

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

**URBAN RENEWAL AGENCY  
MEETING MINUTES**

**July 8, 2013**

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

Cindy Bond	URA Vice-Chair
Leon Smith	URA Secretary
Neil Christensen	URA Member
Perri Gardner	URA Member
Dexter Ball	URA Member
Dan Brizee	URA Member
Sarah Taylor	URA Member

**Also present:**

Melinda Anderson	Urban Renewal Executive Director
Don Hall	Twin Falls City Council, Vice-Mayor
Mitch Humble	Twin Falls City Community Development Director
Renee Carraway	Twin Falls City Zoning & Development Manager
Lorie Race	Twin Falls City Chief Finance Officer
Katy Touchette	City of Twin Falls Executive Assistant

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

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

**Agenda Item 2 – Introduction of new member, Sarah Taylor**

Cindy Bond introduced Sarah Taylor and invited her to take her seat with the rest of the URA board. Sarah gave a brief introduction of herself and was welcomed by the board.

**Agenda Item 3 – Consent Agenda**

- a. **Review and approval of minutes from June 18 and June 26 Special Meetings and the June 10, 2013 Urban Renewal Agency regular meeting,**
- b. **Review and approval of July 2013 financial report.**

Dan Brizee made a motion to approve agenda item #3, Neil Christensen seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

**Agenda Item 4 – Annual election of Officers – Chairman, Vice-Chairman, and Secretary**

Cindy Bond asked the board if they wanted to vote on each position individually or on the slate of candidates. Perri Gardner said she would prefer to vote on the slate, and the other board members agreed. At that time Leon Smith nominated Cindy Bond as URA Chairman, Leon Smith as Vice-Chairman, and Dexter Ball as Secretary. Dan Brizee made a motion to approve the nominations, Neil Christensen seconded the motion, and all board members voted in favor of the motion.

**Agenda Item 5 – Preliminary review of FY 2014 TFURA budget.**

Using overhead projections, Melinda Anderson introduced the agenda item. She talked for a bit about the board's wish that revenues from 4-1 and 4-2 should be split up and said that Twin Falls County personnel are working on our request. Melinda also

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Meeting Minutes

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said that Brent Hyatt, City Assistant Finance Director, had estimated the revenues separately from RAA 4-1 and 4-2. Melinda also went over the increased management fee for City staff, explaining that she has asked for a full-time assistant, to be paid half from the City budget and half from the URA/City management fee. If that is approved, it would take effect when the City's and URA's 2013-2014 budget years begins October 1, 2013. Melinda also pointed out that there is a carryover of almost \$5 million from RAA 4-1, as monies that had been designated for downtown projects were not spent due to legal inability to do so. The management fee would increase from \$113,000 for FY 13 to \$136,500 for FY 2014.

Lorie Race used overhead projections to review the Chobani (RAA 4-3) revenues, bond expenditures, and other uses of those funds. Lorie also reviewed the 'general fund', a column that shows overhead expenses with portions coming from each of the RAA funds to cover that.

Melinda stated that the public hearing on the proposed FY 14 URA budget would be on August 12. She asked that at this time the board vote on setting a top amount for the budget, \$26,826,116, as proposed in the budget and to set the public hearing for August 12. Leon Smith made a motion to set the top amount and to set August 12 as the public hearing on the budget; Perri Gardner seconded the motion; and roll call vote showed that all board members voted in favor of the motion.

**Agenda Item 6 – Review status of the RAA 4-1 expansion plan.**

Melinda used overhead projections to review the proposed expansion area that has been added to RAA 4-1, which would total 60.67 acres if approved. Melinda said that there were still a couple of land legal description questions that needed to be answered and hoped that would be very soon. She stated that the value of the 60.67 acres is estimated at \$35.5 million. Melinda said that a URA special meeting will be needed to approve this expansion plan and no motion is needed today.

**Agenda Item 7 – Old Town Pocket Park update.**

Using overhead projections, Melinda reviewed the preliminary All Seasons Landscaping's pocket park concept in Old Town. There was some discussion about the pros and cons of this particular design. Melinda said this is a review only and that she would ask the board to meet in special session before the August 12 regular board meeting to consider a final design for approval.

**Agenda Item 9 – Public input and/or items from the Urban Renewal Agency Board or staff.**

Cindy Bond moved this item ahead of item #8; there was no discussion from the public or the board.

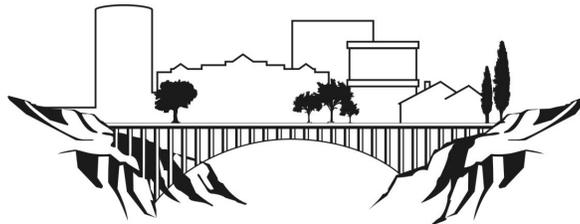
**Agenda Item 8 - Adjourn into Executive Session in pursuant of Idaho public statute 67-2345 (e): to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.**

Cindy Bond read the agenda item and stated that the board would not come back into regular session after the executive session. Leon Smith made a motion to move to executive session, and Dan Brizee seconded the motion. All board members voted in favor of the motion. Cindy announced the board would not reconvene into open session.

The regular meeting adjourned at 12:45 p.m. The next regular meeting is Monday, August 12, 2013.

Respectfully submitted,

Katy Touchette  
Executive Assistant



THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY  
MEETING MINUTES  
July 19, 2013

The Urban Renewal Agency held a special meeting at 2:30 p.m. this date in the Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East, Twin Falls. Those present were:

Cindy Bond	URA Chair
Leon Smith	URA Vice-Chair
Dexter Ball	URA Secretary
Neil Christensen	URA Member
Perri Gardner	URA Member
Dan Brizee	URA Member
Sarah Taylor	URA Member

**Also present:**

Melinda Anderson	Urban Renewal Executive Director
Don Hall	City of Twin Falls Vice-Mayor
Mitch Humble	City of Twin Falls Community Development Director
Fritz Wonderlich	Twin Falls City Attorney
Katy Touchette	City of Twin Falls Executive Assistant

Cindy Bond called the meeting to order at 2:37 p.m.

**Agenda Item 2: Consideration of a request to approve Resolution 2013-2 and recommend approval to the City Council. This Resolution provides for a plan amendment to Revenue Allocation Area Plan 4-1.**

Melinda Anderson gave a brief introduction of the agenda item, giving a background of project history including input solicited from the community. Using overhead projections, she showed the board the boundaries of the proposed expansion area. Leon Smith made a motion to approve Resolution 2013-2, Dexter Ball seconded the motion, and roll call vote showed that all board members voted in favor of the motion. In response to Perri Gardner's question, Fritz Wonderlich stated that the City Council cannot amend the boundaries in the plan amendment.

**Agenda Item 3: Consideration of a request to approve the design concept for a new pocket park to be constructed on TFURA property located at 122 4<sup>th</sup> Ave. So.**

Melinda used overhead projections to show the proposed park concept and introduced Mark Martens and Steve Vasher of All Seasons Landscaping, who then talked about the park concept as well as the specific features of this proposed park. There was some general discussion about the type of grass proposed for the park, as well as edging, curbing, and excavation needed for the park.

Melinda next introduced Kent Taylor, who owns the property where the new Glanbia buildings are located. He stated that while the overall plan of the park is very good, he would like to see pavers in the property instead of concrete. He said that Glanbia and Uptown Developers would help pay the cost of the pavers, as it is significantly more expensive to use pavers rather than concrete. There was some discussion then on how to set the costs of the park: with pavers, with concrete, with or without fencing in certain areas of the park, with or without arbor vitae, etc. Dan Brizee made a motion to accept the concept design of the park with three

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alternates: to add pavers, to add fencing, and to add arbor vitae. Perri Gardner seconded the motion. Roll call vote showed that there were six ayes, with Leon Smith voting no. The motion passed.

Discussion followed on whether or not to set a maximum cost for the construction based on Kent Taylor's request to pay the difference between the maximum budget and the actual costs (if lower). Fritz Wonderlich told the board that they did not need to set the cost at this time and that they could advertise for bids for the park without setting a maximum cost. Dan Brizee moved to table the discussion on cost at this time. No vote was needed.

Cindy Bond called for the meeting's adjournment at 3:43 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 July 2013**

	Oct '12 - Jul 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	4,679.39	5,000.00	-320.61	93.6%
Other Income	9,411.98			
Property Taxes	2,453,809.79	2,115,000.00	338,809.79	116.0%
Rental Income	312,779.69	414,033.00	-101,253.31	75.5%
Chobani Advances	4,107,335.72			
Sale of Assets	60,000.00			
<b>Total Income</b>	<b>41,481,016.57</b>	<b>2,764,110.00</b>	<b>38,716,906.57</b>	<b>1,500.7%</b>
<b>Gross Profit</b>	<b>41,481,016.57</b>	<b>2,764,110.00</b>	<b>38,716,906.57</b>	<b>1,500.7%</b>
<b>Expense</b>				
<b>RAA 4-1</b>				
Glanbia Project	453,031.82	650,000.00	-196,968.18	69.7%
RAA 4-1 - Other	100,424.00	3,362,187.00	-3,261,763.00	3.0%
<b>Total RAA 4-1</b>	<b>553,455.82</b>	<b>4,012,187.00</b>	<b>-3,458,731.18</b>	<b>13.8%</b>
<b>RAA 4-2</b>	<b>115,000.00</b>	<b>115,000.00</b>	<b>0.00</b>	<b>100.0%</b>
<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	5,441,408.12	6,700,000.00	-1,258,591.88	81.2%
<b>Total RAA 4-3 (Chobani)</b>	<b>24,189,601.87</b>	<b>6,700,000.00</b>	<b>17,489,601.87</b>	<b>361.0%</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	151,713.59	309,806.00	-158,092.41	49.0%
Debt Payments - Principal	27,779.38	667,042.00	-639,262.62	4.2%
Dues and Subscriptions	2,150.00	1,900.00	250.00	113.2%
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	1,497.22	3,500.00	-2,002.78	42.8%
Miscellaneous	27.45	500.00	-472.55	5.5%
Office Expense	357.03	500.00	-142.97	71.4%
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	104,074.24	117,325.00	-13,250.76	88.7%
Real Estate Exp. - Other	98.17	10,700.00	-10,601.83	0.9%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
<b>Total Expense</b>	<b>25,275,283.72</b>	<b>12,194,110.00</b>	<b>13,081,173.72</b>	<b>207.3%</b>
<b>Net Ordinary Income</b>	<b>16,205,732.85</b>	<b>-9,430,000.00</b>	<b>25,635,732.85</b>	<b>-171.9%</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>16,205,732.85</b>	<b>0.00</b>	<b>16,205,732.85</b>	<b>100.0%</b>

### Twin Falls Urban Renewal August, 2013 List of Checks

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2574	7/16/2013	2,415.69	Zions Bank	RAA 4-3 (Chobani)	Chobani tax area
2575	7/18/2013	109.85	Daisy's	Meeting Expense	URA meeting lunches
2576	7/18/2013	615,710.94	City of Twin Falls	RAA 4-3 (Chobani)	Request #11-Chobani Project Costs
2577	7/23/2013	1,191,380.83	City of Twin Falls	RAA 4-3 (Chobani)	Request #12-Chobani Project Costs
2578	7/29/2013	115,000.00	Jayco, Inc.	RAA 4-2	Final Payment on Development Agreement
2579		VOID			
2580	7/29/2013	21.40	Zions Bank	URA 1-0004 Property Taxes	URA Property Taxes-July, 2013
2581	7/29/2013	887,091.81	Wells Fargo Bank	URA 1-0001 Property Taxes	URA Property Taxes-July, 2013
2582	8/5/2013	349,016.54	City of Twin Falls	RAA 4-3 (Chobani)	Request #13-Chobani Project Costs
2583	8/6/2013	978.00	All Seasons Landscaping	RAA 4-1 Glanbia Project	Install Irrigation - Shoshone Trees
2584	8/6/2013	731.80	Melinda Anderson	Prof. Dev.	CDFA conference - Airfare
2584	8/6/2013	44.93	Melinda Anderson	Meeting Expense	URA meeting
2585	8/6/2013	390.25	City of Twin Falls	Real Est Exp. - Call Center	Landscape water @ 851 Poleline
2586	8/6/2013	17.60	Clos Office Supply	Office Supplies	Binder Tabs
2587	8/6/2013	29.67	The Cookie Basket	Meeting Expense	Dessert for URA lunch meeting
2588		VOID			
2589	8/6/2013	7.75	Idaho Power	Real Estate Expense - other	Power - 242 2nd Avenue South
2589	8/6/2013	216.92	Idaho Power	Real Estate Expense - Call Ctr	Power - 851 Pole Line Road
2590	8/6/2013	2,386.00	K & G Property Mgmt.	Real Estate Expense - Call Ctr	C3 Repairs & Maintenance
2591		VOID			
2592	8/6/2013	150.00	Sawtooth Spraying Service	Real Estate Expense - Call Ctr	Weed Kill Spray
2592	8/6/2013	150.00	Sawtooth Spraying Service	Real Estate Expense - other	Weed Kill Spray
2593	8/6/2013	54.01	Lee Enterprises - Times News	RAA 4-1 Glanbia Project	Legal Notice RAA 4-1 Expansion
2594	8/6/2013	500.00	Title Fact	RAA 4-2	Record Document
		<u>3,166,403.99</u>			

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

Type	Date	Num	Name	Memo	Amount	Balance
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Investment Income</b>						
Deposit	7/1/2013		Zions First National ...	Interest Earned on Account	139.99	139.99
Deposit	7/1/2013		Zions First National ...	Interest earned on account	47.42	187.41
Deposit	7/1/2013		Wells Fargo Bank	Interest on Account	23.55	210.96
Deposit	7/1/2013		Wells Fargo	Interest on Account	5.75	216.71
Deposit	7/31/2013		Zions First National ...	Interest Earned on Account	21.40	238.11
Total Investment Income					238.11	238.11
<b>Property Taxes</b>						
Deposit	7/29/2013	13-02061...	Twin Falls County Tr...	URA 1-0004 Property Taxes	21.40	21.40
Deposit	7/29/2013	13-02061...	Twin Falls County Tr...	URA 1-0001 Property Tax	1,088,347.33	1,088,368.73
Total Property Taxes					1,088,368.73	1,088,368.73
<b>Rental Income</b>						
Deposit	7/3/2013		US Treasury	VA Rent	1,333.33	1,333.33
Total Rental Income					1,333.33	1,333.33
Total Income					1,089,940.17	1,089,940.17
Gross Profit					1,089,940.17	1,089,940.17
<b>Expense</b>						
<b>RAA 4-1</b>						
<b>Glanbia Project</b>						
Check	7/2/2013	2564	Doug McCoy Constr...	Site Work	24,791.50	24,791.50
Check	7/2/2013	2565	McCoy Construction	Site Work	8,484.33	33,275.83
Total Glanbia Project					33,275.83	33,275.83
<b>RAA 4-1 - Other</b>						
Check	7/2/2013	2567	J U B Engineers	Infrastructure Assessment	17,697.00	17,697.00
Check	7/2/2013	2569	Riedesel Engineering	Review of Infrastructure Assessment Draft	360.00	18,057.00
Total RAA 4-1 - Other					18,057.00	18,057.00
Total RAA 4-1					51,332.83	51,332.83
<b>RAA 4-2</b>						
Check	7/29/2013	2578	Jayco, Inc.	Dev. Agreement-Final Payment	115,000.00	115,000.00
Total RAA 4-2					115,000.00	115,000.00
<b>RAA 4-3 (Chobani)</b>						
General ...	7/1/2013	AJE #117		To recognize amounts due from Chobani for their constru...	-5,613,029.00	-5,613,029.00
Check	7/18/2013	2576	City of Twin Falls	Request #11 - Chobani Proj. Costs	615,710.94	-4,997,318.06
Check	7/23/2013	2577	City of Twin Falls	Request #12-Chobani Proj. Costs	1,191,380.83	-3,805,937.23
Total RAA 4-3 (Chobani)					-3,805,937.23	-3,805,937.23
<b>Debt Payments - Interest</b>						
Check	7/1/2013	C2	Larry Tucker & Kare...	Monthly Note Payment	1,118.05	1,118.05
Total Debt Payments - Interest					1,118.05	1,118.05
<b>Debt Payments - Principal</b>						
Check	7/1/2013	C2	Larry Tucker & Kare...	Monthly Note Payment	2,545.63	2,545.63
Total Debt Payments - Principal					2,545.63	2,545.63
<b>Meeting Expense</b>						
Check	7/18/2013	2575	Daisy's	URA Meeting lunches	109.85	109.85
Total Meeting Expense					109.85	109.85
<b>Office Expense</b>						
Check	7/16/2013	BC	Wells Fargo	Wire Fee	15.00	15.00
Check	7/19/2013	BC	Wells Fargo	Bank Wire Fee	15.00	30.00
Total Office Expense					30.00	30.00
<b>Real Estate Exp. - Call Center</b>						
Check	7/2/2013	2566	Idaho Power Company	Power for 851 Pole Line Rd.	207.65	207.65
Check	7/2/2013	2568	City of Twin Falls	Water for Landscaping - 851 Poleline Rd.	331.45	539.10
Check	7/2/2013	2570	K & G Property Man...	Property Management, repairs and maintenance for C3	3,602.72	4,141.82
Check	7/3/2013	2572	Terry's Heating & Air...	(2) 25 ton roof top units	55,898.00	60,039.82
Total Real Estate Exp. - Call Center					60,039.82	60,039.82
<b>Real Estate Exp. - Other</b>						
Check	7/2/2013	2566	Idaho Power Company	Power at 242 2nd Ave. South	7.18	7.18
Total Real Estate Exp. - Other					7.18	7.18
Total Expense					-3,575,753.87	-3,575,753.87
Net Ordinary Income					4,665,694.04	4,665,694.04
<b>Net Income</b>					<b>4,665,694.04</b>	<b>4,665,694.04</b>

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

	Jul 31, 13
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Cash</b>	
WF General Checking #6350	717,998.75
WF Revenue Alloc. #5601	3,772,506.61
WF Bond Reserve #5602	699,912.50
WF Bond Fund #5600	28.77
Zions Revenue Alloc. #8616	2,458.49
Zions Revenue Alloc. #8616A	6,441,353.36
Zions Bond Reserve #8616C	2,874,139.21
<b>Total Cash</b>	14,508,397.69
<b>Total Checking/Savings</b>	14,508,397.69
<b>Other Current Assets</b>	
Account Receivable - Chobani	5,613,029.00
Deposits	15,000.00
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>	5,725,336.72
<b>Total Current Assets</b>	20,233,734.41
<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>25,367,331.85</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	16,205,732.85
<b>Total Equity</b>	25,235,735.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>25,367,331.85</b>

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

Type	Date	Num	Name	Memo	Amount	Balance
<b>ASSETS</b>						20,701,637.81
<b>Current Assets</b>						15,568,040.37
<b>Checking/Savings</b>						15,465,732.65
<b>Cash</b>						15,465,732.65
<b>WF General Checking #6350</b>						754,345.27
Check	7/2/2013	2564	Doug McCoy Construction		-24,791.50	729,553.77
Check	7/2/2013	2565	McCoy Construction		-8,484.33	721,069.44
Check	7/2/2013	2566	Idaho Power Company		-214.83	720,854.61
Check	7/2/2013	2567	J U B Engineers	Infrastructure Assessment	-17,697.00	703,157.61
Check	7/2/2013	2568	City of Twin Falls	851 Poleline - Water for Landscaping	-331.45	702,826.16
Check	7/2/2013	2569	Riedesel Engineering	Review of Infrastructure Assessment Draft	-360.00	702,466.16
Check	7/2/2013	2570	K & G Property Management		-3,602.72	698,863.44
Check	7/3/2013	2572	Terry's Heating & Airconditio...	HVAC Unit Replacement	-55,898.00	642,965.44
Check	7/3/2013	2573	Westerra Real Estate Trust		-10,000.00	632,965.44
Deposit	7/3/2013			Deposit	1,333.33	634,298.77
Check	7/16/2013	2574	Zions First National Bank	Chobani tax area (4-3)	-2,415.69	631,883.08
Transfer	7/16/2013			Funds Transfer	615,710.94	1,247,594.02
Check	7/16/2013	BC	Wells Fargo		-15.00	1,247,579.02
Check	7/18/2013	2575	Daisy's	Invoice 376358	-109.85	1,247,469.17
Check	7/18/2013	2576	City of Twin Falls	Request #11	-615,710.94	631,758.23
Transfer	7/19/2013			Funds Transfer	1,191,380.83	1,823,139.06
Check	7/19/2013	BC	Wells Fargo		-15.00	1,823,124.06
Check	7/23/2013	2577	City of Twin Falls	Request #12	-1,191,380.83	631,743.23
Deposit	7/29/2013			Deposit	1,088,368.73	1,720,111.96
Check	7/29/2013	2578	Jayco, Inc.	Final Payment	-115,000.00	1,605,111.96
Check	7/29/2013	2579	Wells Fargo Bank	VOID: URA Property Taxes	0.00	1,605,111.96
Check	7/29/2013	2580	Zions First National Bank	Property Taxes 1-0004	-21.40	1,605,090.56
Check	7/29/2013	2581	Wells Fargo Bank	Property Taxes 1-0001	-887,091.81	717,998.75
Total WF General Checking #6350					-36,346.52	717,998.75
<b>WF Revenue Alloc. #5601</b>						2,889,054.93
Deposit	7/1/2013			Deposit	23.55	2,889,078.48
Check	7/1/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	2,885,414.80
Check	7/29/2013	2581	Wells Fargo Bank	Property Taxes 1-0001	887,091.81	3,772,506.61
Total WF Revenue Alloc. #5601					883,451.68	3,772,506.61
<b>WF Bond Reserve #5602</b>						699,912.50
Total WF Bond Reserve #5602						699,912.50
<b>WF Bond Fund #5600</b>						23.02
Deposit	7/1/2013			Deposit	5.75	28.77
Total WF Bond Fund #5600					5.75	28.77
<b>Zions Revenue Alloc. #8616</b>						0.00
Check	7/16/2013	2574	Zions First National Bank	Chobani tax area (4-3)	2,415.69	2,415.69
Check	7/29/2013	2580	Zions First National Bank	Property Taxes 1-0001	21.40	2,437.09
Deposit	7/31/2013			Deposit	21.40	2,458.49
Total Zions Revenue Alloc. #8616					2,458.49	2,458.49
<b>Zions Revenue Alloc. #8616A</b>						8,248,305.14
Deposit	7/1/2013			Deposit	139.99	8,248,445.13
Transfer	7/16/2013			Funds Transfer	-615,710.94	7,632,734.19
Transfer	7/19/2013			Funds Transfer	-1,191,380.83	6,441,353.36
Total Zions Revenue Alloc. #8616A					-1,806,951.78	6,441,353.36
<b>Zions Bond Reserve #8616C</b>						2,874,091.79
Deposit	7/1/2013			Deposit	47.42	2,874,139.21
Total Zions Bond Reserve #8616C					47.42	2,874,139.21
<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>						0.00
Total Zions Warrant #6362						0.00
<b>Cash - Other</b>						0.00
Total Cash - Other						0.00
Total Cash					-957,334.96	14,508,397.69
Total Checking/Savings					-957,334.96	14,508,397.69
<b>Accounts Receivable</b>						0.00
<b>Accounts Receivable</b>						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00

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

Type	Date	Num	Name	Memo	Amount	Balance
<b>Other Current Assets</b>						102,307.72
<b>Account Receivable - Chobani</b>						0.00
General Journal	7/1/2013	AJE #117		To recognize amounts due from Chobani...	5,613,029.00	5,613,029.00
Total Account Receivable - Chobani					5,613,029.00	5,613,029.00
<b>Deposits</b>						5,000.00
Check	7/3/2013	2573	Westerra Real Estate Trust		10,000.00	15,000.00
Total Deposits					10,000.00	15,000.00
<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					5,623,029.00	5,725,336.72
Total Current Assets					4,665,694.04	20,233,734.41
<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	7/29/2013	2579	Wells Fargo Bank	Property Taxes 1-0001	0.00	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
<b>TOTAL ASSETS</b>					<b>4,665,694.04</b>	<b>25,367,331.85</b>
<b>LIABILITIES &amp; EQUITY</b>						20,701,637.81
<b>Liabilities</b>						131,596.00
<b>Current Liabilities</b>						0.00
<b>Accounts Payable</b>						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Current Liabilities						0.00
Total Liabilities						0.00
Total Liabilities						0.00

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

Type	Date	Num	Name	Memo	Amount	Balance
<b>Credit Cards</b>						0.00
Total Credit Cards						0.00
<b>Other Current Liabilities</b>						0.00
<b>Accts Pay - Bond Fund</b>						0.00
Total Accts Pay - Bond Fund						0.00
<b>Accts Pay - General</b>						0.00
Total Accts Pay - General						0.00
<b>Accts Pay - Rental Fund</b>						0.00
Total Accts Pay - Rental Fund						0.00
<b>Accts Pay - Rev. Alloc.</b>						0.00
Total Accts Pay - Rev. Alloc.						0.00
<b>Payroll Liabilities</b>						0.00
Total Payroll Liabilities						0.00
<b>Prepaid Rent</b>						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
<b>Long Term Liabilities</b>						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>						20,570,041.81
<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

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

Type	Date	Num	Name	Memo	Amount	Balance
<b>Fund Balance - Other</b>						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						9,030,003.00
<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>						11,540,038.81
Total Net Income					4,665,694.04	16,205,732.85
Total Equity					4,665,694.04	25,235,735.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>					<b>4,665,694.04</b>	<b>25,367,331.85</b>



**Date:** August 12, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to approve Resolution 2013-3 to close Revenue Allocation Area (RAA) 4-2.

**Background:**

In 2007 TFURA created RAA 4-2 to reimburse Jayco RV for building Eldridge Road which runs through the Jayco Industrial Park. Without the RAA and agreement Jayco would not have been able to purchase the land and create the industrial park. The agreement with Jayco specified that TFURA would reimburse Jayco \$575,000 over 5 years and the last payment was made on July 29, 2013. That agreement was to reimburse Jayco \$525,000 plus 3% interest. Originally the RAA was created to expire at the end of 2017; however, as the reimbursement is now complete, TFURA has the option to close it early.

When RAA 4-2 was created (176 acres off Hankins Road), that entire property had a combined assessed value of \$2,768,540. In 2012 (latest year data is available) the assessed value was \$14,856,000 – an increase of more than 500 percent in just 5 years. Without urban renewal assistance, that private investment would not have been made nor would Jayco been able to create the additional 75 jobs by moving and enlarging their operations to the Hankins Road site. .

**Approval Process:**

A majority vote by a quorum of TFURA board in open session is necessary to approve this resolution.

**Budget Impact:**

We estimate closing RAA 4-2 immediately will result in a loss of approximately \$201,000 (based on current tax rate and assessed value) to TFURA annually over the next 4 years but it will also result in tax payments in the same amount to the seven taxing districts within the revenue allocation area. Staff has changed FY 14 budget to reflect that reduced revenue and expenditures. Once the RAA has closed, TFURA should not be receiving any further property tax income checks from the County Treasurer.

**Conclusion:**

Staff recommends the board approve Resolution 2013-3.

**Attachments:**

1. Resolution 2013-3
2. Ordinance 2902 (RAA 4-2 Plan)

RESOLUTION NO. 2013-3

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO TERMINATING REVENUE ALLOCATION FINANCING FOR REVENUE ALLOCATION AREA #4-2.

WHEREAS, The Urban Renewal Agency (the "Agency") adopted an urban renewal plan (the "Plan") with revenue allocation funding for the redevelopment of real property within Revenue Allocation Area #4-2 described on Exhibit "A" hereto; and,

WHEREAS, the Agency's budget for the said revenue allocation area described in Section 50-2903(5) estimates that all financial obligations of the Plan for Revenue Allocation Area #4-2 have been provided for, that there are no outstanding bonds to be paid and all obligations of the Agency funded through revenue allocation proceeds have been satisfied; and,

WHEREAS, There are no increment funds from Revenue Allocation Area #4-2 being held by the Urban Renewal Agency, all funds having been paid out for the project; and

WHEREAS, the Agency has determined and hereby does determine that no additional project costs need be funded through revenue allocation financing.

NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

That the revenue allocation financing for Revenue Allocation Area #4-2 is hereby terminated effective August 12, 2013, and any remaining revenue allocation funds collected in Revenue Allocation Area #4-2 shall be returned for distribution to the affected taxing districts in Revenue Allocation Area #4-2 in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located with Revenue Allocation Area #4-2, as provided by Idaho Code §50-2909(4).

Revenue Allocation Area #4-2 is legally described in Exhibit A, and as shown on the drawing in Exhibit B, attached hereto.

PASSED BY URBAN RENEWAL AGENCY  
SIGNED BY THE CHAIRMAN

August 12, 2013  
August 12, 2013

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Cindy Bond, Chairman

**EXHIBIT "A"**  
**Legal Description of Real Property in Revenue Allocation Area #4-2**

A parcel of land located in the SW $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

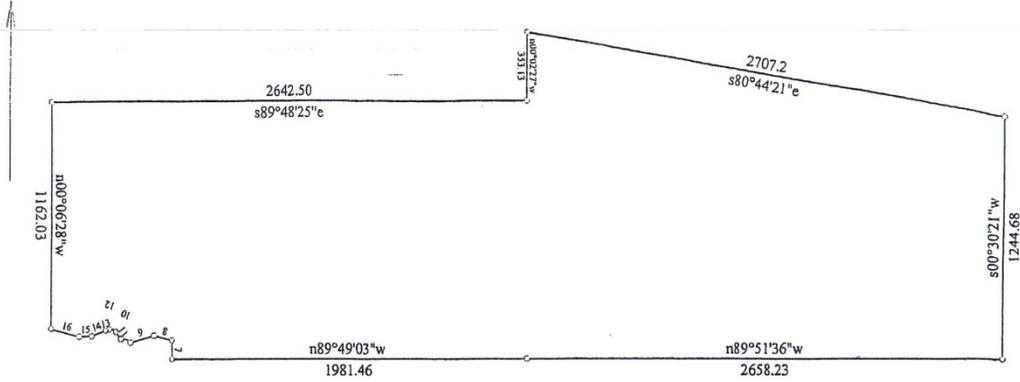
Commencing at the W $\frac{1}{4}$  corner of said section 24, from which the Southwest corner of said Section 24 bears S00°06'28" East 2642.03 feet, said W $\frac{1}{4}$  corner being the REAL POINT OF BEGINNING;

THENCE South 89°48'25" East along North boundary of the SW $\frac{1}{4}$  of said Section 24 for a distance of 2642.50 feet;  
THENCE North 00°02'27" West 353.13 feet to a point on the southerly right-of-way boundary of the Oregon Short Line Railroad;  
THENCE South 80°44'21" East 2707.20 feet along the southerly right-of-way boundary of the Oregon Short Line Railroad to a point on the East boundary of the SE $\frac{1}{4}$  of said Section 24;  
THENCE South 00°30'21" West 1244.68 feet along east right-of-way of 3300 East;  
THENCE North 89°51'36" West 2658.23 feet along the south boundary of the N $\frac{1}{2}$ , SE $\frac{1}{4}$ , of said Section 24, to the southwest corner of the N $\frac{1}{2}$ , SE $\frac{1}{4}$ , of said Section 24;  
THENCE North 89°49'03" West 1981.46 feet along the south boundary of the N $\frac{1}{2}$ , SW $\frac{1}{4}$ , of said Section 24, to the Southeast corner of the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24;  
THENCE North 00°05'09" West 95.00 feet along the east boundary of the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24 to a point in the center of the irrigation coulee;  
THENCE Along the center of the irrigation coulee on the following courses:  
North 75°14'35" West 99.11 feet;  
South 75°03'00" West 129.86 feet;  
THENCE Northwesterly along the arc of the curve left for a distance of 59.16 feet to the point of tangent, said arc having a radius of 50.00 feet and a chord bearing and distance of North 71°03'30" West 55.77 feet;  
THENCE North 37°10'00" West 46.11 feet;  
THENCE Northwesterly along the arc of the curve left for a distance of 42.30 feet to the point of tangent, said arc having a radius of 34.86 feet and a chord bearing and distance of North 71°55'30" West 39.75 feet;  
THENCE South 73°19'00" West 19.46 feet;  
THENCE South 68°59'08" West 81.60 feet;  
THENCE South 89°24'12" West 70.01 feet;  
THENCE Leaving the centerline of the irrigation Coulee, North 74°41'19" West 161.87 feet to a point on the west boundary of the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24;  
THENCE North 00°06'28" West 1162.03 feet along west right-of-way 3200 East to the REAL POINT OF BEGINNING;

Containing 167.6 Acres

# EXHIBIT "B" DRAWING

LEGAL DESCRIPTION - EXHIBIT "B"



Title:		Date: 02-01-2007
Scale: 1 inch = 746 feet	File: jayco tax lot.des	
Tract 1: 167.574 Acres: 7299535 Sq Feet: Closure = n74.0650w 0.53 Feet: Precision = 1/25407: Perimeter = 13554 Feet		
001=s89.4825e 2642.50	007=n00.0509w 95	013=s73.1900w 19.46
002=n00.0227w 353.13	008=n75.1435w 99.11	014=s68.5908w 81.60
003=s80.4421e 2707.2	009=s75.0300w 129.86	015=s89.2414w 70.01
004=s00.3021w 1244.68	<small>010: Ls, R=50.00, Arc=59.16 Eng=n71.0330w, Chd=55.77</small>	016=n74.4119w 161.87
005=n89.5136w 2658.23	011=n37.1000w 46.11	017=n00.0628w 1162.03
006=n89.4903w 1981.46	<small>012: Ls, R=34.86, Arc=42.30 Eng=n71.5530w, Chd=39.75</small>	

COPY

ORDINANCE NO. 2902

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF

10:38:43 am 05-09-2007

2007-011031

No. Pages: 8

Fee: \$

KRISTINA GLASCOCK  
County Clerk

Deputy: CDUNBAR

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING A MODIFICATION TO THE URBAN RENEWAL PLAN #4 BY THE ADDITION OF REVENUE ALLOCATION AREA #4-2; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS.

WHEREAS, The Twin Falls Urban Renewal Agency (hereafter "Agency") was created on July 19, 1965, by Resolution No. 909 of the Board of Commissioners of The City of Twin Falls, Idaho; and,

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City"), by Resolution No. 1603 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an Urban Renewal Project, to be known as Urban Renewal Area #4; and,

WHEREAS, on May 4, 1998, the "City" by Ordinance No. 2579 approved the Plan for Urban Renewal Area #4 and authorized certain actions related thereto; and,

WHEREAS, on February 5, 2001, the "City", by Resolution No. 1661 approved an expanded Urban Renewal Area #4; and,

WHEREAS, on March 26, 2001, the "City" by Ordinance No. 2684 approved Amendment #1 to the Plan for Urban Renewal Area #4 and authorized certain actions related thereto, and;

WHEREAS, on November 19, 2001, the "City" by Resolution No. 1674 approved another expansion of Urban Renewal Area #4; and,

WHEREAS, on December 17, 2001, the "City" by Ordinance No. 2711 approved Amendment #2 to the Plan for Urban Renewal Plan #4 and authorized certain actions related thereto; and,

WHEREAS, on October 7, 2002, the "City" by Resolution No. 1692 approved expanding Urban Renewal Plan #4; and,

WHEREAS, on February 26, 2007, at 12:00 p.m., the "Agency" met and considered an Urban Renewal Plan Amendment for Urban Renewal Area #4 and by unanimous vote

recommended to the Twin Falls City Council adoption of the Plan (Attached hereto as Exhibit "A"); and,

WHEREAS, on March 22, 2007, the Notice of Public Hearing was published in the Times News, the official newspaper for public notice in Twin Falls County, and also was mailed and receipt confirmed to the governing bodies of School District #411, Twin Falls County, The College of Southern Idaho, the Twin Falls Highway District, and the City of Twin Falls on April 3, 1998, setting the date for a public hearing to be held on Monday, April 23, 2007 at 6:00 o'clock, p.m., for consideration of the adoption of the Plan; and,

WHEREAS, on March 13, 2007, the Twin Falls Planning and Zoning Commission reviewed the Amendment and has approved the Amendment, accepted the Plan and recommended approval of the Amendment; and,

WHEREAS, on April 23, 2007, at 6:00 o'clock, p.m., the Twin Falls City Council held a public hearing on consideration of the adoption of the Plan; and,

WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision; and,

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in Urban Renewal Area #4 at least thirty days prior to the April 23, 2007 meeting of the City Council:

- (a) a statement of the objectives of the municipality in undertaking the urban renewal project;
- (b) an estimate of the cost of the urban renewal project;
- (c) the sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (d) the amount of bonded or other indebtedness to be incurred;
- (e) the duration of the project's existence;

(f) a description of the revenue allocation area; and,

(g) a statement of the estimated impact of revenue allocation financing on all taxing districts within Twin Falls County.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City of Twin Falls, Idaho, to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended) in order: to encourage private development in the Urban Renewal Area #4; to prevent and arrest decay of the Twin Falls area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Urban Renewal Area #4 in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Twin Falls and to further the public purposes of the Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That it is hereby found and determined that:

- (a) Urban Renewal Area #4 continues to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Urban Renewal Area #4 and Amendment #4 pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the City of Twin Falls; and,
- (c) There continues to be a need for the Agency to function in the City of Twin Falls.

SECTION 2. That there is not expected to be any displacement of persons or families within Urban Renewal Area #4.

SECTION 3. That said Urban Renewal Plan conforms to the Comprehensive Plan of the City of Twin Falls, Idaho.

SECTION 4. That the said Plan gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan.

SECTION 5. That said Urban Renewal Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Urban Renewal Area #4 by private enterprise.

SECTION 6. That the redevelopment of the Project Area for predominantly non-residential uses is necessary for the proper development of the community in accordance with sound planning standards and local community objectives.

SECTION 7. That the Urban Renewal Plan, a copy of which is attached hereto and marked as Exhibit "A" and made a part hereof by attachment, be and the same hereby is approved.

SECTION 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Twin Falls County, and to the appropriate officials of School District #411, the College of Southern Idaho, the Twin Falls Highway District, the City of Twin Falls, and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 9. The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Urban Renewal Plan includes that portion of the urban renewal area (defined as the Project Area in the Urban Renewal Plan), the equalized assessed valuation of which the Council hereby determines in and as part of the Urban Renewal Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Urban Renewal Plan.

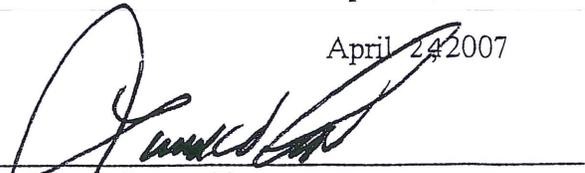
SECTION 10. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL

April 23, 2007

SIGNED BY THE MAYOR

April 24, 2007



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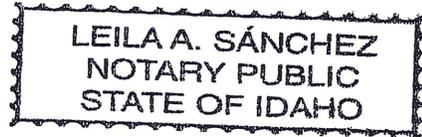
Mayor Lance Clow

ATTEST.

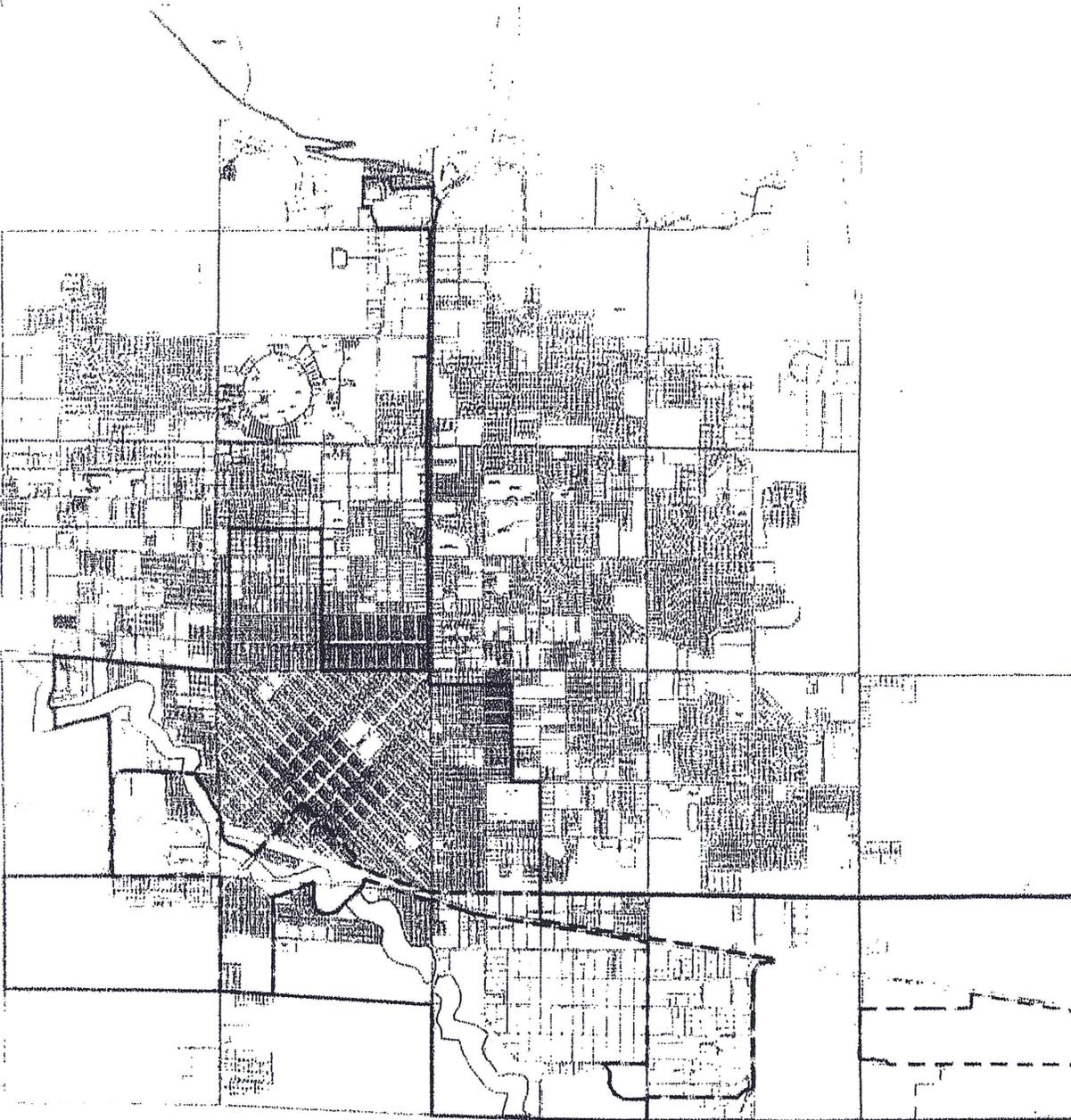


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Deputy City Clerk



PUBLISH: Sunday, April 29, 2007



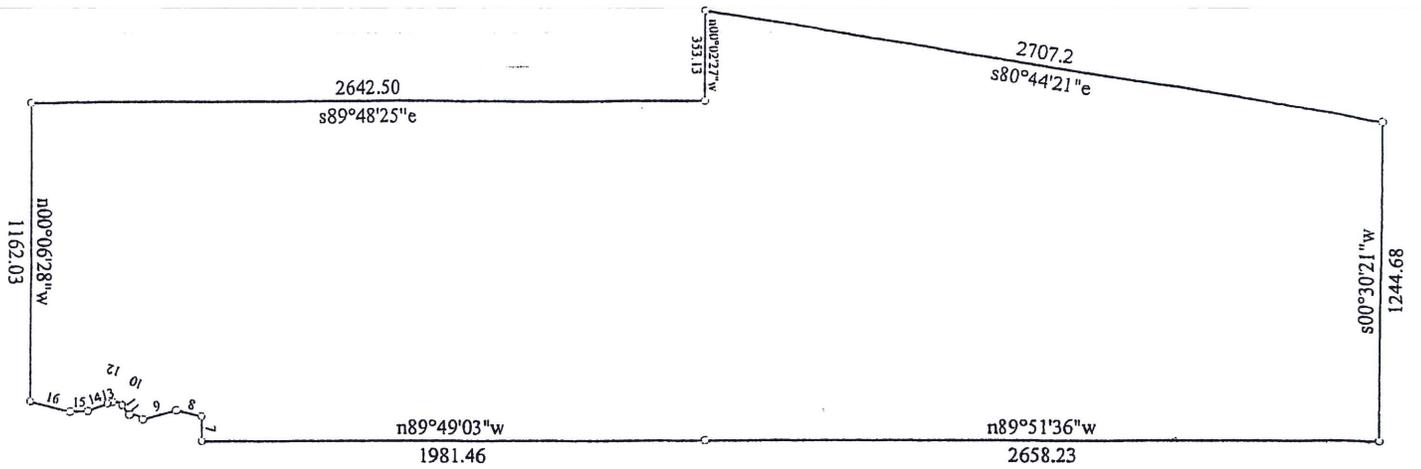
URBAN RENEWAL AGENCY OF THE  
CITY OF TWIN FALLS, IDAHO



LEGEND

- 
- 
-

LEGAL DESCRIPTION - EXHIBIT "B"



Title:		Date: 02-01-2007
Scale: 1 inch = 746 feet	File: jayco tax lot.des	
Tract 1: 167.574 Acres: 7299535 Sq Feet: Closure = n74.0650w 0.53 Feet: Precision = 1/25407: Perimeter = 13554 Feet		
001=s89.4825e 2642.50	007=n00.0509w 95	013=s73.1900w 19.46
002=n00.0227w 353.13	008=n75.1435w 99.11	014=s68.5908w 81.60
003=s80.4421e 2707.2	009=s75.0300w 129.86	015=s89.2414w 70.01
004=s00.3021w 1244.68	010: Lt, R=50.00, Arc=59.16 Bng=n71.0330w, Chd=55.77	016=n74.4119w 161.87
005=n89.5136w 2658.23	011=n37.1000w 46.11	017=n00.0628w 1162.03
006=n89.4903w 1981.46	012: Lt, R=34.86, Arc=42.30 Bng=n71.5530w, Chd=39.75	

A parcel of land located in the SW $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the W $\frac{1}{4}$  corner of said section 24, from which the Southwest corner of said Section 24 bears S00°06'28" East 2642.03 feet, said W $\frac{1}{4}$  corner being the REAL POINT OF BEGINNING;

THENCE South 89°48'25" East along North boundary of the SW $\frac{1}{4}$  of said Section 24 for a distance of 2642.50 feet;

THENCE North 00°02'27" West 353.13 feet to a point on the southerly right-of-way boundary of the Oregon Short Line Railroad;

THENCE South 80°44'21" East 2707.20 feet along the southerly right-of-way boundary of the Oregon Short Line Railroad to a point on the East boundary of the SE $\frac{1}{4}$  of said Section 24;

THENCE South 00°30'21" West 1244.68 feet along east right-of-way of 3300 East;

THENCE North 89°51'36" West 2658.23 feet along the south boundary of the N $\frac{1}{2}$ , SE $\frac{1}{4}$ , of said Section 24, to the southwest corner of the N $\frac{1}{2}$ , SE $\frac{1}{4}$ , of said Section 24;

THENCE North 89°49'03" West 1981.46 feet along the south boundary of the N $\frac{1}{2}$ , SW $\frac{1}{4}$ , of said Section 24, to the Southeast corner of the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24;

THENCE North 00°05'09" West 95.00 feet along the east boundary of the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24 to a point in the center of the irrigation coulee;

THENCE Along the center of the irrigation coulee on the following courses:  
North 75°14'35" West 99.11 feet;  
South 75°03'00" West 129.86 feet;

THENCE Northwesterly along the arc of the curve left for a distance of 59.16 feet to the point of tangent, said arc having a radius of 50.00 feet and a chord bearing and distance of  
North 71°03'30" West 55.77 feet;

THENCE North 37°10'00" West 46.11 feet;

THENCE Northwesterly along the arc of the curve left for a distance of 42.30 feet to the point of tangent, said arc having a radius of 34.86 feet and a chord bearing and distance of  
North 71°55'30" West 39.75 feet;

THENCE South 73°19'00" West 19.46 feet;

THENCE South 68°59'08" West 81.60 feet;

THENCE South 89°24'12" West 70.01 feet;

THENCE Leaving the centerline of the irrigation Coulee, North 74°41'19" West 161.87 feet to a point on the west boundary of the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , of said Section 24;

THENCE North 00°06'28" West 1162.03 feet along west right-of-way 3200 East to the REAL POINT OF BEGINNING;

Containing 167.6 Acres

**MODIFICATION TO THE URBAN RENEWAL PLAN  
FOR URBAN RENEWAL AREA #4  
BY THE ADDITION OF REVENUE ALLOCATION AREA #4-2**

**INTRODUCTION**

This is a modification to the Urban Renewal Plan (the "Plan") for Urban Renewal Area #4, in the City of Twin Falls (the "City"), County of Twin Falls, State of Idaho, and consists of the text and all attachments thereto, including a map of the existing revenue allocation area, a map and legal description of the proposed revenue allocation area, the new allowable improvements, and the method of financing those improvements. Please see Exhibit A, a map which shows the boundaries of the proposed revenue allocation as well as Exhibit B, a legal description of the proposed revenue allocation area.

All terms and provisions of the existing Urban Renewal Plan for Urban Renewal Area #4 are incorporated herein by reference. The Plan was originally prepared by the Urban Renewal Agency of the City of Twin Falls (the "Agency") pursuant to Twin Falls City Resolution No. 1603, the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), the Local Economic Development Act (Chapter 20, Title 50, Idaho Code), the Idaho Constitution and other applicable law.

The Plan provides the Agency with powers, duties and obligations to implement and further the program formulated in the Plan for the redevelopment and revitalization of the area within the boundaries of Urban Renewal Area #4.

**PURPOSE**

The purpose of this modification is to create an additional revenue allocation area (Revenue Allocation Area #4-2) to include the new Jayco Industrial Subdivision to collect funds to help offset the cost of constructing Eldridge Avenue between 3200 East (Hankins) Road and 3300 East Road. Developing Eldridge Avenue to four lanes through the new industrial park will open up the new Jayco Industrial Subdivision to further industrial development and ensure a new street built to city standards. Presently Jayco intends to develop 17 lots within the Park leaving one for itself.

**PUBLIC WORKS**

Construction of Eldridge Avenue is estimated to cost \$884,870. The Agency proposes to contribute up to \$525,000 toward the cost of construction based on projected assessed increment value.

**ECONOMIC FEASIBILITY**

Jayco, Inc. is the developer and owner of the proposed Jayco Industrial Subdivision. It has requested assistance from the Agency to defray a portion of the public works costs. The Agency's contribution is expected to lead to an increase of up to \$6,800,000 in the taxable value of this parcel. As Jayco completes the subdivision and leases or sells lots to interested suppliers and other manufacturing-oriented companies, the value will increase even further. Jayco has the

financial capacity to finish this development and has demonstrated abundant lessee interest in their new industrial park.

On January 1, 2007, the value of the properties within the proposed Revenue Allocation Area 4-2, being created by modifying Urban Renewal Area 4, were assessed by the Twin Falls County Assessor, at the values shown in Table 1

Table 1

Parcel No.	January 1, 2007 Values	Full Tax Payment
RPT00107245400	\$ 2,597,873	\$ 44,329.66
RPT00107241640	170,667	2,912.23
Combined	\$ 2,768,540	\$ 47,241.89

The Current Market Value for the Area of \$2,768,540 is the base tax as of January 1, 2007 for the proposed Revenue Allocation Area. Each of the six taxing jurisdictions will continue to receive their portion of the tax revenue from the base value. Table 2 shows the current amount of tax revenue to each jurisdiction.

Table 2

Current Revenue to Each Taxing Jurisdiction			
Taxing Jurisdiction	2006 Property Tax Levy Rate	January 1, 2007 Market Value (Base Value)	Current Property Tax Revenue
Twin Falls County	0.004376157	\$ 2,768,540	\$ 12,115.57
City of Twin Falls	0.007826922	2,768,540	21,669.15
Twin Falls School District No. 411	0.002584747	2,768,540	7,155.98
College of Southern Idaho	0.000932323	2,768,540	2,581.17
Twin Falls Highway District	0.001140629	2,768,540	3,157.88
Twin Falls County Ambulance District	0.000203051	2,768,540	562.15
Totals	0.017063829		\$ 47,241.89

The proposed projects described elsewhere in this document, to be completed in the proposed Revenue Allocation Area, will add new property tax value to the current base property tax values. The expected value of both the new values and the current base values over the 10-year life of financing bonds is shown in Table 3.

Table 3

Estimated Valuations				
December 31	New Market Value - Buildings	New Market Value - Fixtures and Equipment	Current Market Value for Area No. 4-2	Total Market Value
2006	n/a	n/a	\$ 2,768,540	\$ 2,768,540
2007	\$ 6,062,700	\$ 737,300	2,768,540	9,568,540
2008	6,062,700	737,300	2,768,540	9,568,540
2009	6,062,700	737,300	2,768,540	9,568,540
2010	6,062,700	737,300	2,768,540	9,568,540
2011	6,062,700	737,300	2,768,540	9,568,540
2012	6,062,700	737,300	2,768,540	9,568,540
2013	6,062,700	737,300	2,768,540	9,568,540
2014	6,062,700	737,300	2,768,540	9,568,540
2015	6,062,700	737,300	2,768,540	9,568,540
2016	6,062,700	737,300	2,768,540	9,568,540

The Estimated New Market Values of \$6,062,700 for Buildings and \$737,300 for Fixtures and Equipment are projected to generate incremental tax revenues. Table 4 shows the expected new assessed value and, based on 2006 levy rates, the expected incremental tax revenue from this new value is shown over the life of the ten-year bonds.

Table 4

Expected Property Tax Revenue from Expected New Assessed Value								
Year	Expected New Assessed Value	County	City	School District 411	CSI	Highway District	Ambulance District	Total Expected New Tax Revenue
2006 Levy Rates		0.004376	0.007827	0.002585	0.000932	0.001141	0.000203	0.017064
2007	\$ 6,800,000	\$ 29,758	\$ 53,223	\$ 17,576	\$ 6,340	\$ 7,756	\$ 1,381	\$ 116,034
2008	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2009	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2010	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2011	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2012	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2013	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2014	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2015	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
2016	6,800,000	29,758	53,223	17,576	6,340	7,756	1,381	116,034
Totals		\$297,579	\$532,231	\$175,763	\$ 63,398	\$ 77,563	\$ 13,807	\$ 1,160,340

Table 5 shows the economic feasibility of using the expected New Property Tax Revenue and annual proceeds from the Debt Service Reserve Fund, shown as Revenue Available for Debt Service, to service the debt incurred to finance the proposed project

Table 5

Tax Increment Financing Debt Service and Revenue Coverage Schedule				
Year	Total Principal and Interest	Revenue Available for Debt Service	Excess Coverage Amount	Coverage Multiple
2008	\$ 76,806	\$ 118,770	\$ 41,964	1.55
2009	75,260	118,770	43,510	1.58
2010	78,035	118,770	40,735	1.52
2011	75,588	118,770	43,182	1.57
2012	78,140	118,770	40,630	1.52
2013	75,470	118,770	43,300	1.57
2014	77,740	118,770	41,030	1.53
2015	79,783	118,770	38,987	1.49
2016	76,598	118,770	42,172	1.55
2017	78,413	179,270	100,857	2.29

**ESTIMATED PROJECT COSTS**

The costs to build Eldridge Avenue are:

Table 6

Eldridge Avenue (45' Pavement Width)	Costs
3/4" Leveling Course (2")	\$ 35,520.00
1 1/2" Base Course (9")	\$ 231,600.00
Plant Mix (3")	\$ 372,960.00
Street Excavation	\$ 45,050.00
Sterilant	\$ 4,340.00
Standard Curb & Gutter	\$ 150,400.00
Approach	\$ 45,000.00
Total	\$ 884,870.00

**Fiscal Impact Statement**

Table 4, above, shows the amount of incremental taxes which would be projected to be paid to each taxing jurisdictions as a result of the proposed projects if the tax increment financing costs were not to be incurred. The expected assessed new value is shown over the life of the ten year bonds.

The expected assessed new value from the projects will revert to each respective taxing jurisdiction's taxable market value upon the termination of the plan.

**Methods of Financing**

The financing source to be used to cover the cost of the proposed projects will be the issuance of Revenue Allocation (Tax Increment) Bonds in the amount of up to \$605,000 to be repaid from additional property taxes generated from new private investment in the proposed revenue allocation area.

Table 7 Schedule of Costs to be Financed	
Capital Costs	
Street Construction (limited by available revenue)	525,000
Bond Issuance Costs	
Costs of Issuance	19,325
Deposit to Debt Service Reserve Fund	60,500
Rounding Amount	175
Total	80,000
Project Budget	
Capital Costs	525,000
Bond Issuance Costs	80,000
Total	605,000

The Schedule of Net Debt Service is provide below in Table 8

Table 8

Net Debt Service Reserve						
Date	Annual Principal	Coupon Rate	Annual Interest	Total Principal and Interest	From Debt Service Reserve	Net New Debt Service
08/01/2007	-	-	-	-	(452.61)	(452.61)
08/01/2008	45,000.00	4.450%	31,806.25	76,806.25	(2,736.00)	74,070.25
08/01/2009	50,000.00	4.450%	25,260.00	75,260.00	(2,736.00)	72,524.00
08/01/2010	55,000.00	4.450%	23,035.00	78,035.00	(2,736.00)	75,299.00
08/01/2011	55,000.00	4.450%	20,587.50	75,587.50	(2,736.00)	72,851.50
08/01/2012	60,000.00	4.450%	18,140.00	78,140.00	(2,736.00)	75,404.00
08/01/2013	60,000.00	4.550%	15,470.00	75,470.00	(2,736.00)	72,734.00
08/01/2014	65,000.00	4.550%	12,740.00	77,740.00	(2,736.00)	75,004.00
08/01/2015	70,000.00	4.550%	9,782.50	79,782.50	(2,736.00)	77,046.50
08/01/2016	70,000.00	4.550%	6,597.50	76,597.50	(2,736.00)	73,861.50
08/01/2017	75,000.00	4.550%	3,412.50	78,412.50	(63,236.00)	15,176.50

**PLAN TERMINATION DATE**

The plan and current financial estimates are based on a 10-year bond finance instrument and repayment. This plan will terminate on December 31, 2017, following repayment of the bond funding.

**DISPOSITION OF THE ASSETS UPON COMPLETION DATE**

Eldridge Avenue is a public street, and the improvements will remain public and owned by the City after termination of the plan. Any remaining funds will go toward expenditures for public improvements within the Urban Renewal Area.

**CONCLUSION AND RECOMMENDATION**

The Urban Renewal Agency of the City of Twin Falls, in cooperation with Jayco, Inc., is in the fortunate position of being able to redevelop the Urban Renewal Area and assist the private sector in making a substantial investment in the community.

Correcting certain deficiencies, described above, will enable substantial new commercial and industrial development to occur and enable the renewal and economic development of a deteriorating area of the City. These private investments can only take place if the deficiencies are corrected. Without the corrections, these and future private investments will likely not take place in Twin Falls, Idaho.

With the completion of these projects, the community will substantially benefit. The new industrial projects will create approximately 125 new manufacturing jobs. The Magic Valley economy will benefit by the inclusion of this new industry.

The construction of Eldridge Avenue between Hankins Road and 3300 East Road will permit the development of the Jayco Industrial Subdivision, along with the development of the new Jayco manufacturing plant, additional industrial suppliers to Jayco, as well as other industrial development. Extending Eldridge Avenue will also allow the public further access to this new subdivision as well as improve public safety by allowing access on a public road instead of the road ending and public safety vehicles having to detour around.

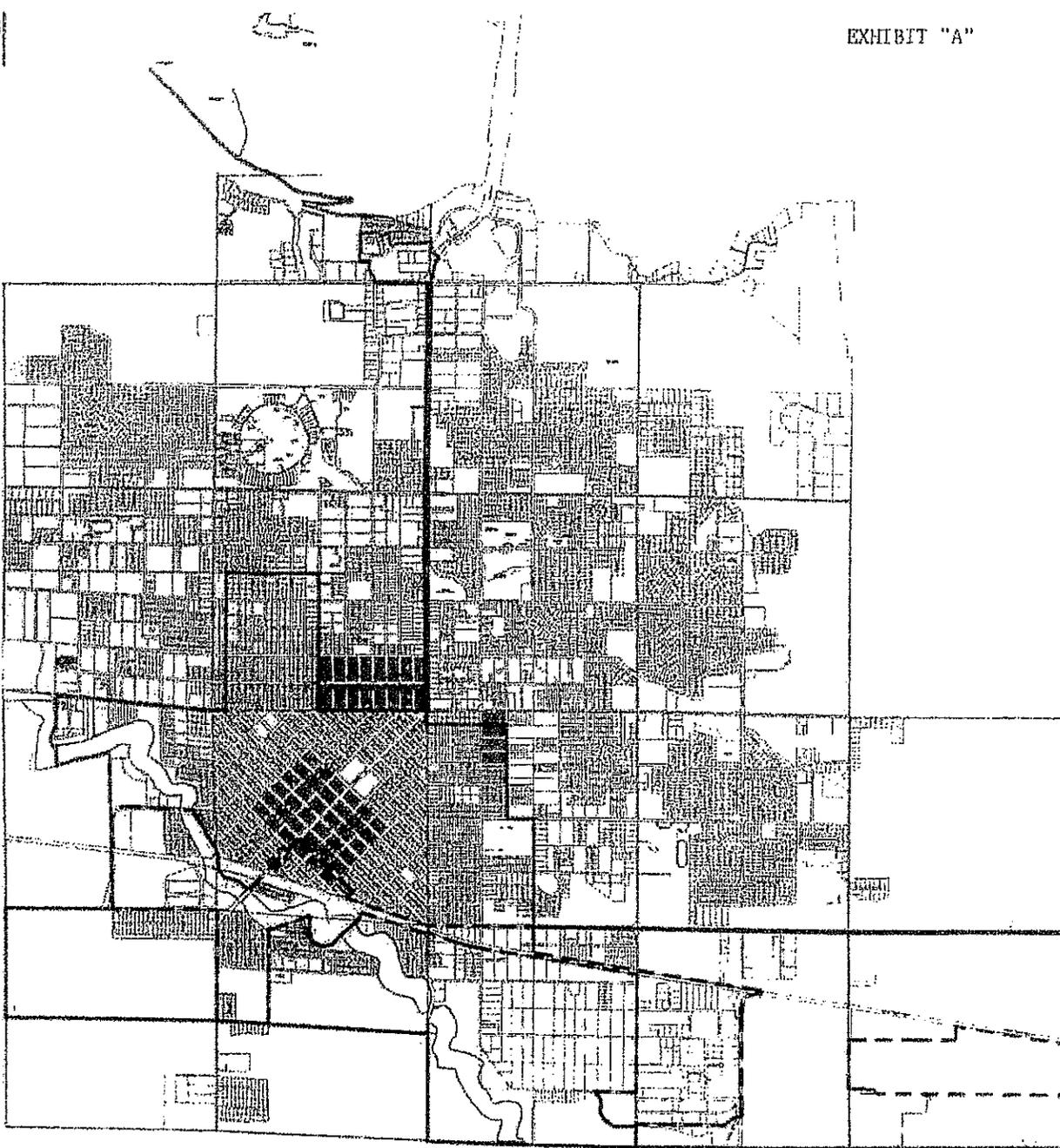
In 1988, the Idaho Legislature passed the Local Economic Development Act. This law allows municipalities the opportunity to provide for a method of financing needed improvements, allocating a portion of the property taxes levied against taxable property within an Urban Renewal Area. The intent of the law is to identify areas in need of improvement and development and to encourage private investment in those areas.

The Urban Renewal Agency of the City of Twin Falls believes this project meets both the intent and the spirit of this law. Therefore, the Urban Renewal Agency of the City of Twin Falls recommends to the Twin Falls City Council the adoption of this Modification to the Urban Renewal Plan for Urban Renewal Area #4 and, further, to create and adopt Revenue Allocation Area #4-2 within Urban Renewal Area #4.

The effect of said adoption will cause the increased property taxes of the existing tax increment projects to be added to the anticipated new property taxes to be allocated to the Urban Renewal Agency of the City of Twin Falls for the purposes of retiring a bond, proceeds of which will go to make the necessary public improvements and correct existing deficiencies as previously detailed.

This Urban Renewal Plan may be modified at any time by the Urban Renewal Agency of the City of Twin Falls, provided that--where the proposed modifications will substantially change the Plan--the modifications must be approved by the Twin Falls City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions in Project boundaries, land uses permitted, private land acquisition, and other changes which will violate the objectives of this Plan.

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to the law, then, such provision shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.



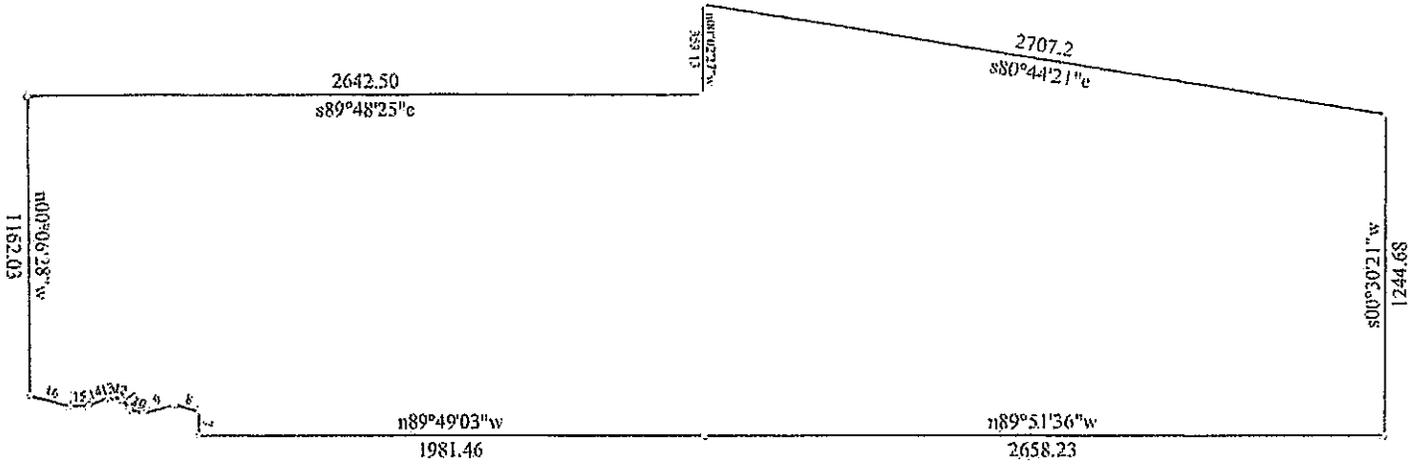
*URBAN RENEWAL AGENCY OF THE  
CITY OF TWIN FALLS, IDAHO*



**LEGEND**

	URBAN RENEWAL AREA BOUNDARY
	WATER MAINS (INDICATED BY NUMBER)
	SEWER MAINS (INDICATED BY NUMBER)

LEGAL DESCRIPTION - EXHIBIT "B"



Title:		Date: 02-01-2007
Scale: 1 inch = 746 feet	File: jayco tax lot.des	
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Containing 167.585 Acres

ORDINANCE NO. 2902

COPY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING A MODIFICATION TO THE URBAN RENEWAL PLAN #4 BY THE ADDITION OF REVENUE ALLOCATION AREA #4-2; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS.

WHEREAS, The Twin Falls Urban Renewal Agency (hereafter "Agency") was created on July 19, 1965, by Resolution No. 909 of the Board of Commissioners of The City of Twin Falls, Idaho; and,

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City"), by Resolution No. 1603 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an Urban Renewal Project, to be known as Urban Renewal Area #4; and,

WHEREAS, on May 4, 1998, the "City" by Ordinance No. 2579 approved the Plan for Urban Renewal Area #4 and authorized certain actions related thereto; and,

WHEREAS, on February 5, 2001, the "City", by Resolution No. 1661 approved an expanded Urban Renewal Area #4; and,

WHEREAS, on March 26, 2001, the "City" by Ordinance No. 2684 approved Amendment #1 to the Plan for Urban Renewal Area #4 and authorized certain actions related thereto; and;

WHEREAS, on November 19, 2001, the "City" by Resolution No. 1674 approved another expansion of Urban Renewal Area #4; and,

WHEREAS, on December 17, 2001, the "City" by Ordinance No. 2711 approved Amendment #2 to the Plan for Urban Renewal Plan #4 and authorized certain actions related thereto; and,

WHEREAS, on October 7, 2002, the "City" by Resolution No. 1692 approved expanding Urban Renewal Plan #4; and,

WHEREAS, on February 26, 2007, at 12:00 p.m., the "Agency" met and considered an Urban Renewal Plan Amendment for Urban Renewal Area #4 and by unanimous vote

(f) a description of the revenue allocation area; and,

(g) a statement of the estimated impact of revenue allocation financing on all taxing districts within Twin Falls County.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City of Twin Falls, Idaho, to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended) in order: to encourage private development in the Urban Renewal Area #4; to prevent and arrest decay of the Twin Falls area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Urban Renewal Area #4 in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Twin Falls and to further the public purposes of the Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That it is hereby found and determined that:

- (a) Urban Renewal Area #4 continues to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Urban Renewal Area #4 and Amendment #4 pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the City of Twin Falls; and,
- (c) There continues to be a need for the Agency to function in the City of Twin Falls.

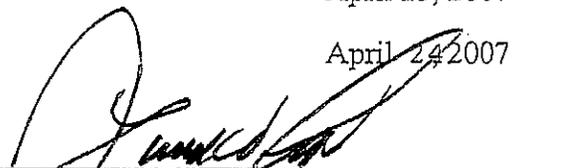
SECTION 2. That there is not expected to be any displacement of persons or families within Urban Renewal Area #4.

PASSED BY THE CITY COUNCIL

April 23, 2007

SIGNED BY THE MAYOR

April 24, 2007



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Mayor Lance Clow

ATTEST



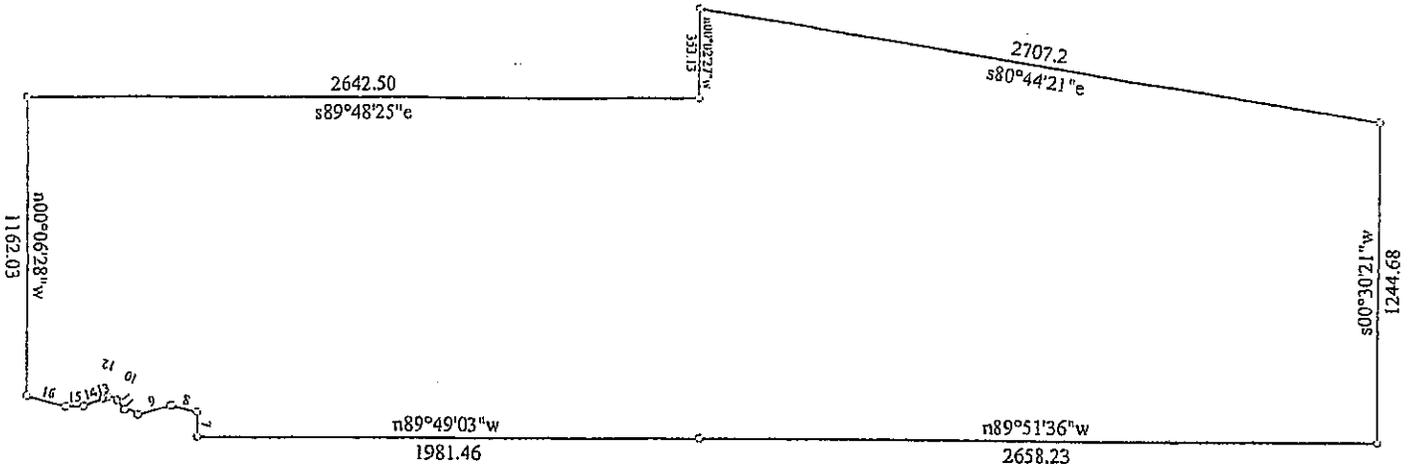
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Deputy City Clerk

LEILA A. SÁNCHEZ  
NOTARY PUBLIC  
STATE OF IDAHO

PUBLISH: Sunday, April 29, 2007

LEGAL DESCRIPTION - EXHIBIT "B"



Title:		Date: 02-01-2007
Scale: 1 inch = 746 feet	File: jayco tax lot.des	
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Urban Renewal Agency of the City of Twin Falls, Idaho  
 Budget Estimates  
 Fiscal Year October 1, 2013 through September 30, 2014

	Three Years of Actual			Other (General) Budget	Rental Fund Budget	Rev. Alloc. 4-1 Budget	Bond Fund Budget	Budget 2012-13	Budget 2013-14	Other (General) Rental Fund	Revenue Allocation Area 4-1	Area 4-3	Bond Fund		
	2009-2010	2010-2011	2011-2012										Wells Fargo	Zions Bank	
<b>Revenue</b>															
Capital Lease - Jayco	230,088.52	230,075.61	663,746.09	230,077.00				230,077.00	1,300		250			75	975
Investment Income	6,135.50	18,311.50	1,736.56	200.00		4,800.00		5,000.00							
Other Income	35.00		1,054.16												
Grant Income	1,999,650.79	2,112,127.23	2,129,849.07	205,000.00		1,206,588.00	703,412.00	2,115,000.00	2,078,000		1,375,453	897,670		702,547	4,843,293
Property Taxes - Chobani			414,634.80	414,033.00				414,033.00	5,740,963		427,673				
Rental Income	33,013.33	401,819.74	414,634.80	414,033.00					427,673						
Contributions	5,586,315.20		13,680,309.19												
Loan Proceeds - Chobani			13,680,309.19												
Sale of Assets			17,331,482.87	435,277.00	414,033.00	1,211,388.00	703,412.00	2,764,110.00	8,247,936		427,673	897,670		702,622	4,844,268
Total Revenue	7,855,238.34	2,762,334.08	17,331,482.87	435,277.00	414,033.00	1,211,388.00	703,412.00	2,764,110.00	3,960,000	152,800	1,375,703	(50,782)		702,622	4,844,268
Transfer						9,430,000.00		9,430,000.00	11,555,365		3,713,226				
Forecasted Cash Carryover - Chobani Bond							703,412.00	12,194,110.00	23,763,301	152,800	5,011,105	12,402,253		702,622	4,844,268
Total Revenue and Cash Carryover				435,277.00	414,033.00	10,641,388.00	703,412.00	12,194,110.00	23,763,301	152,800	5,011,105	12,402,253		702,622	4,844,268
<b>Expenditures</b>															
RAA 4-1	14,280.00	1,236,457.86	1,074,650.95	1,900.00				4,012,187.00	4,953,941		4,953,941				
RAA 4-3 (Chobani) - Committed			13,930,445.55	4,400.00				6,700,000.00	4,311,379			4,311,379			
RAA 4-3 - Additional Projects or Bond Buy Down				1,000.00					8,090,874			8,090,874			
Bond Trustee Fees	4,500.00	2,250.00	2,250.00	113,000.00			3,500.00	3,500.00	6,500					3,500	3,000
Community Relations & Website	26,370.60	11,600.00	11,600.00	200.00				200.00	200	200					
Debt Payments - Interest	452,193.78	370,519.08	341,865.74	200.00		29,894.00	279,912.00	309,806.00	271,211						
Debt Payments - Principal	1,687,535.07	619,442.71	1,121,302.46			247,042.00	420,000.00	667,042.00	453,875						
Debt Pay Principal - Chobani									1,919,268						
Dues and Subscriptions			900.00	1,900.00				1,900.00	2,922,000						
Insurance Expense - ICRMP	7,739.75	7,597.75	4,565.50	4,400.00		2,100.00		6,500.00	2,500	2,500					
Legal Expense (Notices)	570.35	732.51	496.23	1,000.00				1,000.00	5,300	5,300					
Management Fee	94,000.00	94,000.00	106,000.00	113,000.00				113,000.00	1,000	1,000					
Meeting Expense	5,224.40	3,348.92	2,877.44	3,500.00				3,500.00	136,500	136,500					
Miscellaneous	230.84	549.93	29.00	500.00				500.00	3,500	3,500					
Office Expense	980.96	1,277.79	354.16	500.00				500.00	500	500					
Prof. Dev./Training	6,321.40	2,433.79	2,600.00	2,600.00				2,600.00	2,800	2,800					
Property Tax Expense	7,557.82	12,965.00	46,907.92	31,850.00				31,850.00	35,500	35,500					
Real Estate Exp. - Call Center	43,797.08	300,811.73	71,491.42	117,325.00		10,700.00		117,325.00	137,235	137,235					
Real Estate Exp. - Other	7,891.01	2,132.03	3,222.40	72,000.00				72,000.00	6,200	6,200					
Real Estate Lease	68,000.00	68,000.00	68,000.00	72,000.00				72,000.00	72,000	72,000					
Professional Fees	235,589.20		906.25	25,000.00				25,000.00	25,000	25,000					
Real Estate Purchase			57,800.00												
Total Expense	2,630,090.26	2,751,627.31	16,848,093.81	127,600.00	223,275.00	11,024,823.00	703,412.00	12,079,110.00	23,357,783	152,800	244,735	5,011,105	12,402,253	702,622	4,844,268
	5,225,148.08	10,706.77	483,384.06	307,877.00	190,758.00	-383,435.00	0.00	115,000.00	405,518	0	405,518	(0)	0	0	0

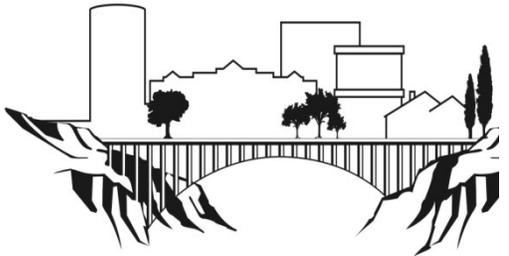
- 1 Based on County's valuation of \$331,847,441 times the levy rate of \$.018501265 less School Bond levy rate of .001201258 for a full year
- 2 12 Months for VA \$1,333; C3 - 8 mo. @ \$34,079 & 4 mo. @ \$34,761
- 3 The forecasted cash carryover was separated out for the rental fund based on the audited financial statements at 9/30/2012
- 4 The budget anticipates a carryover of the current balance in bond proceeds (\$5,942,336) plus additional funding of \$5,613,029 to be collected from Chobani for their costs funded out of the bond proceeds less work to Sept 30, 2013 of \$500,000.
- 5 The current working model assumes that remaining construction commitments are all completed in 2013-14 for simplicity
- 6 Funds available for additional Chobani Projects
- 7 Series 2013A - Principal of \$898,000 and interest of \$1,806,778. Series 2013B - Principal of \$2,024,000 and interest of \$1,112,489. An agreement was made to take excess property taxes and pay on the balance of the bond (Series B). The balance of that bond should be paid in this budget year
- 8 \$400 for CDEFA and \$1,500 for RAI
- 9 Remote Lot \$15,600; Call Center Lot \$19,900
- 10 Idaho Power \$2,860; R&G Property Management \$7,800; City of Twin Falls \$2,200; Repairs and Maintenance \$49,375; HVAC (Replacing 2 Units) \$65,000; Seal Coating and crack repair \$10,000.
- 11 Electricity \$1,200; Weed Spraying \$4,000; Other \$1,000
- 12 Remote Lot near Call Center
- 13 Contracted Engineer

Urban Renewal Agency of the City of Twin Falls, Idaho

Fiscal Year October 1, 2013 through September 30, 2014

**Debt Service Amounts**

Fund	2011-2012		2012-2013		2013-2014	
	Est. Balance	Principal	Est. Balance	Principal	Est. Balance	Principal
<b>Tax Exempt Refunding Bonds, Series 2005</b>						
Estimated Balance at September 30 of Prior Year						
2/1 payment						\$ 129,561
8/1 payment						\$ 129,561
	\$ 5,695,000		\$ 5,295,000		\$ 4,875,000	
Bond						139,956
Bond		\$ 400,000		\$ 420,000		\$ 440,000
						\$ 139,956
						\$ 15,931
<b>Note Payable - D L Evans Bank (Jayco I)</b>						
Estimated Balance at September 30 of Prior Year	\$ 676,757		\$ 471,535	0		0
Monthly payments, per amortization schedule		\$ 205,222		\$ 214,144		0
						\$ 15,931
<b>Note Payable - Larry McElliott</b>						
Estimated Balance at September 30 of Prior Year	\$ 19,558		\$ 2,878	0		0
Monthly payments, per amortization schedule		\$ 16,680		\$ 2,875		0
						\$ 22
<b>Note Payable - Larry Tucker and Karen Tucker</b>						
Estimated Balance at September 30 of Prior Year	\$ 274,237		\$ 245,958	\$ 215,935		
Monthly payments, per amortization schedule		28,279		\$ 30,023		\$ 13,875
						\$ 12,089
						\$ 13,941
						\$ 15,685
Total budgeted principal and interest expenditures	\$ 650,181	\$ 340,971	\$ 667,042	\$ 169,850	\$ 453,875	\$ 271,211



**Date:** August 12, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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

---

**Request:**

Consideration of a request to approve a Development Agreement to reimburse Preservation Twin Falls to reimburse \$14,134 to construct curb/gutter/sidewalk and a driveway approach on 5<sup>th</sup> Ave So. between Shoshone and Hansen Sts. So.

**Background:**

Preservation Twin Falls (a non-profit) owns the Old Town Grain Elevators located on 5<sup>th</sup> Ave So. Over the years they have made various improvements to the structure and the site. Presently there are plans now to install a new kiosk and other structures to the site denoting the history of the site and the neighborhood. As the curb/gutter/sidewalk along that side of 5<sup>th</sup> Ave So has significantly deteriorated PTF has requested that TFURA reimburse them for the new construction.

PTF solicited several contractors for bids for the complete project and received one from Stutzman for \$19,936. That would provide c/g/s for 242 linear feet and a new driveway approach. If the board approves this agreement, PTF would authorize Stutzman soon to begin the permitting and construction process. TFURA would reimburse PTF once it receives invoices showing the work has been completed and paid for and the City accepts the new c/g/s and driveway approach.

PTF is also working with other property owners and expects that Steve Soran will contribute the majority of the remaining cost of this project for c/g/s adjacent to his property.

Paul Smith and Russ Tremayne of PTF met with the Special Projects Committee and City staff to review this project on August 5<sup>th</sup>. As a portion of 5<sup>th</sup> Ave So. is not paved (adjacent to the new c/g/s) the City will pave it once the c/g/s has been installed.

Fritz Wonderlich drafted the Agreement with input from staff and PTF.

**Approval Process:**

A majority vote by a quorum of TFURA board in open session is necessary to approve this agreement.

**Budget Impact:**

There are funds in RAA 4-1 to pay for this project.

**Conclusion:**

Staff and recommends the board approve this Development Agreement with Preservation Twin Falls.

**Attachments:**

1. Agreement
2. Stutzman bid proposal

## DEVELOPMENT AGREEMENT

This agreement is entered into by and between the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body corporate and politic (hereafter “URA”), and Preservation Twin Falls, Inc., an Idaho Nonprofit Corporation (hereafter “Developer”).

WHEREAS, Developer owns real property located at the intersection of 5th Avenue South and Shoshone Street South, Twin Falls, Idaho; and

WHEREAS, The subject real property is located within Urban Renewal Area #4, and within Revenue Allocation Area #4-1; and,

WHEREAS, The right of way along 5th Avenue South adjacent to the property is not completely developed, lacking curb, gutter and sidewalk, and containing no approaches into the property; and

WHEREAS, The adopted Urban Renewal Plan for Revenue Allocation Area #4-1 provides for construction and reconstruction of curb, gutter and sidewalk; and,

WHEREAS, The Developer has proposed a project to complete the public infrastructure, including curb, gutter and sidewalk, and an approach into the property, adjacent to the subject property.

NOW, THEREFORE, The parties agree as follows:

1. The Developer agrees to complete the public infrastructure project described as follows:
  - The project includes approximately 242 lineal feet of curb, gutter, attached and detached sidewalk, including a 24’ driveway approach, on the south side of 5<sup>th</sup> Avenue South adjacent to Shoshone Street South, Twin Falls, Idaho, as shown on the attached exhibits. It is the intention of the parties to complete curb, gutter and sidewalk continuously from the radius curve at Shoshone Street to the existing curb, gutter and sidewalk adjacent to the former “Muggers” property, without regard to the specific number of lineal feet set forth above.
  - The design and construction shall be to specifications and standards of the City of Twin Falls.
  - The Developer shall coordinate with City Engineering and City Streets Department for the future reconstruction of 5<sup>th</sup> Avenue South (by others)
  - Developer shall provide for construction and testing of standard curb, gutter and sidewalk improvements, approach, along with incidental irrigation sleeving/relocation as needed.
  - Developer shall provide for project close out submittals as required by the City of Twin Falls.
2. Developer agrees to dedicate a public right of way easement for the real property included within the detached sidewalk.

3. Upon acceptance of the construction by the City of Twin Falls, URA agrees to pay Developer Seventeen Thousand One Hundred Sixty Four Dollars (\$14,134).

For URA:

\_\_\_\_\_, 2013

Twin Falls Urban Renewal Agency

By: \_\_\_\_\_

Its: \_\_\_\_\_

For Developer:

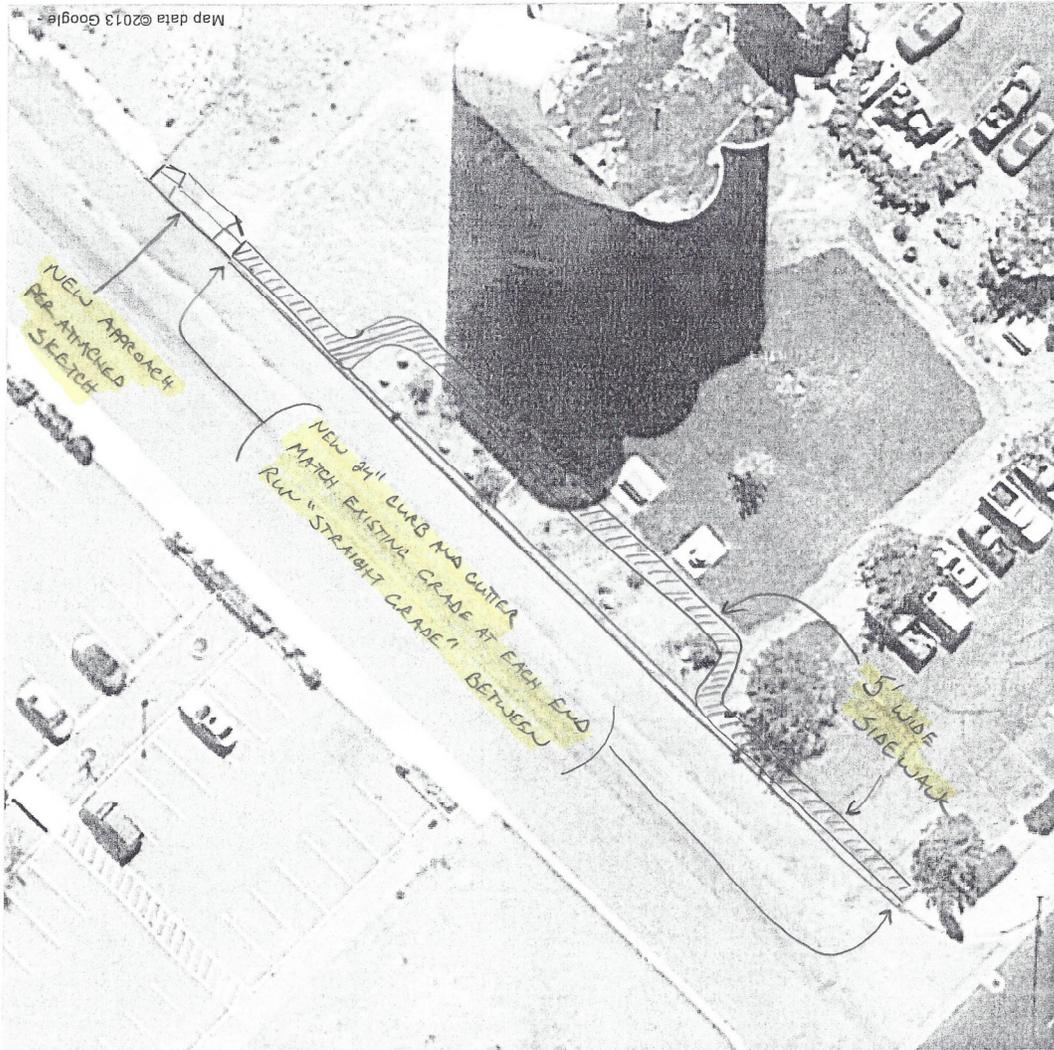
\_\_\_\_\_, 2013

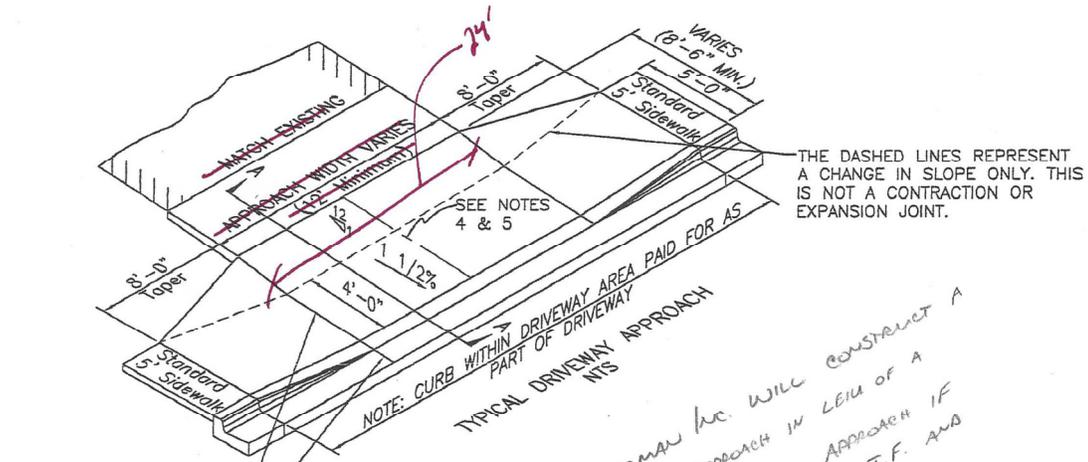
Preservation Twin Falls, Inc.

By: \_\_\_\_\_

Its: \_\_\_\_\_

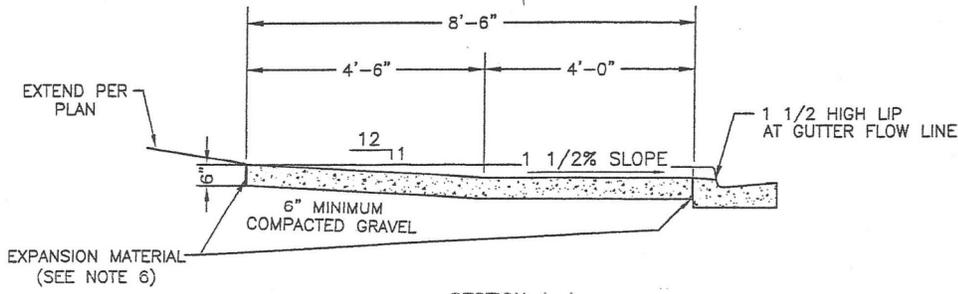
SPENCER  
8/2/13





EXPANSION MATERIAL  
(TYP. BOTH ENDS)  
CTFSD DWG. E-1

*STATZMAN INC WILL CONSTRUCT A  
DRIVEWAY APPROACH IN LIEU OF A  
COMMERCIAL STYLE APPROACH IF  
ACCESSIBLE TO THE C.O.T.F. AND  
TWIN FALLS PRESERVATION, INC.  
SPRUE 8/2/13*



SECTION A-A  
N.T.S.

NOTES:

1. ALL DRIVEWAY APPROACHES REQUIRE SPECIAL APPROVAL OF THE CITY ENGINEER BEFORE CONSTRUCTION.
2. APPROACH WIDTH FOR THIS PROJECT IS <sup>24'</sup> WIDE UNLESS OTHERWISE NOTED ON PLANS.
3. SPECIAL ARTERIAL STREET DRIVEWAY APPROACH MAY BE ALLOWED OR REQUIRED WHEN TRAFFIC CONDITIONS WARRANT RAPID ENTRANCE AND EXIT MOVEMENTS.
4. DRIVEWAY APPROACHES LESS THAN TWENTY FEET (20') WIDE MAY HAVE ONE (1) CENTERED CONTRACTION JOINT (OPTIONAL).
5. DRIVEWAY APPROACHES BETWEEN TWENTY AND THIRTY FEET (20'-30') WIDE SHALL HAVE ONE (1) CONTRACTION JOINT (CENTERED). DRIVEWAYS OVER THIRTY FEET (30') WIDE SHALL HAVE CONTRACTION JOINTS EVENLY SPACED (MAXIMUM SPACING FIFTEEN FEET (15')).
6. ALL DRIVEWAY APPROACHES SHALL HAVE EXPANSION MATERIAL EITHER AT THE BACK OF THE CURB AND GUTTER OR AT THE BACK OF THE APPROACH AND SHALL CONFORM TO STD. SPECS. 401.02. (IF THE DRIVEWAY DOES NOT EXIST, OR IS UNDEVELOPED EXPANSION MATERIAL SHALL GO BEHIND THE CURB).
7. NO CRACKED OR BROKEN SECTIONS OF DRIVEWAY APPROACHES SHALL BE LESS THAN THIRTY-FIVE SQUARE FEET (35 S.F.).
8. REFER TO STANDARD SPECIFICATIONS 401 AND 405.

## **Requests for Bids**

Twin Falls Preservation, Inc. (Owner) requests your bid on the design and installation of new curb, gutter & sidewalk, 5th Avenue South, Twin Falls, ID. The Owner is a private 501.C.3 Corporation and will be contracting and paying for the work. The design and construction will be to specifications and standards of the City of Twin Falls (City). Once completed and approved, the improvements will be dedicated to the City. Bids are due Friday, July 12, 2013. A pre-bid meeting will be held on the site Friday July 5 at 10:00 AM. The site is the old silo park on the southwest side of 5th Avenue South. For questions prior to the pre-bid meeting, please call Mr. Paul Smith, 208-420-2511. Please submit your bids by mail on this form to:

Twin Falls Preservation, Inc.  
Attn. Mr. Paul Smith  
P.O. Box 1882  
Twin Falls, ID 83301-1882

## **Description of Work**

Anticipated work includes:

- Coordination, design, design submittal, and approval with the City of Twin Falls for about 230 LF new standard curb, gutter and attached sidewalk and any other elements required by the City
- Review and design approval by the Owner
- Coordination with City Engineering and City Streets Department for the future reconstruction of 5<sup>th</sup> Avenue South (by others)
- Construction and testing of standard curb, gutter and sidewalk improvements along with incidental irrigation sleeving/relocation as needed
- Project close out submittals as required by the City of Twin Falls
- Bid Alternative for detached sidewalk instead of attached to accommodate existing landscaping
- Additive alternate for a curb, gutter and sidewalk extension along 5<sup>th</sup> Avenue South to existing improvements.
- Additive alternate for an arterial approach from 5<sup>th</sup> Avenue South

## **Proposal**

We propose, hereby, to furnish all equipment, material and labor in accordance the design standards and specifications of the City of Twin Falls for the design, submittal, approval, construction, testing and City approval of new curb, gutter and sidewalk of 5<sup>th</sup> Avenue South, Twin Falls, ID. This proposal for work contemplated herein is to be

submitted on a lump sum price basis.

All materials and workmanship are guaranteed to be as specified, meeting pertinent design and construction standards of the City of Twin Falls. Any alterations or deviation from the design and construction standards of the City of Twin Falls which involve extra costs will be executed only as per written orders and shall become an addition or deduction to the bid amount of the original proposal. All cost incurred due to strikes, accidents or other delays shall be the Contractor's responsibility. Final Payment will be made after all work has been completed, all work has passed all inspections, and all work has been accepted by the City of Twin Falls.

We understand that time is of the essence for this project. The work contemplated within this proposal will take **45 (forty-five)** calendar days or less to complete once the City of Twin Falls notifies the Owner that the design is approved for construction. For projects over \$10,000, a \$100 per day forfeiture for non-completion of work within aforementioned calendar days will be deducted from the amount owed the Contractor.

CONTRACTOR  TITLE VICE PRESIDENT  
Authorized Signature

DATE August 6, 2013

CONTRACTOR'S PUBLIC WORKS LICENSE #: 12264 - AAA - 1-2-3

Date of Expiration: 6-30-14

The Contractor shall carry liability insurance in the minimum amount of \$500,000 for jobs less than \$10,000 or \$1,000,000 for jobs over \$10,000; and workman's compensation insurance.

Workman's Compensation Carrier WORK CARE Date of Expiration 9-30-14

Liability Insurance Carrier CINCINNATI Date of Expiration 12-1-14

Prior to contract execution by the Owner, the Contractor shall submit: Certificates of insurance

Idaho State Form WH-5, for Public Works Projects over \$10,000, Department of Treasury Form W-9, Workman's Compensation Policy, and Performance and Payment Bonds not less than 85% of the bid amount. Note: This proposal may be withdrawn by the Contractor if not accepted by the Owner within 30 days.

Acceptance of Proposal: The prices as shown in this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Name and Title (Twin Falls Preservation, Inc.) \_\_\_\_\_

Date: \_\_\_\_\_, 2013

Please bid the item(s) marked. If any additional explanation is required please indicate in the spaces provided below.

*PLEASE SEE ATTACHED NOTES AND DRAWINGS.*

1. Design and Construction of approximately 230 LF. of new standard curb, gutter and sidewalk.

Dollars, Lump Sum: 16,523<sup>00</sup>

2. **Alternate** - Design and Construction of approximately 230 LF. of new standard curb, gutter and detached sidewalk.

Dollars, Lump Sum: 16,523<sup>00</sup>

3. **Alternate** - Extension of new standard curb, gutter and sidewalk.

Dollars, Unit Price, by the Lineal Foot: 71<sup>00</sup>

4. **Alternate** - Installation of <sup>24' DRIVEWAY</sup> ~~Arterial~~ Approach

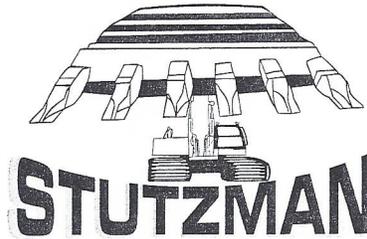
Dollars, Lump Sum: 3413<sup>00</sup>

SPENCER  
8/2/13



Map data ©2013 Google

OFFICE (208) 733-2693  
FAX (208) 734-1302



P.O. BOX JJ  
2140 FLORAL AVENUE  
TWIN FALLS, ID 83303-0050

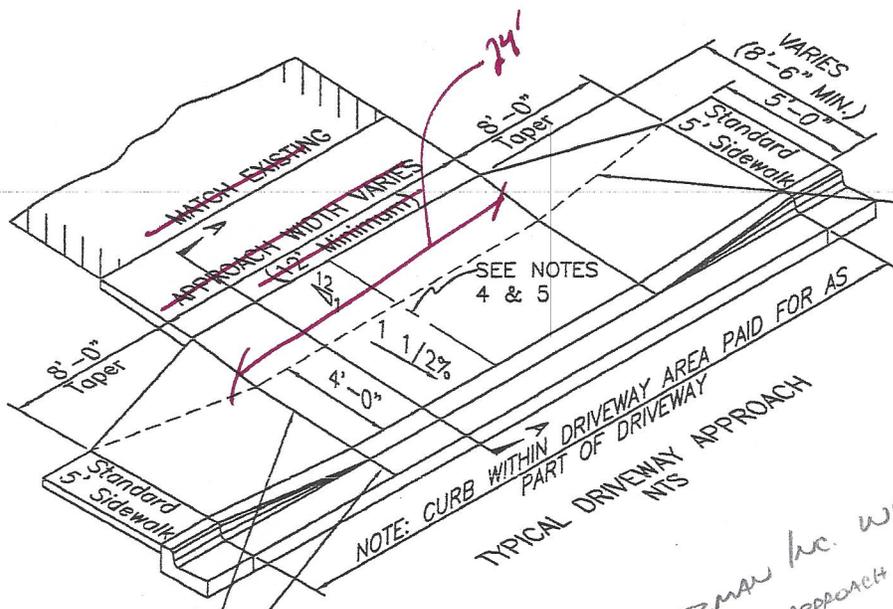
August 1, 2013

Twin Falls Preservation, Inc.  
Attn: Mr. Paul Smith  
PO Box 1882  
Twin Falls, Id 83301-1882

Re: Proposal-New curb, gutter, & sidewalk, 5<sup>th</sup> Ave South, Twin Falls

Our pricing is contingent upon the City of Twin Falls not requiring engineered drawings and complete as-built drawings. Our pricing also assumes asphalt patch back will not be required. At the time of bidding, the Assistant City Engineer indicated that such drawings would not be required and asphalt patch back would not be required.

Our proposal includes a City of Twin Falls right of way permit, City approved materials, and construction testing and inspections by a certified lab.

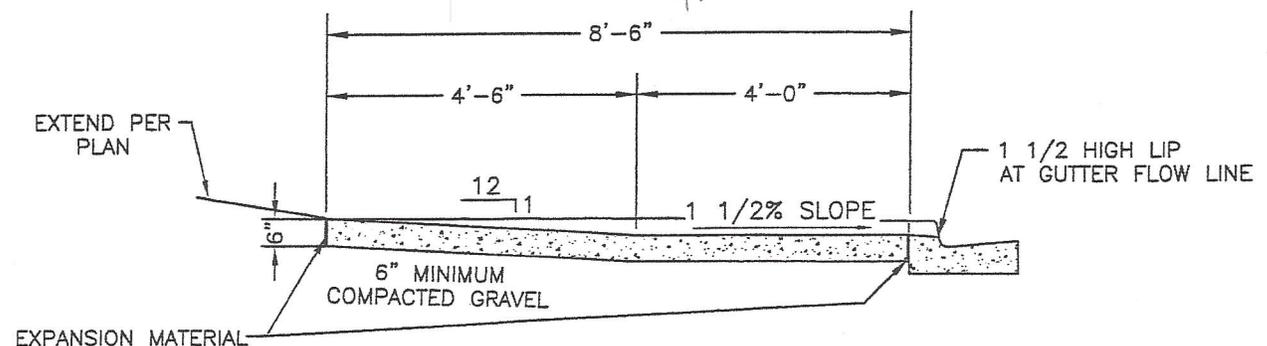


THE DASHED LINES REPRESENT A CHANGE IN SLOPE ONLY. THIS IS NOT A CONTRACTION OR EXPANSION JOINT.

*STATZMAN INC. WILL CONSTRUCT A DRIVEWAY APPROACH IN LIEU OF A COMMERCIAL STYCE APPROACH IF ACCEPTABLE TO THE C.O.T.F. AND TWIN FALLS PRESERVATION, INC.*

*SPENCE 8/2/13*

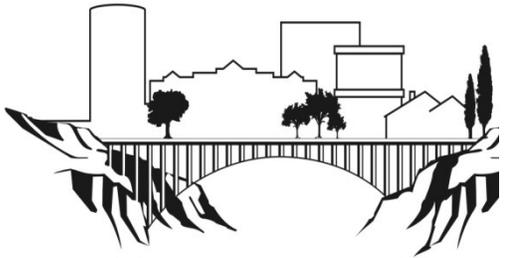
EXPANSION MATERIAL (TYP. BOTH ENDS) CTFSD DWG. E-1



SECTION A-A  
N.T.S.

NOTES:

1. ALL DRIVEWAY APPROACHES REQUIRE SPECIAL APPROVAL OF THE CITY ENGINEER BEFORE CONSTRUCTION.
2. APPROACH WIDTH FOR THIS PROJECT IS ~~14~~ <sup>24'</sup> WIDE UNLESS OTHERWISE NOTED ON PLANS.
3. SPECIAL ARTERIAL STREET DRIVEWAY APPROACH MAY BE ALLOWED OR REQUIRED WHEN TRAFFIC CONDITIONS WARRANT RAPID ENTRANCE AND EXIT MOVEMENTS.
4. DRIVEWAY APPROACHES LESS THAN TWENTY FEET (20') WIDE MAY HAVE ONE (1) CENTERED CONTRACTION JOINT (OPTIONAL).
5. DRIVEWAY APPROACHES BETWEEN TWENTY AND THIRTY FEET (20'-30') WIDE SHALL HAVE ONE (1) CONTRACTION JOINT (CENTERED). DRIVEWAYS OVER THIRTY FEET (30') WIDE SHALL HAVE CONTRACTION JOINTS EVENLY SPACED (MAXIMUM SPACING FIFTEEN FEET (15')).
6. ALL DRIVEWAY APPROACHES SHALL HAVE EXPANSION MATERIAL EITHER AT THE BACK OF THE CURB AND GUTTER OR AT THE BACK OF THE APPROACH AND SHALL CONFORM TO STD. SPECS. 401.02. (IF THE DRIVEWAY DOES NOT EXIST, OR IS UNDEVELOPED EXPANSION MATERIAL SHALL GO BEHIND THE CURB).
7. NO CRACKED OR BROKEN SECTIONS OF DRIVEWAY APPROACHES SHALL BE LESS THAN THIRTY-FIVE SQUARE FEET (35 S.F.).
8. REFER TO STANDARD SPECIFICATIONS 401 AND 405.



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

**Date:** August 12, 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 bid to PMF Inc of Twin Falls for \$17,000 to demolish TFURA-owned property at 151 Maxwell St, Sawtooth Door Company.

**Background:**

In 1999 TFURA purchased this property and has leased it out to various tenants until 2012. The building was originally built decades ago and used for various businesses including a door manufacturer. Since TFURA has owned it the tenants were primarily wholesale pharmaceutical dealers using it as a delivery drop off and also by the City's Park & Rec department to store various pieces of equipment, including the community pool bubble. Parks & Rec expects to retrieve their remaining equipment no later than today.

The building is in poor shape, the structure is separating, windows are broken, and now it has become an attractive nuisance as transients have it used for shelter. Various TFURA board members have requested that it be demolished.

In 2012 TFURA hired Columbia Technical Services to perform an asbestos assessment on the property and report came back clean of asbestos.

Demolition will consist of the entire structure being demolished to bare earth along with the fence on 2 sides of the property and taking down 3 trees growing up behind the building from under the foundation.

Staff sent bids to local contractors on July 1 and an addendum a few days later. We held a pre-bid meeting on July 11 at the site and received 3 sealed bids by the deadline of July 26. Mitch Humble and Melinda Anderson opened those bids on July 29. Below are the results:

- PMF Inc \$17,000 including addendum
- Thorpe Demolition \$26,600 not including addendum
- Markys Supertow \$50,000 including addendum

PMF is the low, qualified bid. The bid proposal specified that the work would have to be completed within 30 days of the award.

**Approval Process:**

A majority vote by a quorum of TFURA board in open session is necessary to approve this agreement. If approved, staff will issue a notice of award to PMF Inc to complete the necessary paperwork, staff will then issue a notice to proceed, and work can begin.

**Budget Impact:**

There are funds in RAA 4-1 to pay for this project.

**Conclusion:**

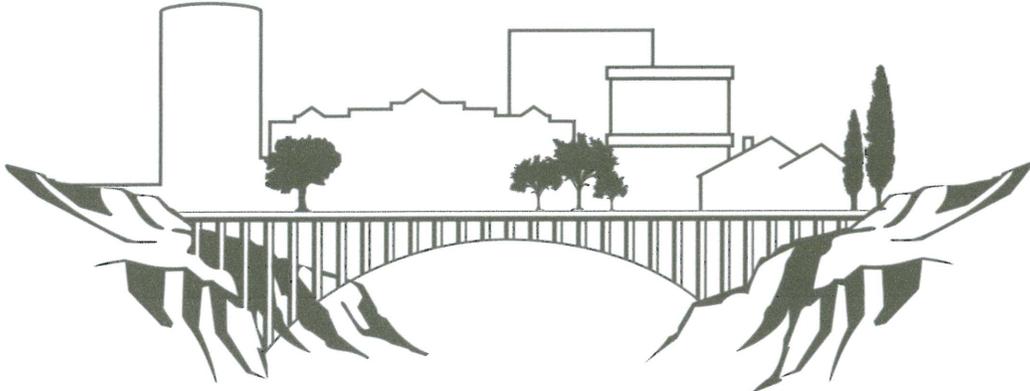
Staff recommends the board award the bid to PMF Inc for \$17,000.

**Attachments:**

1. Bid Proposal
2. Sawtooth Door photo

# *BID PROPOSAL*

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

PO Box 1907  
321 2<sup>nd</sup> Ave East  
Twin Falls, ID 83303-1907  
Phone: 208/735-7240  
Fax 208/736-2296

***PROJECT:***  
***151 Maxwell Ave. So.***  
***Building Demolition***

*Submit sealed proposals  
to the Office of the  
Urban Renewal Executive Director  
located at 321 2<sup>nd</sup> Ave East, 2<sup>nd</sup> Floor  
by: 4:00 P.M on July 26, 2013.*

**BID PROPOSAL**

Proposal Submitted by

PMF Inc.

Project Description

Po Box 1412

**151 Maxwell Ave. So. South Demolition**

Address

Job Name

Twin Falls, ID 83301

**Sawtooth Door Building Demolition**

City

Phone 208-734-6333 Date 7/26/2013

Urban Renewal Contact  
**Melinda Anderson**

Phone  
**208-735-7240**

We propose hereby to furnish all equipment, material and labor in accordance with the City of Twin Falls Standard Specifications & Standard Drawings, and enclosed special provisions. This proposal for work contemplated herein is to be submitted on a lump sum price basis.

All materials and workmanship are guaranteed to be as specified by the City of Twin Falls Standard Drawings and Specifications. Any alterations or deviation from the specifications or drawings which involve extra cost will be executed only as per written orders and shall become an addition or deduction to the bid amount of the original proposal. All cost incurred due to strikes, accidents or other delays shall be the Contractor's responsibility. Final Payment will be made after all work has been completed and all work has been accepted by the Urban Renewal Agency of the City of Twin Falls.

The work contemplated within this proposal will take 30 (thirty) calendar days or less to complete upon commencement of work. For projects over \$10,000, a \$100 per day forfeiture for non-completion of work within aforementioned calendar days will be deducted from the amount owed the Contractor as per the Standard Specifications.

CONTRACTOR Larry Lumberg Title President Date 7/26/2013  
authorized signature

10135-4A-1-2-3 Date of Expiration 6/30/14  
CONTRACTOR'S PUBLIC WORKS LICENSE # Date of Expiration

The Contractor shall carry liability insurance in the minimum amount of \$500,000 for jobs less than \$10,000 or \$1,000,000 for jobs over \$10,000; and workman's compensation insurance.

State of Idaho Date of Expiration 12/31/2013  
Workman's Compensation Carrier Date of Expiration  
Cumiant Insurance Date of Expiration 11/30/2013  
Liability Insurance Carrier Date of Expiration

Prior to contract execution by the Urban Renewal Agency, the Contractor shall submit:

- Certificates of insurance
- Idaho State Form WH-5, for Public Works Projects over \$10,000
- Department of Treasury Form W-9, if not incorporated
- Workman's Compensation Policy
- Performance and Payment Bond not less than 85% of the bid amount

Note: This proposal may be withdrawn by the Contractor if not accepted by the Urban Renewal Agency within **30** days.

Acceptance of Proposal: The prices as shown in this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified.

201 SPECIAL PROVISIONS:

- 201.01 The work includes the complete removal, to bare earth, of one structure at 151 Maxwell Avenue South. Removal includes, but is not limited to the removal of foundations, slabs, floors, and asphalt paving from all parking areas. In addition all utilities plus any structure associated with utilities to be removed.
- 201.02 The Contractor is responsible for removing all demolished materials and debris from the site and disposing of them properly in the SISW landfill or recycle center. A receipt showing proper disposal will be required.
- 201.03 If any holes in the ground result from demolition those holes should be refilled with granular material compacted in 8" maximum layers to 98 percent of ASTM 1557. The granular material shall meet the following specification: Max size - 3 inches; Sand equivalent - Not less than 30.
- 201.04 The final surface shall be covered with native material or the granular backfill material described in section 201.03.
- 201.05 The Urban Renewal Agency had the building tested for asbestos by a licensed environmental contractor. The investigation showed no asbestos present. (Report included.)
- 201.06 The Contractor is responsible for locating, preserving, and protecting all existing utilities that may impact adjoining properties.
- 201.07 The Contractor shall contact all Utilities and coordinate utility service disconnections from the site as needed.
- 201.08 The Contractor is responsible for contacting and obtaining all necessary permits from the City of Twin Falls for any work that results in street obstruction.
- 201.09 The Contractor is responsible for obtaining written permission from adjacent landowners if the adjacent properties will be used or accessed during demolition activities.
- 201.11 The Contractor is responsible for acquiring all necessary permits required to perform the work.
- 201.12 The Urban Renewal Agency must have all work completed by **September 15, 2013.**
- 201.13 It is the Contractor's responsibility to be familiar with the site and work required. A pre-bid meeting at the site will be held on **July 11, 2013 at 10:00 a.m.** to allow contractors to review project conditions.

Please bid the item(s) marked. If any additional explanation is required please indicate in the spaces provided below.

Bid Item	Description	Quantity	Unit Price	Total Amount
1	Demolition, in place	<u>1</u> ls	@ <u>17,000</u> /ls =	\$ <u>17,000.<sup>00</sup></u>
<b>GRAND TOTAL =</b>				\$ <u>17,000.<sup>00</sup></u>

**ADDENDUM NO. 1**

**TO:** All holders of the 2013 Sawtooth Door Building, 151 Maxwell Ave, Demolition  
**FROM:** Melinda Anderson, Executive Director, Twin Falls URA.  
**DATE:** July 11, 2013

The following additions shall be made to the contract bid documents.

1. Please include removal and disposal of wire fencing along the south and east sides of the property.
2. Please include removal and disposal of the 3 (three) trees directly behind the building.

This Addendum No. 1 shall be signed and attached to your bid documents prior to submitting your proposal.

Sincerely,

Melinda Anderson  
Twin Falls URA  
Executive Director

I, CARRY FAIRBANKS, acknowledge receipt of Addendum No. 1 and I understand the changes set forth therein.

Carry Fairbanks  
Name

President  
Title

7/26/2013  
Date







SIO SHONE STS

MINDOTA AVE

5TH AVE

DAHO STS

MAXWELL AVE

DAHO STS

2024



**Date:** August 12, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to approve a change order with Doug McCoy Construction for \$14,682.17 to repave the alley between the new proposed pocket park and Clear Creek Building (Block 145, just off 4<sup>th</sup> Ave So) and two items to complete the infrastructure work for the Glanbia project.

**Background:**

This alley has been in existence for many years and is in poor shape. The water line required for this project was installed in this same alley and during the water line installation most of the remaining asphalt was removed in the alley meaning the alley is now just dirt-covered. The City requires that alleys be paved.

Tim Vawser, EHM Engineering, has requested an estimate for paving the alley from Doug McCoy Construction in order to complete this project.

Doug McCoy Construction provided the information to Tim and is included on the attached change order. \$13,682.17 of the change order is for paving the alley. \$1,000 is to complete specific projects such as painting a portion of 4<sup>th</sup> Ave So. curb red to indicate 'No Parking' and building a structure over the CenturyLink equipment to reduce the chance of water or snow running under the alley and into neighboring buildings' basements.

**Approval Process:**

A majority vote by a quorum of TFURA board in open session is necessary to approve this change order.

**Budget Impact:**

There are funds in RAA 4-1 to pay for this project.

**Conclusion:**

Staff recommends the board approve this change order with Doug McCoy Construction.

**Attachments:**

1. Change Order
2. Alley Repair Detail Drawing



August 6, 2013

Ms. Melinda Anderson, Executive Director  
The Urban Renewal Agency of The City of Twin Falls  
P.O. Box 1907, Twin Falls, ID 83303

Re.: Block 145 Alley Improvement Project

Dear Melinda,

Accompanying is the change order for the Block 145 alley improvements and a few additional items requiring attention discovered during our walk-thru. The total for the work in the alley is \$13,682.17 and an additional \$1,000.00 for curb paint in front of Clear Creek for no parking designation and a utility vault cover brings the total to \$14,682.17. It should be noted that an alley patchback was included in the original bid that was not utilized for a total of \$1,713.60 that can be applied to this amount.

Based on our discussions and meetings, the alley has been depicted as concrete. Although this adds approximately \$3,000.00 to our initial estimate for an asphalt surface in the alley, this option should provide a better surface due to both its eventual longevity over asphalt and the ability to construct in such a confined space. With so many jogs and obstacles it is often difficult to get an adequately compacted surface with asphalt.

This design also includes curb and gutter along the east side of the alley which will alleviate the need for curb to be installed in that portion of the pocket park bid. This would have been a realized cost in either scenario but it does give the landscaping of the park a defined boundary and vertical elevation to tie-in to, giving a much cleaner surface for the construction of the park.

Please call me at 734-4888 if you have any questions.

Sincerely,

Tim Vawser  
EHM Engineers, Inc.

Attachments:  
Change order, alley design

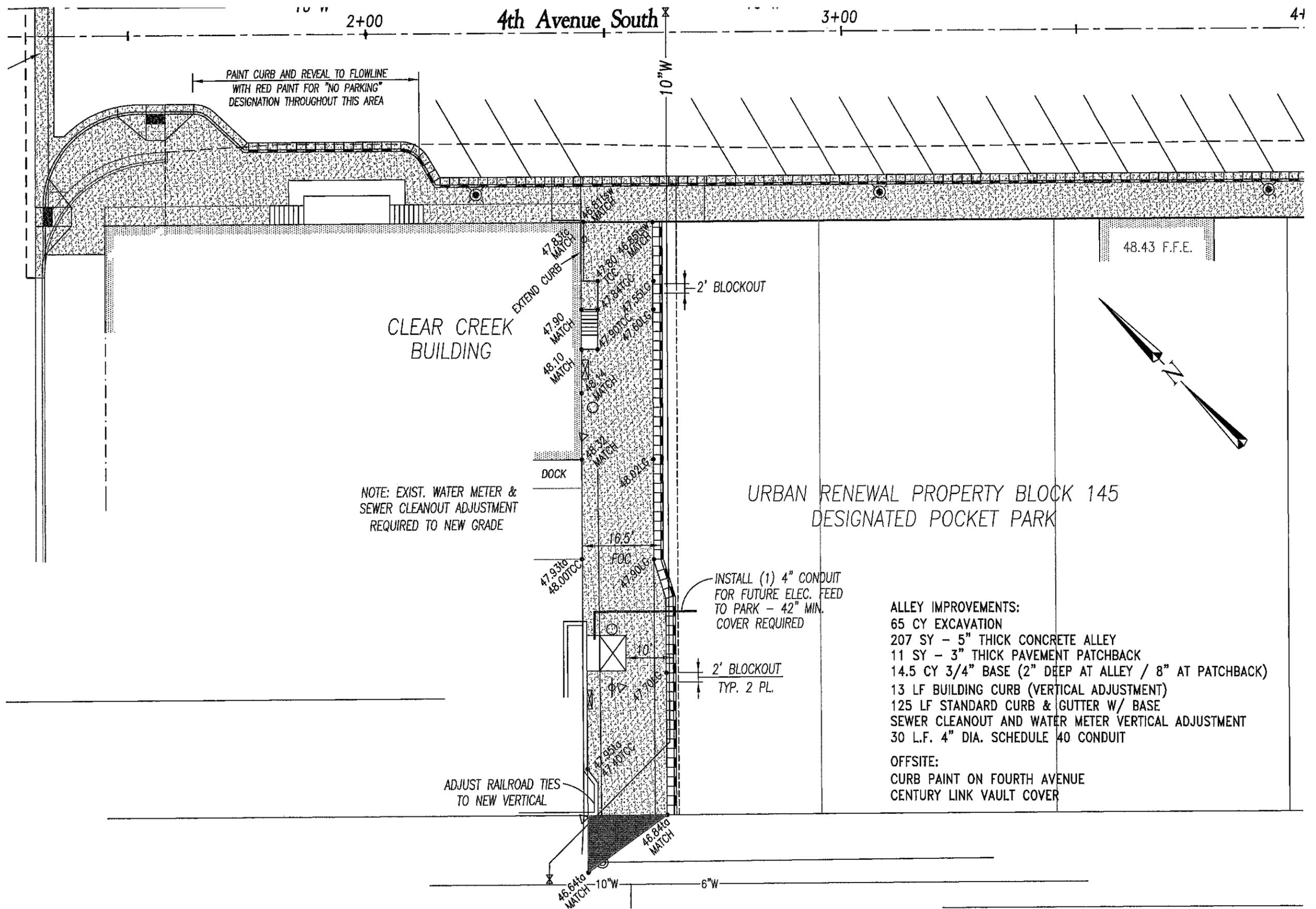


ALLEY CHANGE ORDER

PROJECT: 2013 TWIN FALLS URBAN RENEWAL AGENCY

Block 145, Twin Falls Townsite Project

No.	Item Description	Qty.	Unit	Unit Price	Item Total
<b>Alley Specific</b>					
1	Excavation	65	CY	\$10.90	\$ 708.50
4	3/4" Plant Mix Pavement (3" Matt)	11	SY	\$30.00	\$ 330.00
5	3/4" Type 1 Aggregate	14.5	CY	\$20.70	\$ 300.15
7	Std. Curb & Gutter w/ Base	125	LF	\$14.22	\$ 1,777.50
8	Building Curb	13	LF	\$15.14	\$ 196.82
41	4" Sch. 40 Conduit	30	LF	\$22.73	\$ 681.90
	Concrete Alley (5" Thick)	207	SY	\$43.90	\$ 9,087.30
	Cleanout & Meter Adjustment	2	EA	\$300.00	\$ 600.00
	<b>Sub Total</b>				<b>\$ 13,682.17</b>
<b>Other Outside of Alley</b>					
	Curb Paint @ Clear Creek	1	LS	\$250.00	\$ 250.00
	Century Link Vault Cover	1	EA	\$750.00	\$ 750.00
	<b>Sub Total</b>				<b>\$ 1,000.00</b>
<b>Grand Total</b>					<b>\$ 14,682.17</b>



PAINT CURB AND REVEAL TO FLOWLINE  
WITH RED PAINT FOR "NO PARKING"  
DESIGNATION THROUGHOUT THIS AREA

CLEAR CREEK  
BUILDING

NOTE: EXIST. WATER METER &  
SEWER CLEANOUT ADJUSTMENT  
REQUIRED TO NEW GRADE

URBAN RENEWAL PROPERTY BLOCK 145  
DESIGNATED POCKET PARK

- ALLEY IMPROVEMENTS:
- 65 CY EXCAVATION
  - 207 SY - 5" THICK CONCRETE ALLEY
  - 11 SY - 3" THICK PAVEMENT PATCHBACK
  - 14.5 CY 3/4" BASE (2" DEEP AT ALLEY / 8" AT PATCHBACK)
  - 13 LF BUILDING CURB (VERTICAL ADJUSTMENT)
  - 125 LF STANDARD CURB & GUTTER W/ BASE
  - SEWER CLEANOUT AND WATER METER VERTICAL ADJUSTMENT
  - 30 L.F. 4" DIA. SCHEDULE 40 CONDUIT
- OFFSITE:
- CURB PAINT ON FOURTH AVENUE
  - CENTURY LINK VAULT COVER

## Block 145 Alley Repair Detail