





THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY  
MEETING MINUTES

April 8, 2013

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
Leon Smith	URA Member
Neil Christensen	URA Member
Dexter Ball	URA Member
Perri Gardner	URA Member
Dan Brizee	URA Member

**Also present:**

Mitch Humble	Twin Falls City Community Development Director
Brent Hyatt	City of Twin Falls Assistant Chief Finance Officer
Katy Touchette	City of Twin Falls Executive Assistant
Don Hall	Twin Falls City Council Vice-Mayor
Shawn Barigar	Twin Falls City Council Member
Josh Palmer	Twin Falls City Public Information Officer

**Agenda Item 1 – Call meeting to order.**

The meeting was called to order at 12:00 p.m.

**Consent Agenda – 2a.) Review and approval of minutes from March 11, 2013, Urban Renewal Agency regular meeting.**

**2b.) Review and approval of April 2013 financial report.**

Leon Smith made a motion to approve the March 11 minutes, Cindy Bond made a motion to approve the April financial report, and Neil Christensen seconded both motions. Roll call vote showed that all members present voted in favor of the motion (Six to zero, as Dan Brizee had not yet arrived at the meeting).

**Agenda Item 3 – Discuss and possibly act on a motion to begin process for a possible expansion of Revenue Allocation Area 4-1 – Gary Garnand**

Gary introduced the agenda item and used overhead projections to show the area in question. Gary stated that since this is a TIF area, the URA cannot spend any money from the TIF area outside its boundaries. He did say that the board could ask to expand the area by 10%. Mitch Humble clarified the statement, saying that money from the TIF area could be spent outside the area as long as it benefitted the TIF area. Gary stated that the options were to create a new district or to enlarge the existing TIF area. (Dan Brizee arrived at the meeting at this time.) There was some discussion about how big the expansion area could be, and Mitch showed on overhead projection an area that was roughly 16 downtown blocks, which would be about 60 acres, or 10% of the current TIF area. Leon Smith mentioned the ongoing infrastructure study being done for the URA, saying this could tie in with an area of downtown that might be part of the 10% expansion of the TIF area. The board members then discussed having an open house where the possible expansion of the TIF area could be explained to the public. The date, time, and location of the open house will be finalized in the near future. Leon Smith made a motion to proceed with a plan to expand the TIF area, Cindy Bond seconded the motion, and all board members voted in favor of the motion. After a short discussion, it was decided that the open house will be April 24 or 25, when Carleen Herring might be able to attend. Also, the JUB downtown infrastructure report

Urban Renewal Agency

Meeting Minutes

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may be ready by that time. Mitch stated that this will have to be noticed as a special meeting if a quorum of the URA board plans to be there.

**Agenda Item 4– Public input and/or items from the Urban Renewal Agency Board.**

Nothing at this time.

**Agenda Item 5 – Adjourn.**

The next regular meeting will be Monday, May 13, 2013. Gary Garnand adjourned the meeting at 12:15 p.m.

**Agenda Item 6 – Adjournment to Executive Session:** To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency {Idaho Code 67-2345(1) c}.

Leon Smith made a motion to adjourn to executive session, Dexter Ball seconded the motion, and all board members voted in favor of the motion.

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 through April 2013**

	Oct '12 - Apr 13	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Zions Bank Bond Proceeds	34,533,000.00			
Capital Lease	0.00	230,077.00	-230,077.00	0.0%
Investment Income	3,964.08	5,000.00	-1,035.92	79.3%
Other Income	9,411.98			
Property Taxes	1,327,634.98	2,115,000.00	-787,365.02	62.8%
Rental Income	241,958.28	414,033.00	-172,074.72	58.4%
Chobani Advances	4,107,335.72			
<b>Total Income</b>	<b>40,223,305.04</b>	<b>2,764,110.00</b>	<b>37,459,195.04</b>	<b>1,455.2%</b>
<b>Gross Profit</b>	<b>40,223,305.04</b>	<b>2,764,110.00</b>	<b>37,459,195.04</b>	<b>1,455.2%</b>
<b>Expense</b>				
<b>RAA 4-1</b>				
Glanbia Project	292,336.85	650,000.00	-357,663.15	45.0%
RAA 4-1 - Other	43,658.70	3,362,187.00	-3,318,528.30	1.3%
<b>Total RAA 4-1</b>	<b>335,995.55</b>	<b>4,012,187.00</b>	<b>-3,676,191.45</b>	<b>8.4%</b>
RAA 4-2	0.00	115,000.00	-115,000.00	0.0%
<b>RAA 4-3 (Chobani)</b>				
Debt Pay. (Chobani) Interest	531,924.45			
Debt Pay. (Chobani) Principal	17,787,644.91			
Loan Costs	428,624.39			
RAA 4-3 (Chobani) - Other	8,129,754.76	6,700,000.00	1,429,754.76	121.3%
<b>Total RAA 4-3 (Chobani)</b>	<b>26,877,948.51</b>	<b>6,700,000.00</b>	<b>20,177,948.51</b>	<b>401.2%</b>
Bond Trustee Fees	6,000.00	3,500.00	2,500.00	171.4%
Community Relations & Website	0.00	200.00	-200.00	0.0%
Debt Payments - Interest	148,321.51	309,806.00	-161,484.49	47.9%
Debt Payments - Principal	20,180.42	667,042.00	-646,861.58	3.0%
Dues and Subscriptions	1,750.00	1,900.00	-150.00	92.1%
Insurance Expense	2,391.50	6,500.00	-4,108.50	36.8%
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	861.76	3,500.00	-2,638.24	24.6%
Miscellaneous	27.45	500.00	-472.55	5.5%
Office Expense	282.03	500.00	-217.97	56.4%
Prof. Dev.\Training	0.00	2,600.00	-2,600.00	0.0%
Professional Fees	14,703.75	25,000.00	-10,296.25	58.8%
Property Tax Expense	34,433.70	31,850.00	2,583.70	108.1%
Real Estate Exp. - Call Center	21,592.07	117,325.00	-95,732.93	18.4%
Real Estate Exp. - Other	76.37	10,700.00	-10,623.63	0.7%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
<b>Total Expense</b>	<b>27,536,564.62</b>	<b>12,194,110.00</b>	<b>15,342,454.62</b>	<b>225.8%</b>
<b>Net Ordinary Income</b>	<b>12,686,740.42</b>	<b>-9,430,000.00</b>	<b>22,116,740.42</b>	<b>-134.5%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Cash Carryover	0.00	9,430,000.00	-9,430,000.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>9,430,000.00</b>	<b>-9,430,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>9,430,000.00</b>	<b>-9,430,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>12,686,740.42</b>	<b>0.00</b>	<b>12,686,740.42</b>	<b>100.0%</b>

<b>Twin Falls Urban Renewal May, 2013 List of Checks</b>					
<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2532	4/8/2013	80.96	Papa Kelsey's	Meeting Expense	URA 4/8/13 meeting lunches
2533	4/10/2013	7,162.58	Wells Fargo Bank	Property Taxes	Property Taxes - April, 2013
2534	4/23/2013	374,047.14	City of Twin Falls	RAA 4-3 (Chobani)	Request #6 Chobani Project Costs
2535	4/29/2013	446,270.02	City of Twin Falls	RAA 4-3 (Chobani)	Request #7 Chobani Project Costs
2536	5/8/2013	5,279.88	K & G Property Mgmt	Real Estate Expense-Call Ctr	C-3 Prop Mgmt, Maintenance & Repair
2537	5/8/2013	27.79	Melinda Anderson	Meeting Expense	Lunch - URA Project
2537	5/8/2013	137.50	Melinda Anderson	Meeting Expense	Mileage RAI meeting 250 miles
2538	5/8/2013	1,658.00	City of Twin Falls	RAA 4-1 Glanbia Project	8" Water Tap Fee - Waterline
2538	5/8/2013	2,344.00	City of Twin Falls	RAA 4-1 Glanbia Project	10" Water Tap Fee - Waterline
2539	5/8/2013	222.39	Idaho Power	Real Estate Expense-Call Ctr	Power 851 Pole Line Road
2539	5/8/2013	7.51	Idaho Power Company	Real Estate Expense-Other	Power 242 2nd Ave South
2540	5/8/2013	31.80	Twin Falls Sandwich Co	Meeting Expense	Lunch Meeeting
2541	5/8/2013	4.68	Albertson's	Meeting Expense	Open House - Punch
2542	5/8/2013	38,708.30	JUB Engineers	RAA 4-1 Downtown Dev.	OT Infrastructure Assessment
2543	5/8/2013	70,073.27	Doug McCoy Construction	RAA 4-1 Glanbia Project	1st payment Phase II Construction
		<b>946,055.82</b>	<b>TOTAL</b>		

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet**  
As of April 30, 2013

	Apr 30, 13
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Cash</b>	
WF General Checking #6350	819,412.21
WF Revenue Alloc. #5601	2,858,528.58
WF Bond Reserve #5602	699,912.50
WF Bond Fund #5600	11.32
Zions Revenue Alloc. #8616A	9,365,574.28
Zions Bond Reserve #8616C	2,873,995.37
<b>Total Cash</b>	16,617,434.26
<b>Total Checking/Savings</b>	16,617,434.26
<b>Other Current Assets</b>	
Due from Other Governments	9,371.00
<b>Interest Receivable</b>	
Int. Rec.-Bond Fund	5.75
Int. Rec.-Revenue Allocation	13.97
<b>Total Interest Receivable</b>	19.72
Property Taxes Receivable	87,917.00
<b>Total Other Current Assets</b>	97,307.72
<b>Total Current Assets</b>	16,714,741.98
<b>Fixed Assets</b>	
Land	1,350,000.00
Building	3,715,264.11
Equipment	475,000.00
Accumulated Depreciation	-406,666.67
<b>Total Fixed Assets</b>	5,133,597.44
<b>TOTAL ASSETS</b>	<b>21,848,339.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Deferred Rev.-Property Tax	131,596.00
<b>Total Long Term Liabilities</b>	131,596.00
<b>Total Liabilities</b>	131,596.00
<b>Equity</b>	
<b>Fund Balance</b>	
Fund Balance-General Fund	161,318.79
Fund Balance-Revenue Alloc.	2,788,394.84
Fund Balance-Bond Fund	699,918.86
Fund Balance-Rental Fund	5,380,370.51
<b>Total Fund Balance</b>	9,030,003.00
Net Income	12,686,740.42
<b>Total Equity</b>	21,716,743.42
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>21,848,339.42</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2013

Type	Date	Num	Name	Memo	Amount	Balance
<b>ASSETS</b>						23,257,395.41
<b>Current Assets</b>						18,123,797.97
<b>Checking/Savings</b>						18,026,490.25
<b>Cash</b>						18,026,490.25
<b>WF General Checking #6350</b>						816,711.68
Check	4/2/2013	2526	City of Twin Falls	Reimbursement - Request #5	-636,796.89	179,914.79
Transfer	4/2/2013			Funds Transfer	636,796.89	816,711.68
Check	4/3/2013	2527	ICRMP	Policy #32A18018100112	-2,391.50	814,320.18
Check	4/3/2013	2528	JUB Engineers, Inc.	Invoice 80778	-35,577.70	778,742.48
Check	4/3/2013	2529	Idaho Power Company	7175543970=\$231.20, 5958027801=\$7.81	-239.01	778,503.47
Check	4/3/2013	2530	K & G Property Management	Invoice 3307	-2,496.42	776,007.05
Deposit	4/3/2013			Deposit	45,044.74	821,051.79
Check	4/3/2013	2531	Wells Fargo Bank	Delinquent Prop. Taxes	-45,044.74	776,007.05
Deposit	4/3/2013			Deposit	1,333.33	777,340.38
Check	4/3/2013	BC	Wells Fargo	Wire Transfer Fee	-15.00	777,325.38
Transfer	4/4/2013			Funds Transfer	3,453.76	780,779.14
Check	4/8/2013	2532	Papa Kelsey's	URA lunches	-80.96	780,698.18
Deposit	4/10/2013			Deposit	7,162.58	787,860.76
Check	4/10/2013	2533	Wells Fargo Bank	Prop. Taxes	-7,162.58	780,698.18
Deposit	4/17/2013			Deposit	33,410.71	814,108.89
Check	4/23/2013	2534	City of Twin Falls	Reimb. Request #6	-374,047.14	440,061.75
Check	4/24/2013	BC	Wells Fargo	Wire Transfer Fee	-15.00	440,046.75
Transfer	4/24/2013			Funds Transfer	374,047.14	814,093.89
Deposit	4/26/2013			Deposit	5,333.32	819,427.21
Check	4/29/2013	2535	City of Twin Falls	Reimb Request #7	-446,270.02	373,157.19
Check	4/29/2013	C3	Wells Fargo	Wire Transfer Fee	-15.00	373,142.19
Transfer	4/29/2013			Funds Transfer	446,270.02	819,412.21
Total WF General Checking #6350					2,700.53	819,412.21
<b>WF Revenue Alloc. #5601</b>						2,809,961.12
Deposit	4/1/2013			Deposit	23.82	2,809,984.94
Check	4/1/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	2,806,321.26
Deposit	4/3/2013			Deposit	45,044.74	2,851,366.00
Deposit	4/16/2013			Deposit	7,162.58	2,858,528.58
Total WF Revenue Alloc. #5601					48,567.46	2,858,528.58
<b>WF Bond Reserve #5602</b>						699,912.50
Total WF Bond Reserve #5602						699,912.50
<b>WF Bond Fund #5600</b>						5.37
Deposit	4/1/2013			Deposit	5.95	11.32
Total WF Bond Fund #5600					5.95	11.32
<b>Zions Revenue Alloc. #8616A</b>						10,822,499.85
Deposit	4/1/2013			Deposit	188.48	10,822,688.33
Transfer	4/2/2013			Funds Transfer	-636,796.89	10,185,891.44
Transfer	4/24/2013			Funds Transfer	-374,047.14	9,811,844.30
Transfer	4/29/2013			Funds Transfer	-446,270.02	9,365,574.28
Total Zions Revenue Alloc. #8616A					-1,456,925.57	9,365,574.28
<b>Zions Bond Reserve #8616C</b>						2,873,946.37
Deposit	4/1/2013			Deposit	49.00	2,873,995.37
Total Zions Bond Reserve #8616C					49.00	2,873,995.37
<b>Parking Lot Sinking Cash #3425</b>						0.00
Total Parking Lot Sinking Cash #3425						0.00
<b>Wells Fargo Securities #1251</b>						0.00
Total Wells Fargo Securities #1251						0.00
<b>Zions Warrant #6362</b>						3,453.36
Deposit	4/1/2013			Deposit	0.40	3,453.76
Transfer	4/4/2013			Funds Transfer	-3,453.76	0.00
Total Zions Warrant #6362					-3,453.36	0.00
<b>Cash - Other</b>						0.00
Total Cash - Other						0.00
Total Cash					-1,409,055.99	16,617,434.26
Total Checking/Savings					-1,409,055.99	16,617,434.26
<b>Accounts Receivable</b>						0.00
<b>Accounts Receivable</b>						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
<b>Other Current Assets</b>						97,307.72
<b>Deposits</b>						0.00
Total Deposits						0.00

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2013

Type	Date	Num	Name	Memo	Amount	Balance
<b>Due from Other Governments</b>						9,371.00
Total Due from Other Governments						9,371.00
<b>Interest Receivable</b>						19.72
<b>Int. Rec.-Bond Fund</b>						5.75
Total Int. Rec.-Bond Fund						5.75
<b>Int. Rec.-Revenue Allocation</b>						13.97
Total Int. Rec.-Revenue Allocation						13.97
<b>Interest Receivable - Other</b>						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						19.72
<b>Inventory Asset</b>						0.00
Total Inventory Asset						0.00
<b>Prepaid Insurance</b>						0.00
Total Prepaid Insurance						0.00
<b>Property Taxes Receivable</b>						87,917.00
Total Property Taxes Receivable						87,917.00
Total Other Current Assets						97,307.72
Total Current Assets					-1,409,055.99	16,714,741.98
<b>Fixed Assets</b>						5,133,597.44
<b>Land</b>						1,350,000.00
Total Land						1,350,000.00
<b>Building</b>						3,715,264.11
Total Building						3,715,264.11
<b>Equipment</b>						475,000.00
Total Equipment						475,000.00
<b>Accumulated Depreciation</b>						-406,666.67
Total Accumulated Depreciation						-406,666.67
Total Fixed Assets						5,133,597.44
<b>Other Assets</b>						0.00
<b>Due from General (4-2)</b>						0.00
Total Due from General (4-2)						0.00
<b>Lease Receivable-Jayco</b>						0.00
Total Lease Receivable-Jayco						0.00
<b>Note Receivable - Agro Farma</b>						0.00
Total Note Receivable - Agro Farma						0.00
<b>Property Tax Clearing Account</b>						0.00
Check 4/3/2013 2531 Wells Fargo Bank Delinquent Property Taxes 45,044.74 45,044.74						
Deposit 4/3/2013 Twin Falls County Receipt transfer -45,044.74 0.00						
Check 4/10/2013 2533 Wells Fargo Bank Property Taxes March 7,162.58 7,162.58						
Deposit 4/16/2013 Twin Falls County Property Tax Transfer from the County -7,162.58 0.00						
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
<b>TOTAL ASSETS</b>					<b>-1,409,055.99</b>	<b>21,848,339.42</b>
<b>LIABILITIES &amp; EQUITY</b>						23,257,395.41
<b>Liabilities</b>						131,596.00
<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

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2013

Type	Date	Num	Name	Memo	Amount	Balance
<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>						131,596.00
<b>BID Grant Oversight</b>						0.00
Total BID Grant Oversight						0.00
<b>Deferred Rev.-Lease</b>						0.00
Total Deferred Rev.-Lease						0.00
<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						131,596.00
Total Liabilities						131,596.00
<b>Equity</b>						23,125,799.41
<b>Fund Balance</b>						9,030,003.00
<b>Fund Balance-General Fund</b>						161,318.79
Total Fund Balance-General Fund						161,318.79
<b>Fund Balance-Revenue Alloc.</b>						2,788,394.84
Total Fund Balance-Revenue Alloc.						2,788,394.84
<b>Fund Balance-Bond Fund</b>						699,918.86
Total Fund Balance-Bond Fund						699,918.86
<b>Fund Balance-Rental Fund</b>						5,380,370.51
Total Fund Balance-Rental Fund						5,380,370.51
<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						9,030,003.00

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Balance Sheet Detail**  
As of April 30, 2013

Type	Date	Num	Name	Memo	Amount	Balance
<b>Opening Balance Equity</b>						0.00
Total Opening Balance Equity						0.00
<b>Unrestricted Net Assets</b>						0.00
Total Unrestricted Net Assets						0.00
<b>Net Income</b>						14,095,796.41
Total Net Income					-1,409,055.99	12,686,740.42
Total Equity					-1,409,055.99	21,716,743.42
<b>TOTAL LIABILITIES &amp; EQUITY</b>					<b>-1,409,055.99</b>	<b>21,848,339.42</b>

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss Detail**  
**April 2013**

Type	Date	Num	Name	Memo	Amount	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Investment Income</b>						
Deposit	4/1/2013		Zions Bank	Interest on Account	0.40	0.40
Deposit	4/1/2013		Wells Fargo	Interest Earned on Account	5.95	6.35
Deposit	4/1/2013		Wells Fargo	Interest on Account	23.82	30.17
Deposit	4/1/2013		Zions Bank	Interest on Account	188.48	218.65
Deposit	4/1/2013		Zions Bank	Interest on Account	49.00	267.65
Total Investment Income					267.65	267.65
<b>Property Taxes</b>						
Deposit	4/3/2013	0201154	Twin Falls County Tr...	Delinquent Property Taxes	45,044.74	45,044.74
Deposit	4/10/2013	0201636	Twin Falls County Tr...	Property Tax	7,162.58	52,207.32
Total Property Taxes					52,207.32	52,207.32
<b>Rental Income</b>						
Deposit	4/3/2013		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	4/17/2013	9731	C3	rent - April, 2013	33,410.71	34,744.04
Deposit	4/26/2013		US Treasury	Old rent finally paid	5,333.32	40,077.36
Total Rental Income					40,077.36	40,077.36
Total Income					92,552.33	92,552.33
Gross Profit					92,552.33	92,552.33
<b>Expense</b>						
<b>RAA 4-1</b>						
Check	4/3/2013	2528	JUB Engineers, Inc.	OT infrastructure assessment	35,577.70	35,577.70
Total RAA 4-1					35,577.70	35,577.70
<b>RAA 4-3 (Chobani)</b>						
Check	4/2/2013	2526	City of Twin Falls	Request #5	636,796.89	636,796.89
Check	4/23/2013	2534	City of Twin Falls	Request #6 Chobani Project Costs	374,047.14	1,010,844.03
Check	4/29/2013	2535	City of Twin Falls	Reimb. Request #7	446,270.02	1,457,114.05
Total RAA 4-3 (Chobani)					1,457,114.05	1,457,114.05
<b>Debt Payments - Interest</b>						
Check	4/1/2013	C2	Larry Tucker & Kare...		1,155.86	1,155.86
Total Debt Payments - Interest					1,155.86	1,155.86
<b>Debt Payments - Principal</b>						
Check	4/1/2013	C2	Larry Tucker & Kare...		2,507.82	2,507.82
Total Debt Payments - Principal					2,507.82	2,507.82
<b>Insurance Expense</b>						
Check	4/3/2013	2527	ICRMP	Semi Annual member contributions	2,391.50	2,391.50
Total Insurance Expense					2,391.50	2,391.50
<b>Meeting Expense</b>						
Check	4/8/2013	2532	Papa Kelsey's	URA Meeting Lunches 4/8/13	80.96	80.96
Total Meeting Expense					80.96	80.96
<b>Office Expense</b>						
Check	4/3/2013	BC	Wells Fargo	Wire Fee	15.00	15.00
Check	4/24/2013	BC	Wells Fargo	Wire Fee	15.00	30.00
Check	4/29/2013	C3	Wells Fargo	Wire Transfer Fee	15.00	45.00
Total Office Expense					45.00	45.00
<b>Real Estate Exp. - Call Center</b>						
Check	4/3/2013	2529	Idaho Power Company	Power 851 Poleline Road	231.20	231.20
Check	4/3/2013	2530	K & G Property Man...	C-3 Prop Mgmt maintenance & repair	2,496.42	2,727.62
Total Real Estate Exp. - Call Center					2,727.62	2,727.62
<b>Real Estate Exp. - Other</b>						
Check	4/3/2013	2529	Idaho Power Company	Power 242 2nd Ave South	7.81	7.81
Total Real Estate Exp. - Other					7.81	7.81
Total Expense					1,501,608.32	1,501,608.32
Net Ordinary Income					-1,409,055.99	-1,409,055.99
<b>Net Income</b>					<b>-1,409,055.99</b>	<b>-1,409,055.99</b>



**Date:** June 10, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Presentation:**

Update on Revenue Allocation Area 4-1 expansion

**Background:**

As TFURA gets ready to consider a plan to expand RAA 4-1 from Old Town into downtown, the board felt it would be beneficial to ask for community input on that plan. The reason that TFURA is considering expanding RAA 4-1 is so it can invest in downtown public infrastructure to assist new private development.

On April 24<sup>th</sup> TFURA held an Open House to seek input. We had a full house and Carleen Herring facilitated the brainstorming exercise. Participants shared their future vision of what downtown could be or could look like as well as their preferences for the types of public projects TFURA could invest in. Each table then determined its top 3 priorities. There is a great deal of interest in fixing sidewalks, landscaping, and improving water/sewer lines in downtown along with creating sufficient parking. In addition, several tables included a request to close parts of Main Ave to pedestrian traffic only. The reviewed notes from that meeting are attached to this report.

In addition, each table was provided a map with an example of the 16 blocks that is the maximum allowed amount of blocks that TFURA can expand. Participants reviewed those maps and suggested some changes to it. The City's Engineering Department drew up a new map which is also attached to this report.

**Current:**

The expansion plan process will continue by TFURA board determining whether this is the preliminary map it wishes to use for RAA 4-1 expansion. Staff will begin to draft the plan based on that, the open house input, and the OT infrastructure assessment to be provided by JUB Engineering. I will work with the City's Finance Department to determine what the base value of the proposed expansion area would be for 2013. Until RAA 4-1 sunsets in 2022, all additional property tax income (over the base amount) would come to TFURA to help pay for those public infrastructure projects. The seven taxing districts would still continue to get the base amount they get each year from this 16-block area. Once RAA 4-1 sunsets in 2022, all the new value will then go to the all the taxing districts in Twin Falls City.

Gary Garnand would like to create a new subcommittee to work with staff to draft the expansion plan as well as review potential ideas for Old Town and downtown. He has suggested that Dan Brizee, Perri Gardner, and Dexter Ball comprise that committee.

**Budget Impact:**

There are no additional expenditures expected from drafting the plan. Once the plan is ready for review by the TFURA board, P&Z Commission, and the City Council there will be legal notices that would be published. That is budgeted.

**Attachments:**

1. Open House notes
2. Preliminary Expansion Map

**TWIN FALLS URA – RAA 4-1 Expansion**  
**OPEN HOUSE – NOTES**  
**APRIL 24, 2013**

**DOWNTOWN VISIONING IDEAS**

People were asked to envision downtown Twin Falls 10 years in the future – picturing the kinds of improvements that were in place; the atmosphere that had been created

Among the responses were:

- The area supported trendy shops and cafes
- Landscaping incorporated native plants – with more of a botanical garden-like layout – including interpretive/informational signage to identify the plant species, etc.
- Public Art was more prevalent with the URA-City encouraging local creativity
- “Bike Stations” – with community-shared bicycles available – pick-up/drop-off areas
- Bicycle connectivity with other areas of the community – access to a system of bike paths
- Main Street was redesigned with more of a pedestrian mall layout
- Downtown included a Commons Area (splash park), an activity space that was more family oriented
- Quirky (but it works) -
- Outdoor seating for restaurants and basic pedestrian benches
- Upper level redevelopments offering downtown housing options – near open space
- Public Transportation so people living/visiting downtown do not need to get into cars
- More professional offices downtown to increase traffic to shops/cafes/restaurants
- Increased public parking
- Visual elements to expand interest in downtown – aesthetics that help create a stronger image of downtown
- Wayfinding signage to help visitors find parking, variety of shops, businesses, parks, venues
- Downtown destinations, children’s museum, etc. arts and culture as well as commercial opportunities

**Individual Ideas – Written by participants on individual sheets**

- Redesign to have no warehouses in downtown area
- Start encouraging a show-me attitude which will be difficult
- More street lighting
- Public restrooms
- Fix the streets to be user-friendly
- Back parking lots (along the 2nds) conducive to rear entry of businesses
- Curb & sidewalks all along Main really need to be re-done
- Parking lots
- Sidewalks – handicap accessible
- Close Main Street – make user friendly
- Public restrooms
- Bike friendly
- Main Ave walking district – Gooding to Idaho
- Main Ave Curb & Gutter sidewalk – Gooding to Fairfield
- Parking Garages on 2<sup>nd</sup> Ave S & W
- Reconfigure 16 block area to address worst infrastructure areas
- Close Main Street both sides of Shoshone
- Grocery shopping – in middle
- New lighting – off of Main Street
- Sidewalks & planters that don’t leak – overall
- Public restrooms – 2 locations
- Art theater/classic films – Orpheum

- Street redone – Main Street dips (brick)
- Farmers Market – Main Street, 2<sup>nd</sup> & Shoshone
- Sewer, water, power, streetscaping
- Make pedestrian crossings
- Change 2nds to somewhere else so city is not an island
- Wifi cloud, public bathrooms, drinking fountain
- Bike lanes that connect to something, bike stations
- Bike trail system
- Replace sidewalks, remove large trees
- Public fountain
- More lights
- Small parks
- Emergency stations
- Pocket parks
- Rest areas
- Benches

#### Ideas from outside the Open House

- Fix the sidewalks on Main Ave
- Improve parking lot location signage
- Fix street crowning – 200 block Main Ave North
- Water source for trees, plants

#### **TABLE PRIORITIES – Dots signify all attendees priorities**

##### Table 1

- Main Ave Walking District – Gooding to Idaho (*close off street?*) – 5 dots
- Main Ave Curb/Gutter/Sidewalk – Gooding to Fairfield – 5 dots
- Parking Garages – on 2<sup>nd</sup> Ave, S & W between Gooding & Shoshone and also Hansen to Idaho – 0 dots

Reconfigure expansion map

##### Table 2

- Downtown Parking – behind stores, possible walking mall, remove Main Avenue & replace with walkway – 3 dots
- Establish and help cultural activities, ie music, art, etc. Public Restrooms – 2 dots
- Improve/repair/replace damaged sidewalks. Change rectangle planters to ellipses to allow trees and nice planters. – 1 dot

Reconfigure expansion map

##### Table 3

- Sidewalk – closing Main Street. Expand sidewalk space on Main – Gooding to Hansen – 0 dots
- Lighting – off of Main where it is less safe feeling – 3 dots
- Curb/gutter – safety. 2 blocks on Main either side of Shoshone – 9 dots

Reconfigure expansion map

##### Table 4

- Right of way landscaping – include all of expanded TIF area – 6 dots
- Water/sewer infrastructure & Wifi cloud – 10 dots
- Street lighting, ADA accessible, emergency blue light system – 1 dot

Reconfigure expansion map

