00	\$ 34,680.00
10	Pavers w/ Sand & Gravel Base	63	SY	\$120.00	\$ 7,560.00	\$86.51	\$5,450.00	\$ 5,450.13	\$55.00	\$ 3,465.00	\$179.00	\$ 11,277.00
11	Modified Valley Gutter w/ Base	25	SY	\$52.00	\$ 1,300.00	\$44.00	\$1,100.00	\$ 1,100.00	\$70.00	\$ 1,750.00	\$57.00	\$ 1,425.00
12	Driveway Approach Slabs w/ Base	72	SY	\$52.00	\$ 3,744.00	\$45.83	\$3,300.00	\$ 3,299.76	\$70.00	\$ 5,040.00	\$48.00	\$ 3,456.00
13	Stamped/Colored Concrete Slabs	89	SY	\$125.00	\$ 11,125.00	\$129.21	\$11,500.00	\$ 11,499.69	\$90.00	\$ 8,010.00	\$118.00	\$ 10,502.00
14	Sidewalk Scupper	1	EA	\$1,500.00	\$ 1,500.00	\$1,000.00	\$1,000.00	\$ 1,000.00	\$2,200.00	\$ 2,200.00	\$2,400.00	\$ 2,400.00
15	10" C-900 Water Main	670	LF	\$40.00	\$ 26,800.00	\$38.21	\$25,600.00	\$ 25,600.70	\$45.00	\$ 30,150.00	\$32.00	\$ 21,440.00
16	10" R.W. Gate Valve	3	EA	\$1,500.00	\$ 4,500.00	\$1,466.67	\$4,400.00	\$ 4,400.01	\$1,050.00	\$ 3,150.00	\$3,060.00	\$ 9,180.00
17	8" R.W. Gate Valve	1	EA	\$1,200.00	\$ 1,200.00	\$950.00	\$950.00	\$ 950.00	\$950.00	\$ 950.00	\$1,926.00	\$ 1,926.00
18	2" Water Meters	3	EA	\$2,500.00	\$ 7,500.00	\$2,733.33	\$8,200.00	\$ 8,199.99	\$2,200.00	\$ 6,600.00	\$5,700.00	\$ 17,100.00
19	2" Water Tap	1	EA	\$1,000.00	\$ 1,000.00	\$4,400.00	\$4,400.00	\$ 4,400.00	\$3,000.00	\$ 3,000.00	\$3,890.00	\$ 3,890.00
20	10" Tapping Tee	1	EA	\$1,700.00	\$ 1,700.00	\$2,230.00	\$2,230.00	\$ 2,230.00	\$2,500.00	\$ 2,500.00	\$8,740.00	\$ 8,740.00
21	8" Tapping Tee w/ 8"-10" Reducer	1	EA	\$1,500.00	\$ 1,500.00	\$2,600.00	\$2,600.00	\$ 2,600.00	\$1,800.00	\$ 1,800.00	\$4,900.00	\$ 4,900.00
22	10"x10"x10" Tee	1	EA	\$1,500.00	\$ 1,500.00	\$600.00	\$600.00	\$ 600.00	\$900.00	\$ 900.00	\$1,200.00	\$ 1,200.00
23	10" 90D Elbow	1	EA	\$750.00	\$ 750.00	\$250.00	\$250.00	\$ 250.00	\$400.00	\$ 400.00	\$900.00	\$ 900.00
24	10" 45D Elbow	2	EA	\$750.00	\$ 1,500.00	\$187.50	\$375.00	\$ 375.00	\$400.00	\$ 800.00	\$810.00	\$ 1,620.00
25	Light Pole	5	EA	\$5,000.00	\$ 25,000.00	\$5,800.00	\$29,000.00	\$ 29,000.00	\$6,000.00	\$ 30,000.00	\$6,898.00	\$ 34,490.00
26	Tree Wells	5	EA	\$1,600.00	\$ 8,000.00	\$455.00	\$2,275.00	\$ 2,275.00	\$3,500.00	\$ 17,500.00	\$1,320.00	\$ 6,600.00
27	Trees	3	EA	\$600.00	\$ 1,800.00	\$408.33	\$1,225.00	\$ 1,224.99	\$600.00	\$ 1,800.00	\$1,496.00	\$ 4,488.00
28	Landscape Rock	19	CY	\$50.00	\$ 950.00	\$28.95	\$550.00	\$ 550.05	\$55.00	\$ 1,045.00	\$127.00	\$ 2,413.00
29	Traffic Control	1	LS	\$7,500.00	\$ 7,500.00	\$5,750.00	\$5,750.00	\$ 5,750.00	\$7,500.00	\$ 7,500.00	\$7,280.00	\$ 7,280.00
30	Storm Water Pollution Prevention	1	LS	\$5,500.00	\$ 5,500.00	\$5,750.00	\$5,750.00	\$ 5,750.00	\$5,500.00	\$ 5,500.00	\$7,200.00	\$ 7,200.00
31	Rock Removal	50	CY	\$200.00	\$ 10,000.00	\$172.50	\$8,625.00	\$ 8,625.00	\$110.00	\$ 5,500.00	\$185.00	\$ 9,250.00
32	Adjust Valve Boxes	3	EA	\$250.00	\$ 750.00	\$300.00	\$900.00	\$ 900.00	\$300.00	\$ 900.00	\$350.00	\$ 1,050.00
33	Remove & Reset Stop Sign	1	EA	\$300.00	\$ 300.00	\$700.00	\$700.00	\$ 700.00	\$275.00	\$ 275.00	\$400.00	\$ 400.00
34	Bicycle Racks	2	EA	\$1,700.00	\$ 3,400.00	\$1,000.00	\$2,000.00	\$ 2,000.00	\$1,200.00	\$ 2,400.00	\$935.00	\$ 1,870.00
35	Benches	2	EA	\$1,500.00	\$ 3,000.00	\$1,450.00	\$2,900.00	\$ 2,900.00	\$1,700.00	\$ 3,400.00	\$1,400.00	\$ 2,800.00
36	Utility Riser Adjustment	1	EA	\$2,000.00	\$ 2,000.00	\$600.00	\$600.00	\$ 600.00	\$300.00	\$ 300.00	\$1,300.00	\$ 1,300.00
37	Handicap Parking Signs w/ Post	2	EA	\$650.00	\$ 1,300.00	\$412.50	\$825.00	\$ 825.00	\$450.00	\$ 900.00	\$400.00	\$ 800.00
38	Concrete Collars	8	EA	\$450.00	\$ 3,600.00	\$125.00	\$1,000.00	\$ 1,000.00	\$200.00	\$ 1,600.00	\$350.00	\$ 2,800.00
39	Pavement Markings	1	LS	\$1,700.00	\$ 1,700.00	\$600.00	\$600.00	\$ 600.00	\$2,500.00	\$ 2,500.00	\$2,475.00	\$ 2,475.00
40	2" Sch. 40 Conduit	55	LF	\$9.00	\$ 495.00	\$22.73	\$1,250.00	\$ 1,250.15	\$6.00	\$ 330.00	\$10.00	\$ 550.00
41	4" Sch. 40 Conduit	110	LF	\$15.00	\$ 1,650.00	\$22.73	\$2,500.00	\$ 2,500.30	\$8.00	\$ 880.00	\$14.00	\$ 1,540.00
Grand Total				\$ 298,453.75		\$ 241,705.00	\$ 241,695.25		\$ 301,231.00		\$ 365,558.40	

Highlighted areas depict corrections for mathematical errors in Contractor's bid schedule.