



CITY OF TWIN FALLS, IDAHO MEETING NOTICE

The Monday, August 26, 2013, regular scheduled meeting of the City Council will be held at **6:00 P.M.** in the City Council Chambers located at 305 3rd Avenue East, Twin Falls, Idaho.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

SHAWN	DON	SUZANNE	GREGORY	JIM	REBECCA	CHRIS
BARIGAR	HALL	HAWKINS	LANTING	MUNN, JR.	MILLS SOJKA	TALKINGTON

Vice Mayor

Mayor

AGENDA

Meeting of the Twin Falls City Council
Monday, August 26, 2013
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho



6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
INTRODUCTION OF STAFF
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATIONS: None

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for the week of August 20–26, 2013, total: \$3,955,891.08. 2. Consideration of a request to approve the Special Events Application for the Perrine Bridge Festival to be held on Saturday, September 7, 2013, from 7:00 a.m. until 4:00 p.m.	Action Action	<u>Staff Report</u> Sharon Bryan Ryan Howe
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation of the 2013 CDFA Excellence in Tax Increment Finance Award from the Council of Development Finance Agencies annual summit in Washington D.C. 2. Consideration of a request to approve a change order from Stanley Associates, Inc., in the amount of \$13,755, for the completion of the Public Works Complex shower room, locker room, and office. 3. Public input and/or items from the City Manager and City Council.	Presentation Action	Melinda Anderson Robert Bohling
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS</u>		
IV. <u>PUBLIC HEARINGS: 6:00 p.m.</u> 1. Consideration of a request to approve an Ordinance adopting an Amended Urban Renewal Plan for Revenue Allocation Area #4-1.	PH	Melinda Anderson
V. <u>ADJOURNMENT:</u>		

Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.

Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.

4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.



Date: Monday, August 26, 2013, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Ryan Howe, Twin Falls Police Department

Request:

Consideration of a request to approve the Special Events Application submitted by the Perrine Bridge Festival for the annual Perrine Bridge Festival to be held on Saturday, September 7, 2013, from 7:00 a.m. until 4:00 p.m.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

The Perrine Bridge Festival has requested to hold their annual Perrine Bridge Festival on Saturday, September 7, 2013, beginning at 7:00 a.m. and concluding at 4:00 p.m. This event will be held in the Perrine Bridge Overlook/Visitor Center Parking lot and in Centennial Park.

The Perrine Bridge Festival will have vendors and an amplified sound system for announcements and music in the parking lot of the Visitor Center; all other events, which include 5K and 10K fun runs, bike/paddle/run triathlon, and several events for children will occur outside of the City of Twin Falls. Alcohol will not be sold during the event.

The event sponsors will provide volunteers to clean up the area of all trash and garbage at the conclusion of the event.

There will be no Police Officers from the Twin Falls Police Department assisting with this event. The Twin Falls Police Department had no calls for service during this event in 2012.

Approval Process:

Consent of the Council

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

The Twin Falls Police Department Staff and relevant City Staff members have reviewed this Special Events Application and recommend that the City Council approve the application submitted for the annual Perrine Bridge Festival to be held on September 7, 2013, based on the information provided.

Attachments:

None

RH:aed



Date: August 26, 2013 City Council Meeting

To: Honorable Mayor and City Council

From: Robert Bohling, Water Superintendent

Request:

Consideration of a request to approve a change order from Stanley Associates, Inc., for the completion of the Public Works Complex shower room, locker room, and office in the amount of \$13,755.

Time Estimate:

The staff presentation will take approximately 10 minutes.

Background:

On July 29, 2013, the City Council requested a firm bid on finishing the future area in the Public Works Complex.

The scope of work for this project includes the construction of the shower, locker room, and office space. The original project did not include some of the office area labeled "Future" because the intent was to build the project in phases and as funding allowed. The purpose for this area was to install a locker room complete with a shower. The request to the City Council is to add this to the scope of work to finish the entire renovation to the Public Works Complex this year. The additional work has been bid at \$13,755.00.

Approval Process:

This agenda item will require Council approval.

Budget Impact:

This project will add \$13,755.00 to the original bid of \$162,500.00, totaling \$176,255.00.

Regulatory Impact: NA

Conclusion: Staff recommends approval of the request.

Attachments: Change Order Request

Monday



STANLEY ASSOCIATES, INC.
GENERAL CONTRACTOR

C.O. REQUEST

Number 1

Date	8/21/2013
Phone	208-734-0455
Fax	208-734-7841
Job Name	2013 Pub. Wks. Bldg. Ren.
Location	TWIN FALLS
Existing Contract #	
Job Number	13-085

TO: ROB BOHLING
CITY OF TWIN FALLS
TWIN FALLS IDAHO 83301

We hereby agree to make the change(s) specified below:

Furnish all labor and materials necessary for the complete build-out for 1- shower room (aprox. 50 sq. ft. with a 48"w.X 36"d. fiberglass shower)	
Furnish all labor and materials necessary for the complete build-out for a locker room (aprox. 130 sq. ft. including 21ea. double stacked lockers)	
Furnish all labor and materials necessary for the complete build-out for an office (aprox. 185 sq. ft.)	
LUMP SUM PRICE	\$13,100.00
Note: This Change Order becomes part of and in conformance with the existing contract.	
Contractor Oh & P @ 5%	\$655.00
Total Change Request	\$13,755.00

Signature: _____
Architect Date

Signature: _____
OWNER/OWNER REPRESENTATIVE Date

Idaho Contractors Registration Lic.#RCE-1267

Idaho Lic.#14120-A-3 * Oregon Lic.#134710 * Washington Lic.#STANLAI981B4 * California Lic.#773552 * Nevada Lic.#0052239*Arizona Lic.#ROC195926



Date: August 26, 2013 City Council Meeting
To: Honorable Mayor and City Council
From: Melinda Anderson, Economic Development Director

Request:

Consideration of a request to approve an Ordinance adopting the Urban Renewal Agency of Twin Falls Revenue Allocation Area 4-1 Plan Amendment.

Background

Earlier this year Twin Falls URA board (TFURA) directed staff to begin the process to consider an expansion of Revenue Allocation Area (RAA) 4-1 further into downtown to assist with public improvements. RAA 4-1 is currently 608 acres and Idaho Code limits any RAA plan to:

- a one-time amendment,
- no more than a 10% geographic increase nor go over the allowed assessed value of 10% value of property in the City,
- the new boundary be adjacent to a current boundary,
- the amended plan expiring no later than the current RAA 4-1 expiration date (2022).

After gathering input from constituents, including downtown owners and merchants, the TFURA board and staff reviewed several alternatives as to which 17 blocks in downtown should be included in the expansion.

The plan amendment calls for up \$10 million in public improvements in those 17 blocks over the next 8 years. TFURA is currently undergoing an infrastructure assessment in Downtown/Old Town and will develop a master plan for those improvements if the plan amendment is approved and once the assessment is complete.

TFURA board approved Resolution 2013-2 on July 19, 2013 and the Twin Falls Planning & Zoning Commission approved the Finding of Facts at its August 13, 2013 meeting.

TFURA will be unable to make improvements to the proposed 17-block downtown area without the Council's approval of this ordinance.

Budget Impact:

The current assessed property value of the proposed 17-block expansion is \$35,553,205. Each of the seven taxing districts will continue to receive the property taxes based on that amount. Property taxes from new development or increased property values within the proposed expansion area would go to TFURA to help pay for those public improvements.

Regulatory Impact:

According to Idaho Code 50-2906: To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance in accordance with [chapter 9, title 50](#), Idaho Code, and conduct a public hearing as provided in section [50-2008\(c\)](#), Idaho Code.

Approval Process:

A public hearing is scheduled for tonight. A Notice of Public Hearing was published in the Times-News on July 25, 2013 and copies of the Plan were provided to all Twin Falls County taxing districts on July 25, 2013. If approved by the Council, the Ordinance will be published in the Times-News on August 29 and copies of the Ordinance will be sent to all the relevant parties.

A majority vote by the City Council is required to approve this ordinance.

Attachments:

Ordinance (with RAA 4-1 plan amendment as Exhibit A)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND PROVIDING AN EFFECTIVE DATE.

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 July 19, 2013, the "Agency" met and considered an Amended Urban Renewal Plan for Urban Renewal Area #4-1 attached hereto as Exhibit "A" (the "Plan"), and recommended to the Twin Falls City Council adoption of the Plan; and,

WHEREAS, on August 13, 2013, the Twin Falls Planning and Zoning Commission reviewed the Plan and determined that the Plan conforms with the City Comprehensive Plan, the City's zoning regulations, and the general plan for development of the municipality, and recommended approval of the Plan; and,

WHEREAS, on July 25, 2013, 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, Twin Falls County Ambulance District, Twin Falls Fire District, Twin Falls Abatement District, and the City of Twin Falls, setting the date for a public hearing to be held on Monday, August 26, 2013 at 6:00 o'clock, p.m., for consideration of the adoption of the Amended Plan; and,

WHEREAS, on August 26, 2013, 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 Amended 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 the proposed expanded Revenue Allocation Area #4-1 at least thirty days prior to the August 26, 2013, public hearing of the City Council:

- (1) A statement of the objectives of the municipality in undertaking the urban renewal project;
- (2) The sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (3) The amount of bonded or other indebtedness to be incurred;
- (4) the duration of the project's existence;
- (5) A description of the revenue allocation area;
- (6) A statement of the estimated impact of revenue allocation financing on all taxing districts within Twin Falls County.
- (7) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (8) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (9) An economic feasibility study;
- (10) A detailed list of estimated project costs;
- (11) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (12) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

- (13) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan recognizes that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and
- (14) A description of the disposition or retention of any assets of the agency upon the termination date. The agency may retain assets or revenues generated from such assets as long as the agency has resources other than revenue allocation funds to operate and manage such assets.

WHEREAS, appropriate notice of the Amended 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 Amended Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Amended Plan (as now or hereafter amended) in order: to encourage private development in the Expanded Revenue Allocation Area #4-1; 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 Expanded Revenue Allocation Area #4-1 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.

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 was determined 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 Expanded Revenue Allocation Area #4-1 within Urban Renewal Area #4 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 Expanded Revenue Allocation Area #4-1.

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

SECTION 4. That the said Amended 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 Amended Urban Renewal Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Expanded Revenue Allocation Area #4-1 by private enterprise.

SECTION 6. That the redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action, because of defective or unusual conditions of title, diversity of ownership, economic disuse, unsuitable topography, and a combination of such factors or other conditions which retard development of the area.

SECTION 7. That the Amended Urban Renewal Plan for Urban Renewal Area #4-1 is approved.

SECTION 8. That upon publication 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, Twin Falls County, The College of Southern Idaho, the Twin Falls Highway District, Twin Falls County Ambulance District, Twin Falls Fire District, Twin Falls Abatement District, and 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 Expanded Revenue Allocation Area #4-1 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

August 26, 2013

SIGNED BY THE MAYOR

August 26, 2013

Mayor Greg Lanting

ATTEST:

Deputy City Clerk

PUBLISH:

Attach Exhibit A – Amended Urban Renewal Plan for Revenue Allocation Area #4-1.

RESOLUTION NO. 2013-2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPROVING THE AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

WHEREAS, The City Council has, by resolution, determined that Urban Renewal Area #4 to be a deteriorating area and designated it as appropriate for an urban renewal project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls has prepared an amended plan for an urban renewal project to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act, and such other undertakings and activities authorized by Idaho Code §50-2007 and 50-2903(13); and,

WHEREAS, the urban renewal plan will include revenue allocation financing in order to pay for the costs of the project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the plan will afford maximum opportunity, consistent with the sound needs of the City of Twin Falls as a whole, to facilitate the long-term growth of the tax base, and to redevelop the urban renewal area by private enterprise; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the amended plan is a workable program.

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

That the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 is hereby adopted, and recommended for approval to the City Council of the City of Twin Falls.

PASSED BY URBAN RENEWAL AGENCY
SIGNED BY THE CHAIRMAN

July 19, 2013
July 19, 2013


Chairman

AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1 EXPANSION

INTRODUCTION

On June 30, 1997, the Twin Falls City Council enacted its Resolution No. 1603, which created Urban Renewal Area #4, pursuant to the provisions of Idaho Code §50-2005. On October 7, 2002, the City Council of the City of Twin Falls, by Resolution No. 1692 approved expanding Urban Renewal Plan #4 to include the property that is the subject of this plan. Within this Urban Renewal Area #4, the Urban Renewal Agency for the City of Twin Falls, and the Twin Falls City Council, have previously approved plans with revenue allocation financing, known as Revenue Allocation Area #4-1, Revenue Allocation Area #4-2, and Revenue Allocation #4-3.

The Urban Renewal Agency proposes a one-time extension, to expand RAA #4-1 so that the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area, as permitted by Idaho Code §50-2033. The area to be added is contiguous to the existing Revenue Allocation Area #4-1, and is located generally along the northerly boundary of Revenue Allocation Area #4-1.

RAA 4-1 EXPANSION LOCATION

Revenue Allocation Area #4-1 consists of approximately six hundred eight (608) acres. The proposed expanded area for RAA 4-1 is approximately 60 acres (17 blocks) and generally extends from 3rd Ave So northeast toward Fairfield St to 3rd Ave. N & E to Jerome St and back to 3rd Ave. So.

Legal description:

A parcel of land located in a portion of the "Final and Amended Plat of Twin Falls Townsite" according to the plat thereof recorded in book 1 of plats, page 7, records of Twin Falls County, Idaho in Section 16, Township 10 South, Range 17 East, Boise Meridian, and being more particularly described as follows: Commencing at the intersection of Shoshone Street and Third Avenue West, being the REAL POINT OF BEGINNING.

Thence, North 45°23' West, 45 feet, along the centerline of Third Avenue West.

Thence, North 44°37' East, 40 feet, to the most Southerly corner of Block 117 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 45°23' West, 610 feet, along the extended Southwesterly boundary of Blocks 117 and 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Westerly corner of Lot 27 of Block 116 thereof.

Thence, North 44°37' East, 125 feet, along the Northwesterly boundary of Lot 27 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner thereof.

Thence, North 45°23' West, 50 feet, along the Northeasterly boundary of Lots 26 and 25 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Lot 25 thereof.

Thence, North 44°37' East, 225 feet, along the extended Northwesterly boundary of Lot 9 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 45°23' West, 200 feet, along the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite" to the most Westerly corner thereof.

Thence, North 44°37' East, 630 feet, along the extended Northwesterly boundary of Blocks 101 and 85 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Northerly corner of Block 85 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 85 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Block 86 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 44°37' East, 350 feet, along the extended Northwesterly boundary of Block 71 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner thereof.

Thence, South 45°23' East, 1350 feet, along the extended Northeasterly boundary of Blocks 71 thru 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 73 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 44°37' West, 350 feet, along the extended Southeasterly boundary of Block 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 88 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 89 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner thereof.

Thence, South 44°37' West, 980 feet, along the extended Southeasterly boundary of Blocks 89, 105, and 120 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Southerly corner of Block 120 thereof.

Thence, North 45°23' West, 860 feet, along the extended Southwesterly boundary of Blocks 120 and 119 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Westerly corner of Block 119 thereof.

Thence, South 44°37' West, 40 feet, to a point on the centerline of Third Avenue South.

Thence, North 45°23' West, 505 feet, along the centerline of Third Avenue South to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 60.67 acres.

A map showing the proposed RAA 4-1 expansion boundaries is attached as Exhibit 1.

PURPOSE

The purpose of the proposed expansion is to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

ASSESSED VALUATIONS

The base assessment roll of the current Revenue Allocation Area #4-1 is \$204,297,609. The base assessment of the proposed expansion area of Revenue Allocation Area #4-1 is \$35,553,205. The current assessed valuation of all taxable property within the City is \$2,303,279,260. The base assessment rolls of all revenue allocation areas within the City, including the expansion of Revenue Allocation Area #4-1, is less than ten percent (10%) of the current assessed valuation of all taxable property within the City.

PUBLIC WORKS OR IMPROVEMENTS

- Replacement of water and sewer lines in the expanded area.
- Repair and replacement of streets, streetlights, and curb/gutter/sidewalk in the expanded area.
- Replacement of landscaping in the expanded area.
- Construction of new public parking in the expanded area.
- Construction of open spaces in the expanded area.
- Acquisition of blighted properties for redevelopment in the expanded area.
- Such other costs as are required to complete the project.

ECONOMIC FEASIBILITY STUDY

To support new private investment in downtown properties, it's crucial that infrastructure be added and upgraded. The current infrastructure is both deteriorating and is undersized for today's uses. Adding property to the current RAA #4-1 will allow property tax income to flow immediately into the expanded area. RAA #4-1 will sunset in 2022 and there are just 8

remaining years to invest new property tax income into these properties.

On January 1, 2013, the values of the properties within the proposed Revenue Allocation Area #4-1 expansion were assessed by the Twin Falls County Assessor to be \$35,553,205. Twenty Four (24) of the parcels included in the expansion have not been valued by the County because they are owned by organizations exempt from property tax assessments.

The Current Market Value for the Area of \$204,297,609 which is the base tax value as of January 1, 2013 for the proposed Revenue Allocation Area. Each of the 7 taxing jurisdictions will continue to receive their portion of the tax revenue from the base value.

Table 1 shows the current annual amount of tax revenue to each jurisdiction within the proposed Revenue Allocation Area #4-1 expansion

Table 1

Current Revenue to Each Taxing District			
Taxing District	2012 Property Tax Levy Rate	January 1, 2013 Taxable Value Base Value	Current Property Tax Revenue
Twin Falls County	0.004526841	\$ 35,553,205	\$ 160,944
City of Twin Falls	0.007713994	35,553,205	\$ 274,257
Twin Falls School Dist. #411	0.003788780	35,553,205	\$ 134,703
College of Souther Idaho	0.000957570	35,553,205	\$ 34,045
Twin Falls Highway Dist.	0.001181484	35,553,205	\$ 42,006
Twin Falls Ambulance Dist.	0.000206622	35,553,205	\$ 7,346
Twin Falls Abatement Dist.	0.000125974	35,553,205	\$ 4,479
Combined	0.018501265		\$ 657,779

ESTIMATED PROJECT COSTS

The estimated potential costs to build acquire and redevelop land, improve open spaces, and install new public infrastructure are listed in **Table 2:**

Table 2:

Water line improvements	Up to ~\$3,590,000
Sewer line improvements	Up to ~\$1,570,000
Street Improvements	Up to ~\$480,000
Repairing curb/gutter/sidewalk, streetlighting	Up to ~1,350,000
Replacing landscaping/irrigation lines	Up to \$300,000
Improving water/sewer system	Up to ~\$2,000,000
Repairing/creating parking lots	Up to ~\$500,000
Open Space Improvements	Up to ~\$65,000
Property Acquisition	Up to ~\$500,000
Total	Up to ~\$10,335,000

These estimated project costs were based on an infrastructure assessment report by a local engineering firm, market values for land in downtown Twin Falls, and historical costs for various improvements.

FISCAL IMPACT STATEMENT

Without this urban renewal project and the public infrastructure required to serve the project, Twin Falls Downtown will continue to deteriorate with little to no new private investment in the private properties. New water/sewer lines as current lines are deteriorating and, in addition, critical for new development or existing property owners to invest for new tenants. Open space and parking improvements are just as critical as infrastructure improvements as they provide both new parking and places for workers and residents to gather for social activities.

METHOD OF FINANCING PROJECT COSTS

The projects in Table 2 will be paid for by both the current property tax income the Urban Renewal Agency receives and by the expected property valuation increase in both the current and proposed expanded RAA resulting in additional tax increment. All projects would be completed no later than 2022. As Glanbia Foods USA has just completed a \$15 million investment in the current RAA 4-1 the increment will increase. In addition, Glanbia's investment and new job creation in downtown Twin Falls has decreased downtown vacancies and will increase overall property values over time. It is also expected that Glanbia's recent investment will also spur additional private development in Old Town and downtown.

TERMINATION DATE

RAA 4-1 shall terminate no later than Dec. 31, 2022. The agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision, as described above, pursuant to Idaho Code §§50-2907 and 50-2903(2).

DISPOSTION OF ASSETS UPON THE TERMINATION DATE

The Agency expects to divest itself of all properties and assets by the termination date and to complete a divestiture plan by 2021.

CONCLUSIONS AND RECOMMENDATION

The Urban Renewal Agency of the City of Twin Falls, in cooperation with private industry is in the fortunate position of being able to redevelop the a portion of the Urban Renewal Area #4 and assist the private sector in making a substantial investment in the community. The project will enable substantial new commercial, retail, and residential 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 public infrastructure deficiencies are corrected. Without the improvements, these and future private investments will likely not take place in the area. With the completion of these projects, the community will substantially benefit by providing needed infrastructure; creating new and improving current open space which allows workers and residents to gather for social activities; and creating new public parking due to the anticipated influx of workers and residents that will flock downtown in the coming 8 years and beyond.

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 Urban Renewal Plan amendment and, further, to create and adopt Revenue Allocation Area #4-1 expansion 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 making the necessary public improvements and correct existing deficiencies as previously detailed.

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.

APPROVED BY THE URBAN RENEWAL AGENCY,
SIGNED BY THE CHAIRMAN

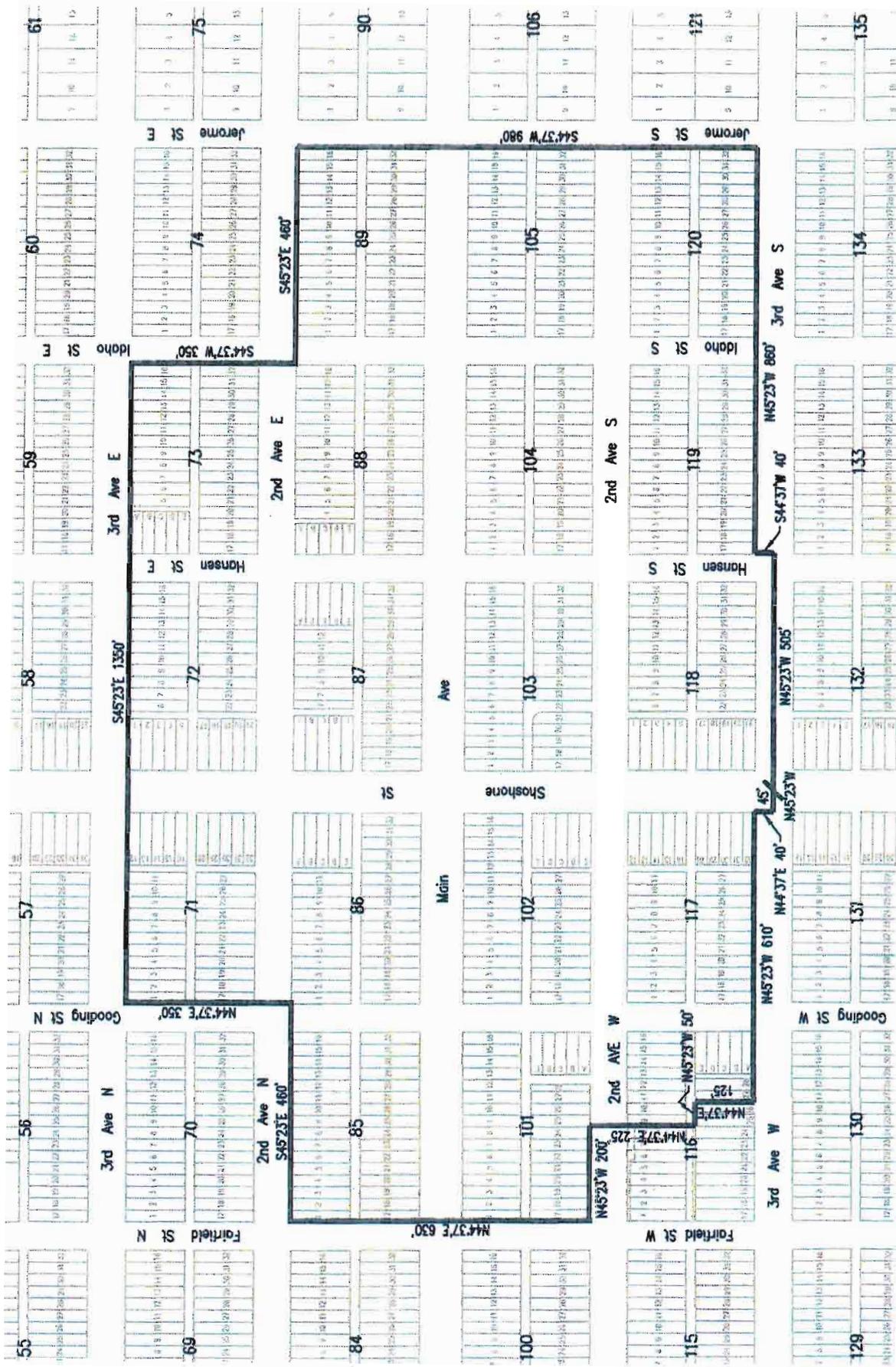
July 19, 2013.

July 19, 2013.

Ardy Bond

CHAIRMAN

EXHIBIT 1



**Boundary Exhibit For An Expansion Of RAA 4-1 For
The Urban Renewal Agency Of The City Of Twin Falls**

