



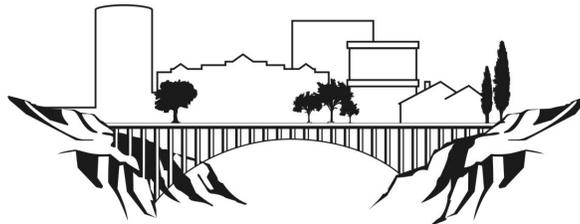
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, June 10, 2013 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Dan Brizee Cindy Bond Neil Christensen Gary Garnand Dexter Ball Perri Gardner Leon Smith
Vice-Chairman Chairman Secretary

1. Call meeting to order.
2. Consent Agenda:
 - a. Review and approval of minutes from May 3, May 8, and May 23 Special Meetings and the May 13, 2013 Urban Renewal Agency regular meeting.
 - b. Review and approval of June 2013 financial report.
3. Consideration of a request to award a pocket park design bid to All Seasons Landscaping for up to \$19,400 for the Hotsy site at 122 4th Ave So. (see staff report)
4. Consideration of a request to direct staff to seek demolition bids for TFURA-owned building at 151 Maxwell St.
5. Adjourn into Executive Session in pursuant of Idaho public statute 67-2345 (e): to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.
6. Consideration of a request to direct staff to review TIF districts in support of trade or commerce.
7. Public input and/or items from the Urban Renewal Agency Board or staff.
8. Adjourn. Next regular meeting: **Monday, July 8, 2013**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Katy Touchette at (208) 735-7268 at least two days before the meeting*



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

**URBAN RENEWAL AGENCY
MEETING MINUTES**

May 3, 2013

The Urban Renewal Agency held a special meeting at 11:30 a.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Leon Smith	URA Secretary
Neil Christensen	URA Member
Perri Gardner	URA Member
Cindy Bond	URA Vice-Chairman
Dexter Ball	URA Member

Absent: Dan Brizee URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Leila A. Sanchez	City of Twin Falls Executive Assistant

Agenda Item 1 – Call meeting to order.

The meeting was called to order at 11:33 p.m.

Consideration of a request to award the HVAC unit replacement contract at URA-owned property, 851 Pole Line Road, currently leased to C3 Connect.

The request is to replace 2 HVAC units that are compatible with the existing units. Don Acheson with Riedesel worked with Dave Bastow from McClure Engineering to develop the bid specifications and help with the bid and selection process. Bids were received by four contractors by noon on April 30 when they were opened. ACCO Engineered Systems was the apparent responsive low bidder at \$43,031. In addition ACCO performs the repairs and maintenance on the units.

Don Acheson explained the bidding process. The Engineer's Estimate was \$60,000. The recommendation by Riedesel Engineering is to award the bid of \$43,031 to ACCO. As these units will need to be manufactured to spec it will likely take several weeks before the units would arrive in Twin Falls. The requirements in the bid are to allow 15 days for the units to be installed and operational for the system once they arrive here.

Discussion followed.

Leon Smith asked Don Acheson why the low bid accounted for a 60% difference from the high bid.

Don Acheson stated that he believes that the differential of 60% may be due to the fact that ACCO has "hands on" experience with the units. McClure Engineering specified a range of quality equipment. ACCO is planning to install Carrier equipment and will be required to submit a plan for review.

Urban Renewal Agency

Meeting Minutes

May 3, 2013

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Dave Bastow stated the 60% differential may be that ACCO would like to continue to do the maintenance and repairs of the units, and would could have sold their services at a lower than normal margin.

Melinda Anderson stated that the Agency is mandated by State statutes to award the contract to the lowest responsive bidder.

Dexter Ball stated there are 19 units and two units would be replaced on a yearly basis and TFURA will determine replacement. He asked if the bill may be larger depending on the size and weight of units. Melinda responded that the units vary in size and could vary in price due to the varying sizes.

Perri Gardner asked if the units will fail prior to replacement. Melinda responded that was possible and that was the reason to begin now to replace them rather than wait until they begin to fail.

Melinda Anderson stated that the expectation right now is to replace the 14 units in a 7 year period. Replacement will begin with the oldest units. TFURA's goal is to replace them before they fail.

Leon Smith asked the life expectancy of the new units. Dave Bastow stated it varies due to usage and maintenance, but typically the expected life of the unit is 20 years.

Don Acheson stated that the replacements of units require a crane.

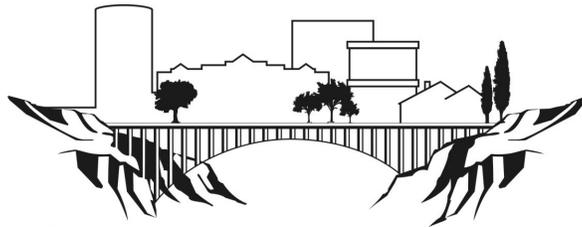
MOTION:

Leon Smith made the motion to award the HVAC unit replacement contract to ACCO in an amount not to exceed \$43,031. The motion was seconded by Neil Christensen and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

The next regular URA board meeting is scheduled to be held on May 13, 2013.

Respectfully submitted,

Leila A. Sanchez
Executive Assistant



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES

May 8, 2013

The Urban Renewal Agency held a special meeting at 11:30 a.m. this date in the Twin Falls City Hall Conference Room located at 321 2nd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair (present)
Cindy Bond	URA Vice-Chair (by phone)
Leon Smith	URA Secretary (by phone)
Dexter Ball	URA Member (by phone)
Perri Gardner	URA Member (by phone)
Neil Christensen	URA Member (present)

Absent: Dan Brizee URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Don Acheson	Riedesel Engineering

Chairman Garnand called the meeting to order at 11:30 a.m. Melinda Anderson took roll call.

Agenda Item – 2) Consideration of a request to award a contract to Terry’s Heating and Air Conditioning for \$55,898.00 to replace 2 (two) HVAC units at TFURA property located at 851 Poleline Road, currently leased to C3 Connect.

Melinda Anderson explained that ACCO Engineered Systems who had been awarded the contract on May 3 had asked to be released from the award as they had incorrect information from their vendor. Don Acheson then worked with the next lowest, responsive bidder, Terry’s Heating, to ensure they were ready to proceed.

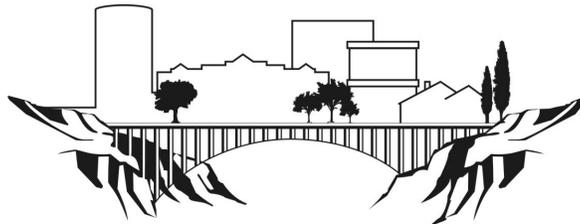
Chairman Garnand asked if there were any questions. There being none, Leon Smith made the motion to award the contract to Terry’s Heating for \$55,898, Cindy Bond seconded, and after a roll call vote, the vote was unanimous.

Agenda Item 3 – Adjourn.

There being no other business, the meeting adjourned at 11:40 a.m.

Respectfully submitted,

Melinda Anderson
Executive Director



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
MEETING MINUTES
May 23, 2013

The Urban Renewal Agency held a special meeting at 4:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Leon Smith	URA Secretary
Neil Christensen	URA Member
Perri Gardner	URA Member
Cindy Bond	URA Vice-Chairman
Dexter Ball	URA Member
Dan Brizee	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Don Hall	Twin Falls City Council
Katy Touchette	City of Twin Falls Executive Assistant

Agenda Item 1 – Call meeting to order.

The meeting was called to order at 4:05 p.m.

Agenda Item 2 - Consideration of a request to approve preliminary boundaries for the RAA 4-1 expansion.

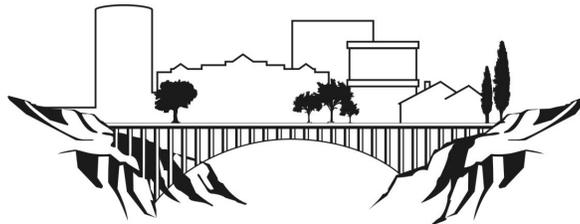
Melinda Anderson explained the request, using overhead projection to show the proposed boundaries for the RAA 4-1 expansion. She also provided the board with a GIS map, a boundary map, and a legend that showed the major properties involved in the proposed expansion area. Melinda stated that the total area proposed was 59.61 acres, or just under the maximum allowed of 60 acres. Following some board discussion, Gary Garnand asked for public comments. Terry McCurdy and Tony Prater both spoke to the board, voicing their support for the expansion and commending the URA on its efforts toward downtown revitalization. After more discussion, Melinda reminded the board that no boundaries will actually be set until the URA approves a map and plan for the expansion. The map and plan would then go to P&Z and then to City Council for final approval.

At this time Cindy Bond made a motion to approve the preliminary boundaries as shown in the map presented to the board, Neil Christensen seconded the motion, and roll call showed that all board members voted in favor of the motion.

After thanking the board members for attending today's special meeting, Gary Garnand adjourned the meeting at 4:19 p.m.

Respectfully submitted,

Katy Touchette
Executive Assistant



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

**URBAN RENEWAL AGENCY
MEETING MINUTES**

May 13, 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 3rd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Leon Smith	URA Secretary
Neil Christensen	URA Member
Perri Gardner	URA Member
Dan Brizee	URA Member

Absent:

Cindy Bond	URA Vice-Chairman
Dexter Ball	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	Twin Falls City Community Development Director
Renee Carraway	Twin Falls City Zoning & Development Manager
Brent Hyatt	City of Twin Falls Assistant Chief Finance Officer
Leon Mills	Twin Falls County Commissioner
Katy Touchette	City of Twin Falls Executive Assistant
Bob Richards	Former URA Member
Bill Koch	Former URA Member
Tom Frank	Former URA Member

Agenda Item 1 – Call meeting to order.

The meeting was called to order at 12:06 p.m.

Consent Agenda – 2a.) Review and approval of minutes from April 8, 2013, Urban Renewal Agency regular meeting.

2b.) Review and approval of May 2013 financial report.

Leon Smith made a motion to approve the April 8 minutes and the May financial report, and Neil Christensen seconded the motion. Roll call vote showed that all members present voted in favor of the motion.

Agenda Item 3 –Update on RAA 4-1 expansion – Gary Garnand

Gary introduced the agenda item and Melinda Anderson gave a report on the Open House that was held regarding the possible expansion of RAA 4-1. She used overhead projections to show a preliminary map of the area in question. Expansion boundaries came about after comments made during the Open House. Discussion followed on how the boundaries were decided, what other alternatives might be for the expansion configuration, what should be added in or taken out of the enclosed area, etc. Board members inquired why certain blocks were left out or why just a half-block was being considered. Melinda explained that as the expansion could not be more than 60 acres, there would necessarily be some blocks that may be able to be included due to the limited amount of acreage that can be included. Leon Smith inquired if it may be better to not include some of the 2nds and Shoshone since those streets are controlled by ITD.

Urban Renewal Agency

Meeting Minutes

May 13, 2013

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After some discussion, Melinda said she will develop a list of the different properties that are included in the current proposed boundaries for expansion, who the owners are, the names of the businesses, etc. The board decided that a special meeting should be held so that the board can review this map with the proposed boundaries, invite the public to attend to provide their input. The hearing should be set next week. No motion was necessary at this time.

Agenda Item 4 – Update on Glanbia Corporate Office and CIC project – Tim Vawser

Tim Vawser gave an update on the Glanbia construction project, using overhead projections to show certain aspects of the on-going work. He said that everything is on schedule for completion June 14, 2013.

Agenda Item 5 – Distribution of framed copies of The Bond Buyer Article – Gary Garnand

Gary distributed framed copies of an article about the Chobani project bonding process. Melinda explained the significance of these framed copies, saying that she had been told that no project from Idaho had ever been featured on the front page of the *The Bond Buyer*, a national financial publication. Former URA members Bob Richards, Bill Koch, and Tom Frank were presented with framed copies, as were the current URA board members. Former board member Larry Hall was unable to attend.

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

Gary Garnand recognized Perri Gardner on her birthday, and everyone was treated to cupcakes.

Agenda Item 7 – Adjourn.

The next regular meeting will be Monday, June 10, 2013. Gary Garnand adjourned the meeting at 12:42 p.m.

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 May 2013

	Oct '12 - May 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Zions Bank Bond Proceeds	34,533,000.00			
Capital Lease	0.00	230,077.00	-230,077.00	0.0%
Investment Income	4,207.46	5,000.00	-792.54	84.1%
Other Income	9,411.98			
Property Taxes	1,337,918.42	2,115,000.00	-777,081.58	63.3%
Rental Income	276,702.32	414,033.00	-137,330.68	66.8%
Chobani Advances	4,107,335.72			
Total Income	40,268,575.90	2,764,110.00	37,504,465.90	1,456.8%
Gross Profit	40,268,575.90	2,764,110.00	37,504,465.90	1,456.8%
Expense				
RAA 4-1				
Glanbia Project	370,453.12	650,000.00	-279,546.88	57.0%
RAA 4-1 - Other	82,367.00	3,362,187.00	-3,279,820.00	2.4%
Total RAA 4-1	452,820.12	4,012,187.00	-3,559,366.88	11.3%
RAA 4-2	0.00	115,000.00	-115,000.00	0.0%
RAA 4-3 (Chobani)				
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	8,853,847.86	6,700,000.00	2,153,847.86	132.1%
Total RAA 4-3 (Chobani)	27,602,041.61	6,700,000.00	20,902,041.61	412.0%
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	149,464.83	309,806.00	-160,341.17	48.2%
Debt Payments - Principal	22,700.78	667,042.00	-644,341.22	3.4%
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	1,178.37	3,500.00	-2,321.63	33.7%
Miscellaneous	27.45	500.00	-472.55	5.5%
Office Expense	312.03	500.00	-187.97	62.4%
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	27,094.34	117,325.00	-90,230.66	23.1%
Real Estate Exp. - Other	83.88	10,700.00	-10,616.12	0.8%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
Total Expense	28,387,002.36	12,194,110.00	16,192,892.36	232.8%
Net Ordinary Income	11,881,573.54	-9,430,000.00	21,311,573.54	-126.0%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	9,430,000.00	-9,430,000.00	0.0%
Total Other Income	0.00	9,430,000.00	-9,430,000.00	0.0%
Net Other Income	0.00	9,430,000.00	-9,430,000.00	0.0%
Net Income	11,881,573.54	0.00	11,881,573.54	100.0%

Twin Falls Urban Renewal June, 2013 List of Checks

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2544	5/13/2013	78,372.53	City of Twin Falls	RAA 4-3 (Chobani)	Request #8 Chobani Project Costs
2545	5/13/2013	114.84	Daisy's	Meeting Expense	URA meeting lunch
2546	5/14/2013	4,041.00	City of Twin Falls	RAA 4-1 Glanbia Project	Reimbursement for EHM Engr. Cost
2547	5/21/2013	645,720.57	City of Twin Falls	RAA 4-3 (Chobani)	Request #9 Chobani Project Costs
2548	5/22/2013	10,283.14	Wells Fargo Bank	Property Taxes	Property Taxes - May, 2013
2549	6/10/2013	3,778.83	K & G Property Mgmt.	Real Estate Expense - Call Ctr	C3 maintenance/Repair
2549	6/10/2013	4,200.00	K & G Property Mgmt.	Real Estate Expense - Call Ctr	C3 Exterior paint - trim
2550	6/10/2013	49,302.87	Doug McCoy Construction	RAA 4-1 Glanbia Project	2nd Payment - Phase II Construction
2551	6/10/2013	5,836.78	Riedesel Engineering	Real Estate Expense-Call Ctr	HVAC bidding documents & process
2551	6/10/2013	2,696.25	Riedesel Engineering	Real Estate Expense-Call Ctr	HVAC bidding process
2552	6/10/2013	222.60	City of Twin Falls	Real Estate Expense-Call Ctr	Water for landscaping
2553	6/10/2013	205.60	Idaho Power	Real Estate Expense-Call Ctr	Power 851 Pole Line Road
2553	6/10/2013	14.62	Idaho Power	Real Estate Expense-Other	Power 242 2nd Avenue South
2554	6/10/2013	400.00	CDFA	Professional Development	2013 Annual Dues
		805,189.63	TOTAL		

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

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Investment Income						
Deposit	5/1/2013		Zions Bank	Interest on Account	166.84	166.84
Deposit	5/1/2013		Zions Bank	Interest on Account	47.42	214.26
Deposit	5/1/2013		Wells Fargo	Interest on Account	5.75	220.01
Deposit	5/1/2013		Wells Fargo	Interest on Account	23.37	243.38
Total Investment Income					243.38	243.38
Property Taxes						
Deposit	5/22/2013	0203419	Twin Falls County Tr...	Property Taxes - April, 2013	10,283.44	10,283.44
Total Property Taxes					10,283.44	10,283.44
Rental Income						
Deposit	5/3/2013		Dept of Treasury	VA Rent	1,333.33	1,333.33
Deposit	5/13/2013	9884	C3	Rent - May 2013	33,410.71	34,744.04
Total Rental Income					34,744.04	34,744.04
Total Income					45,270.86	45,270.86
Gross Profit					45,270.86	45,270.86
Expense						
RAA 4-1						
Glanbia Project						
Check	5/7/2013	2538	City of Twin Falls	Water Tap Fee - Waterline	1,658.00	1,658.00
Check	5/7/2013	2538	City of Twin Falls	Water Tap Fee - Waterline	2,344.00	4,002.00
Check	5/7/2013	2543	Doug McCoy Constr...	1st payment Phase II Construction	70,073.27	74,075.27
Check	5/14/2013	2546	City of Twin Falls	Reimb - EHM Engineers costs on Glanbia Proj.	4,041.00	78,116.27
Total Glanbia Project					78,116.27	78,116.27
RAA 4-1 - Other						
Check	5/7/2013	2542	J U B Engineers	OT Infrastructure Assessment	38,708.30	38,708.30
Total RAA 4-1 - Other					38,708.30	38,708.30
Total RAA 4-1					116,824.57	116,824.57
RAA 4-3 (Chobani)						
Check	5/13/2013	2544	City of Twin Falls	Request #8 - Reimb Chobani costs	78,372.53	78,372.53
Check	5/21/2013	2547	City of Twin Falls	Request #9 Reimbursement	645,720.57	724,093.10
Total RAA 4-3 (Chobani)					724,093.10	724,093.10
Debt Payments - Interest						
Check	5/1/2013	C2	Larry Tucker & Kare...	Automatic Loan Payment	1,143.32	1,143.32
Total Debt Payments - Interest					1,143.32	1,143.32
Debt Payments - Principal						
Check	5/1/2013	C2	Larry Tucker & Kare...	Monthly Loan Payment	2,520.36	2,520.36
Total Debt Payments - Principal					2,520.36	2,520.36
Meeting Expense						
Check	5/7/2013	2537	Melinda Anderson	Lunch - URA Project	27.79	27.79
Check	5/7/2013	2537	Melinda Anderson	Mileage- RAI meeting	137.50	165.29
Check	5/7/2013	2540	Twin Falls Sandwich...	Lunch meeting	31.80	197.09
Check	5/7/2013	2541	Albertsons	Punch for Open House	4.68	201.77
Check	5/13/2013	2545	Daisy's	URA Meeting lunches	114.84	316.61
Total Meeting Expense					316.61	316.61
Office Expense						
Check	5/13/2013	BC	Wells Fargo	Wire Fee	15.00	15.00
Check	5/20/2013	BC	Wells Fargo	Wire Fee	15.00	30.00
Total Office Expense					30.00	30.00
Real Estate Exp. - Call Center						
Check	5/7/2013	2536	K & G Property Man...	C3 Property Mgmt, Maintenance & Repair	5,279.88	5,279.88
Check	5/7/2013	2539	Idaho Power Company	Idaho Power	222.39	5,502.27
Total Real Estate Exp. - Call Center					5,502.27	5,502.27
Real Estate Exp. - Other						
Check	5/7/2013	2539	Idaho Power Company	Idaho Power	7.51	7.51
Total Real Estate Exp. - Other					7.51	7.51
Total Expense					850,437.74	850,437.74
Net Ordinary Income					-805,166.88	-805,166.88
Net Income					-805,166.88	-805,166.88

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of May 31, 2013

	May 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Cash	
WF General Checking #6350	731,475.29
WF Revenue Alloc. #5601	2,865,171.71
WF Bond Reserve #5602	699,912.50
WF Bond Fund #5600	17.07
Zions Revenue Alloc. #8616A	8,641,648.02
Zions Bond Reserve #8616C	2,874,042.79
Total Cash	15,812,267.38
Total Checking/Savings	15,812,267.38
Other Current Assets	
Due from Other Governments	9,371.00
Interest Receivable	
Int. Rec.-Bond Fund	5.75
Int. Rec.-Revenue Allocation	13.97
Total Interest Receivable	19.72
Property Taxes Receivable	87,917.00
Total Other Current Assets	97,307.72
Total Current Assets	15,909,575.10
Fixed Assets	
Land	1,350,000.00
Building	3,715,264.11
Equipment	475,000.00
Accumulated Depreciation	-406,666.67
Total Fixed Assets	5,133,597.44
TOTAL ASSETS	21,043,172.54
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	131,596.00
Total Long Term Liabilities	131,596.00
Total Liabilities	131,596.00
Equity	
Fund Balance	
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
Total Fund Balance	9,030,003.00
Net Income	11,881,573.54
Total Equity	20,911,576.54
TOTAL LIABILITIES & EQUITY	21,043,172.54

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of May 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						21,848,339.42
Current Assets						16,714,741.98
Checking/Savings						16,617,434.26
Cash						16,617,434.26
WF General Checking #6350						819,412.21
Deposit	5/3/2013			Deposit	1,333.33	820,745.54
Check	5/7/2013	2536	K & G Property Management	Invoice 3314	-5,279.88	815,465.66
Check	5/7/2013	2537	Melinda Anderson	Reimb.	-165.29	815,300.37
Check	5/7/2013	2538	City of Twin Falls	Water Tap Fees	-4,002.00	811,298.37
Check	5/7/2013	2539	Idaho Power Company	7175543970= 222.39, 5958027801=7.51	-229.90	811,068.47
Check	5/7/2013	2540	Twin Falls Sandwich Compa...	Lunches	-31.80	811,036.67
Check	5/7/2013	2541	Albertsons	Invoice 1436881	-4.68	811,031.99
Check	5/7/2013	2542	J U B Engineers	0081467	-38,708.30	772,323.69
Check	5/7/2013	2543	Doug McCoy Construction	Payment #1	-70,073.27	702,250.42
Check	5/13/2013	2544	City of Twin Falls	Request #8	-78,372.53	623,877.89
Check	5/13/2013	2545	Daisy's	URA meeting lunches	-114.84	623,763.05
Deposit	5/13/2013			Deposit	33,410.71	657,173.76
Transfer	5/13/2013			Funds Transfer	78,372.53	735,546.29
Check	5/13/2013	BC	Wells Fargo		-15.00	735,531.29
Check	5/14/2013	2546	City of Twin Falls	Reimbursement	-4,041.00	731,490.29
Transfer	5/20/2013			Funds Transfer	645,720.57	1,377,210.86
Check	5/20/2013	BC	Wells Fargo		-15.00	1,377,195.86
Check	5/21/2013	2547	City of Twin Falls	Request #9 reimb.	-645,720.57	731,475.29
Deposit	5/22/2013			Deposit	10,283.44	741,758.73
Check	5/22/2013	2548	Wells Fargo Bank	Property Taxes	-10,283.44	731,475.29
Total WF General Checking #6350					-87,936.92	731,475.29
WF Revenue Alloc. #5601						2,858,528.58
Check	5/1/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	2,854,864.90
Deposit	5/1/2013			Deposit	23.37	2,854,888.27
Deposit	5/31/2013			Deposit	10,283.44	2,865,171.71
Total WF Revenue Alloc. #5601					6,643.13	2,865,171.71
WF Bond Reserve #5602						699,912.50
Total WF Bond Reserve #5602						699,912.50
WF Bond Fund #5600						11.32
Deposit	5/1/2013			Deposit	5.75	17.07
Total WF Bond Fund #5600					5.75	17.07
Zions Revenue Alloc. #8616A						9,365,574.28
Deposit	5/1/2013			Deposit	166.84	9,365,741.12
Transfer	5/13/2013			Funds Transfer	-78,372.53	9,287,368.59
Transfer	5/20/2013			Funds Transfer	-645,720.57	8,641,648.02
Total Zions Revenue Alloc. #8616A					-723,926.26	8,641,648.02
Zions Bond Reserve #8616C						2,873,995.37
Deposit	5/1/2013			Deposit	47.42	2,874,042.79
Total Zions Bond Reserve #8616C					47.42	2,874,042.79
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					-805,166.88	15,812,267.38
Total Checking/Savings					-805,166.88	15,812,267.38
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						97,307.72
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						9,371.00
Total Due from Other Governments						9,371.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of May 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Interest Receivable						19.72
Int. Rec.-Bond Fund						5.75
Total Int. Rec.-Bond Fund						5.75
Int. Rec.-Revenue Allocation						13.97
Total Int. Rec.-Revenue Allocation						13.97
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						19.72
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						87,917.00
Total Property Taxes Receivable						87,917.00
Total Other Current Assets						97,307.72
Total Current Assets					-805,166.88	15,909,575.10
Fixed Assets						5,133,597.44
Land						1,350,000.00
Total Land						1,350,000.00
Building						3,715,264.11
Total Building						3,715,264.11
Equipment						475,000.00
Total Equipment						475,000.00
Accumulated Depreciation						-406,666.67
Total Accumulated Depreciation						-406,666.67
Total Fixed Assets						5,133,597.44
Other Assets						0.00
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						0.00
Total Lease Receivable-Jayco						0.00
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						0.00
Check	5/22/2013	2548	Wells Fargo Bank	Property Taxes - April 2013	10,283.44	10,283.44
Deposit	5/31/2013		Twin Falls County	Monthly remittance	-10,283.44	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
TOTAL ASSETS					-805,166.88	21,043,172.54
LIABILITIES & EQUITY						21,848,339.42
Liabilities						131,596.00
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

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of May 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Accts Pay - Rev. Alloc.						0.00
Total Accts Pay - Rev. Alloc.						0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
Long Term Liabilities						131,596.00
BID Grant Oversight						0.00
Total BID Grant Oversight						0.00
Deferred Rev.-Lease						0.00
Total Deferred Rev.-Lease						0.00
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						131,596.00
Total Liabilities						131,596.00
Equity						21,716,743.42
Fund Balance						9,030,003.00
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Revenue Alloc.						2,788,394.84
Total Fund Balance-Revenue Alloc.						2,788,394.84
Fund Balance-Bond Fund						699,918.86
Total Fund Balance-Bond Fund						699,918.86
Fund Balance-Rental Fund						5,380,370.51
Total Fund Balance-Rental Fund						5,380,370.51
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						9,030,003.00
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						0.00
Total Unrestricted Net Assets						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of May 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Net Income						12,686,740.42
Total Net Income					-805,166.88	11,881,573.54
Total Equity					-805,166.88	20,911,576.54
TOTAL LIABILITIES & EQUITY					-805,166.88	21,043,172.54



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

Request:

Consideration of a request to award a pocket park design bid to All Seasons Landscaping for up to \$19,400 for the Hotsy site at 122 4th Ave So.

Background:

In January 2012, TFURA approved a development agreement with Uptown Developers LLC and Glanbia Foods USA. Part of the agreement calls for TFURA to develop a pocket park across from 4th Ave from the Glanbia headquarters.

This spring the Hotsy garage was demolished in preparation for further development on the site. A group consisting of Council members, TFURA subcommittee, City staff, Kent Taylor, and others met to begin discussion for the park design. It was decided that the best course is to hire the experts to develop the design based on guidance from this group. As the park should be completed this year, time is of the essence. Once the construction documents are completed and approved, those documents would be used to bid the project. As the construction may cost more than \$75,000, it is likely TFURA will need to advertise a public bid for the project.

All Seasons Landscaping was asked to provide a proposal for the park design and construction drawings to TFURA. It is attached.

Approval Process:

This agreement would need to be considered in an open meeting with a majority of the board members voting in favor of it.

Budget Impact:

Funds are available for this design and additionally for construction in RAA 4-1 budget.

Conclusion:

Group recommends the board award this design proposal to All Seasons Landscaping.

Attachments:

1. All Seasons Landscaping Proposal



ALL SEASONS LANDSCAPING, INC.

DESIGN PROPOSAL

**For Block 145 Park
Twin Falls, Idaho**

June 4, 2013

We propose to create a conceptual drawing, and upon approval create working drawings consisting of a site plan, landscape plan, irrigation plan, electrical plan and details for the new park. In concurrence with the conceptual plan and we will contract out a phase one environmental site study. The conceptual plan & environmental study will take two weeks to complete.

Upon approval of the conceptual drawings and a satisfactory site survey we will produce working drawings within 2 weeks. All plans will be held to Twin Falls City construction standards and will be based upon these standards.

We will need assistance from the City of Twin Falls / Urban Renewal with contract document specifications and contract administration. We would want to bid this project as a general contractor and would want no conflict of interest if we were providing the construction administration.

The concept plan will be based upon aesthetics, general public use as a meeting places, spaces to have lunch, low maintenance costs, while blending into the existing landscape. This new environment will compliment buildings of the surrounding area and create a nice place to enjoy a short stay.

A place for art work will be a significant consideration. Ideas have ranged from a rail car, covered wagon or other types of Twin Falls history. No play structure or water feature is planned at this time.

The site plan will address the alleyway utility easement, overhead lighting, pavers and sidewalks. The landscape plan may include any or all of the following: planter beds, raised planter beds with seating, shade & ornamental trees, turf areas with low maintenance turf and perennial beds. Site furnishings such as concrete tables with in-bedded game boards and chairs, park benches, trash cans, bike racks or ornamental accent fencing may be included. The irrigation plan will employ



PO Box 865 – Bellevue, ID 83313
(208) 788-3352 – Bellevue – (208) 733-6655 – Twin Falls – Fax (208) 788-0274



ALL SEASONS LANDSCAPING, INC.

the latest technology of drips micro sprays and controller technology to minimize water use. While maximizing plant health.

The costs to develop this concept plan are as follows:

Level 1 Environmental Study		\$3,250.00
Level 2 Environmental Study (if Required)	\$6,000.00 to \$20,000.00	
Site Survey (Topographical & Boundary)		\$2,750.00
Design, Research, Administration Fees		\$5,500.00
Conceptual Drawings (2 copies)		\$2,900.00
Construction Drawings (6 sets plus CD)		\$3,750.00
Site Staking		<u>\$1,250.00</u>
Total Costs Excluding Phase 2 Study		\$19,400.00

We assume a 4 week turn around on this project from acceptance to completion of the working drawings. This based upon a clean Level One Environmental Study. This would allow bidding to start in early July. If we can award a contract by July 19th, construction could begin in late July with completion in mid-August. This is a very aggressive time line that will need cooperation from all parties. This also assumes no environmental problems. If a Level 2 study is required the time frame will be significantly longer.

There is no contract administration or specifications included. These are by others i.e. Urban Renewal / Twin Falls City.

We would ask for the following payment schedule:

\$5,000.00 upon signature of the agreement, \$7,500.00 upon acceptance of Conceptual Drawings, \$5,650.00 upon completion and acceptance of Construction Drawings and \$1,250.00 upon completion of staking.

If this is acceptable we can execute a contract to this effect.

We appreciate your confidence in All Seasons Landscaping, Inc. to make this happen. We eagerly look forward to your reply.

Sincerely

Mark Martens & Steve Vasher



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