



THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
MEETING MINUTES
September 9, 2013

The Urban Renewal Agency held its regular meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

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

Also present:

Melinda Anderson	Urban Renewal Executive Director
Mitch Humble	City of Twin Falls Community Development Director
Don Hall	Vice-Mayor, Twin Falls City Council
Fritz Wonderlich	Twin Falls City Attorney
Brent Hyatt	City of Twin Falls Assistant Finance Officer
Josh Palmer	Public Information Officer
Leon Mills	Twin Falls County Commissioner
Katy Touchette	City of Twin Falls Executive Assistant

Cindy Bond called the meeting to order at 12:03 p.m.

Agenda Item 2: Consent Agenda - Review and approval of minutes from August 12 regular meeting and the August 26 special meeting; and review and approval of September 2013 financial report.

Leon Smith made a motion to approve the consent agenda as presented, and Neil Christensen seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 3: Public hearing and request to amend the FY 13 TFURA budget.

Brent Hyatt used overhead projections to explain the reason for the amendment. Cindy Bond opened the public hearing portion of the agenda item. There were no comments from the public, and the public hearing portion was closed. Leon Smith then made a motion to approve the amendment to the FY 13 TFURA budget, and Perri Gardner seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 4: Consideration of a request to approve an agreement with Riedesel Engineering for \$6,500 to provide bid proposal services for the Old Town pocket park construction bid process.

Melinda gave a brief explanation of the agenda item and the request. She stated that the construction plans are almost complete by All Seasons, and when they are complete the project can be put out for bids. She said that Riedesel Engineering can assist with this process by helping the City prepare the bid packet and by managing the bid process. Kent Atkin of Riedesel Engineering then spoke to the board, explaining in more detail how this would work. Board members had a few questions about who would manage the actual work of building the park, about the \$1000 for rebid/addendums, and about how long it might take to develop the bid packet. Also discussed was how the weather could affect the length of time it would take to complete the park.

After this discussion, Perri Gardner moved to approve the request, Dexter Ball seconded the motion, and roll call vote showed that Dexter Ball, Perri Gardner, Neil Christensen, Dan Brizee, Sarah Taylor, and Cindy Bond voted in favor of the motion, while Leon Smith voted against the motion. The motion passed 6-1.

Agenda Item 5: Consideration of a request to ask the City of Twin Falls to assume ownership of the Old Town Pocket Park when construction is complete.

Melinda explained to the board that by 2022, the TIF district in which the new pocket park would be located was set to expire, which means that the URA would not be able to own any property in the TIF district after that time. The request before the board at this time was to ask the City of Twin Falls if it would assume ownership of the pocket park when construction of the park was completed, if TFURA would pay for maintenance through 2022. Melinda explained several options in regard to the park maintenance, but after all discussion, Leon Smith made a motion to approve the request as stated, Dan Brizee seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

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

At this time Brad Wills addressed the board, stating that he and other community members are forming an organization that would look at the future development of Twin Falls, and he said they wanted to involve the URA in this process, based on the URA's successes in Twin Falls development. The board told him they appreciated his comments and his willingness to speak before the board and asked him to keep them apprised of their plans.

The meeting adjourned at 12:27 p.m. The next regular board meeting is October 14, 2013.

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 September 2013

	Oct '12 - Sep 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Zions Bank Bond Proceeds	34,533,000.00	34,533,000.00	0.00	100.0%
Capital Lease	0.00	230,077.00	-230,077.00	0.0%
Investment Income	5,039.63	5,000.00	39.63	100.8%
Other Income	9,411.98			
Property Taxes	2,461,950.47	2,115,000.00	346,950.47	116.4%
Rental Income	417,683.11	414,033.00	3,650.11	100.9%
Chobani Advances	4,107,335.72			
Sale of Assets	60,000.00			
Total Income	41,594,420.91	37,297,110.00	4,297,310.91	111.5%
Gross Profit	41,594,420.91	37,297,110.00	4,297,310.91	111.5%
Expense				
RAA 4-1				
Glanbia Project	890,298.11	650,000.00	240,298.11	137.0%
RAA 4-1 - Other	107,864.48	3,362,187.00	-3,254,322.52	3.2%
Total RAA 4-1	998,162.59	4,012,187.00	-3,014,024.41	24.9%
RAA 4-2	121,465.00	115,000.00	6,465.00	105.6%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	531,924.45	531,923.00	1.45	100.0%
Debt Pay. (Chobani) Principal	17,787,644.91	17,787,645.00	-0.09	100.0%
Loan Costs	428,624.39	428,536.00	88.39	100.0%
RAA 4-3 (Chobani) - Other	13,851,605.22	15,778,896.00	-1,927,290.78	87.8%
Total RAA 4-3 (Chobani)	32,599,798.97	34,527,000.00	-1,927,201.03	94.4%
Bond Trustee Fees	8,250.00	9,500.00	-1,250.00	86.8%
Community Relations & Website	0.00	200.00	-200.00	0.0%
Debt Payments - Interest	293,867.69	309,806.00	-15,938.31	94.9%
Debt Payments - Principal	452,908.89	667,042.00	-214,133.11	67.9%
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	479.43	1,000.00	-520.57	47.9%
Management Fee	0.00	113,000.00	-113,000.00	0.0%
Meeting Expense	1,870.53	3,500.00	-1,629.47	53.4%
Miscellaneous	27.45	500.00	-472.55	5.5%
Office Expense	449.63	500.00	-50.37	89.9%
Prof. Dev.\Training	1,312.52	2,600.00	-1,287.48	50.5%
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	109,660.85	117,325.00	-7,664.15	93.5%
Real Estate Exp. - Other	263.33	10,700.00	-10,436.67	2.5%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
Total Expense	34,714,195.83	40,027,110.00	-5,312,914.17	86.7%
Net Ordinary Income	6,880,225.08	-2,730,000.00	9,610,225.08	-252.0%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	2,730,000.00	-2,730,000.00	0.0%
Total Other Income	0.00	2,730,000.00	-2,730,000.00	0.0%
Net Other Income	0.00	2,730,000.00	-2,730,000.00	0.0%
Net Income	6,880,225.08	0.00	6,880,225.08	100.0%

Twin Falls Urban Renewal September, 2013 List of Checks					
<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Memo</u>
2610	9/9/2013	1,810.60	Internal Revenue Service	Real Estate Exp - Call Center	Garnishment - K & G Property Mgmt.
2611	9/16/2013	462,456.15	City of Twin Falls	RAA 4-3 Chobani	Chobani Project Costs
2612	9/23/2013	5,856.72	Wells Fargo Bank	Property Tax 1-0001	URA Property Taxes - Sept, 2013
2613	9/30/2013	196,959.37	City of Twin Falls	RAA 4-3 Chobani	Request #17 Chobani Project Costs
2614	10/1/2013	263,233.03	City of Twin Falls	RAA 4-3 Chobani	Request #18 Chobani Project Costs
2615	10/7/2013	750.00	RAI	Dues	Annual Dues
2615	10/7/2013	1,500.00	RAI	Dues	Legislative Legal Work
2616	10/7/2013	945.00	EHM Engineers	RAA 4-1	Backhoe Test Bores
2617	10/7/2013	180.00	Sawtooth Spraying Service	Real Estate Expense-Other	Weed Spray - URA properties
2618	10/7/2013	462.85	City of Twin Falls	Real Estate Exp - Call Center	Landscape water - 851 Poleline
2619	10/7/2013	2,660.00	ICRMP	Insurance	First half ICRMP payment
2620	10/7/2013	137.50	Melinda Anderson	Meetings	RAI board mtg mileage reimb.
2620	10/7/2013	12.50	Melinda Anderson	Meetings	RAI mtg per diem
2620	10/7/2013	23.34	Melinda Anderson	Meetings	URA meeting reimb.
2621	10/7/2013	7.53	Idaho Power	Real Estate Expense-Other	Power - 242 2nd Ave S
2621	10/7/2013	263.48	Idaho Power	Real Estate Exp - Call Center	Power - 851 Poleline Road
2622	10/7/2013	7,500.00	All Seasons Landscaping	RAA 4-1	Pocket Park Design Conceptual Drawings
2623	10/7/2013	1,000.00	Quality 1st Asphalt Maintenance	Real Estate Exp - Call Center	East Parking lot - asphalt repairs
2624	10/7/2013	433.00	K & G Property Mgmt.	Real Estate Exp - Call Center	Monthly Mgmt. & Operations fees - Sept
2625	10/7/2013	167.56	Acco Engineered Systems	Real Estate Exp - Call Center	Leak repairs
2626	10/7/2013	1,700.00	Commercial Property Maintenance	Real Estate Exp - Call Center	Property Maintenance & Operations C3
2627	10/7/2013	352.00	J & L Sweeping Service, Inc.	Real Estate Exp - Call Center	Sept Parking lot sweeping
2628	10/7/2013	311.25	Riedesel Engineering	Professional Services	Engineering Services
2629	10/7/2013	74.44	Century Link	Meetings	Conference Calls
		948,721.88			
109	10/7/2013	113,000.00	City of Twin Falls	Management fee	Annual mgmt. fees FY 2012/2013
110	10/7/2013	19,278.51	Doug McCoy Construction	RAA 4-1 Glanbia	Payment #4 Glanbia Project

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

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Investment Income						
Deposit	9/3/2013		Wells Fargo	Interest on account	5.95	5.95
Deposit	9/3/2013		Wells Fargo	Interest on Account	25.13	31.08
Deposit	9/3/2013		Zions First National ...	Interest on Account	0.04	31.12
Deposit	9/3/2013		Zions First National ...	Interest on Account	95.01	126.13
Deposit	9/3/2013		Zions First National ...	Interest on Account	49.00	175.13
Total Investment Income					175.13	175.13
Property Taxes						
Deposit	9/23/2013	0208758	Twin Falls County Tr...	Property Taxes 1-0001	5,856.72	5,856.72
Total Property Taxes					5,856.72	5,856.72
Rental Income						
Deposit	9/4/2013	10732	C3	August, 2013 Rent	34,078.92	34,078.92
Deposit	9/5/2013		US Treasury	VA Rent	1,333.33	35,412.25
Deposit	9/24/2013		C3	Rent	34,078.92	69,491.17
Total Rental Income					69,491.17	69,491.17
Total Income					75,523.02	75,523.02
Gross Profit					75,523.02	75,523.02
Expense						
RAA 4-1						
Glanbia Project						
Check	9/10/2013	Req. #108	City of Twin Falls	Reimburse for payments to EHM for Glanbia project	27,999.00	27,999.00
Total Glanbia Project					27,999.00	27,999.00
RAA 4-1 - Other						
Check	9/4/2013	2603	Lee Enterprises	Legal Ntoice Ord 3056 RAA 4-1 Exp.	90.48	90.48
Check	9/4/2013	2604	All Seasons Landsc...	Pocket Park Design Payment #1	5,000.00	5,090.48
Check	9/4/2013	2607	EHM Engineers, Inc.	Legal Description RAA 4-1	2,350.00	7,440.48
Total RAA 4-1 - Other					7,440.48	7,440.48
Total RAA 4-1					35,439.48	35,439.48
RAA 4-3 (Chobani)						
Check	9/3/2013	2600	City of Twin Falls	Request #15 Chobani Project Costs	959,283.86	959,283.86
Check	9/16/2013	2611	City of Twin Falls	Request #16 Chobani Project Costs	462,456.15	1,421,740.01
Check	9/30/2013	2613	City of Twin Falls	Chobani project costs	196,959.37	1,618,699.38
Total RAA 4-3 (Chobani)					1,618,699.38	1,618,699.38
Bond Trustee Fees						
Check	9/4/2013	2601	Wells Fargo	Annual Trustee Fee	2,250.00	2,250.00
Total Bond Trustee Fees					2,250.00	2,250.00
Debt Payments - Interest						
Check	9/3/2013	TWI N80...	Wells Fargo		139,956.25	139,956.25
Check	9/3/2013	C2	Larry Tucker & Kare...		1,092.53	141,048.78
Total Debt Payments - Interest					141,048.78	141,048.78
Debt Payments - Principal						
Check	9/3/2013	TWI N80...	Wells Fargo		420,000.00	420,000.00
Check	9/3/2013	C2	Larry Tucker & Kare...		2,571.15	422,571.15
Total Debt Payments - Principal					422,571.15	422,571.15
Legal Expense						
Check	9/4/2013	2603	Lee Enterprises	Legal Notice Budget hearing FY14	327.65	327.65
Check	9/4/2013	2603	Lee Enterprises	Legal Notice Amend Budget Hearing FY13	151.78	479.43
Total Legal Expense					479.43	479.43
Meeting Expense						
Check	9/9/2013	2609	Twin Falls Sandwich...	URA meeting lunches	112.50	112.50
Total Meeting Expense					112.50	112.50
Office Expense						
Check	9/3/2013	BC	Wells Fargo		15.00	15.00
Check	9/13/2013	BC	Wells Fargo		15.00	30.00
Check	9/30/2013	BC	Wells Fargo		15.00	45.00
Total Office Expense					45.00	45.00
Prof. Dev.\Training						
Check	9/4/2013	2602	Melinda Anderson	Hotel-CDFA Conference	455.72	455.72
Check	9/4/2013	2602	Melinda Anderson	Per Diem	120.00	575.72
Check	9/4/2013	2602	Melinda Anderson	Transportation	5.00	580.72
Total Prof. Dev.\Training					580.72	580.72

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

Type	Date	Num	Name	Memo	Amount	Balance
Real Estate Exp. - Call Center						
Check	9/4/2013	2605	City of Twin Falls	C3 Landscape water	385.90	385.90
Check	9/4/2013	2606	K & G Property Man...	C3 Prop Maintenance & repairs	0.00	385.90
Check	9/4/2013	2608	Idaho Power Company	Power 851 Pole Line Road	246.94	632.84
Check	9/9/2013	2610	Internal Revenue Ser...	Ref: K & G Prop. Mgmt.	1,810.60	2,443.44
Total Real Estate Exp. - Call Center					2,443.44	2,443.44
Real Estate Exp. - Other						
Check	9/4/2013	2608	Idaho Power Company	Power 242 2nd Ave So.	7.41	7.41
Total Real Estate Exp. - Other					7.41	7.41
Total Expense					2,223,677.29	2,223,677.29
Net Ordinary Income					-2,148,154.27	-2,148,154.27
Net Income					-2,148,154.27	-2,148,154.27

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

	Sep 30, 13
ASSETS	
Current Assets	
Checking/Savings	
Cash	
WF General Checking #6350	959,541.00
WF Revenue Alloc. #5601	2,777,159.99
WF Bond Reserve #5602	699,122.50
WF Bond Fund #5600	795.95
Zions Revenue Alloc. #8616	2,437.15
Zions Revenue Alloc. #8616A	3,482,625.09
Zions Bond Reserve #8616C	2,874,237.24
Total Cash	10,795,918.92
Total Checking/Savings	10,795,918.92
Other Current Assets	
Deposits	15,000.00
Due from Other Governments	9,371.00
Interest Receivable	
Int. Rec.-Bond Fund	5.75
Int. Rec.-Revenue Allocation	13.97
Total Interest Receivable	19.72
Property Taxes Receivable	87,917.00
Total Other Current Assets	112,307.72
Total Current Assets	10,908,226.64
Fixed Assets	
Land	1,350,000.00
Building	3,715,264.11
Equipment	475,000.00
Accumulated Depreciation	-406,666.67
Total Fixed Assets	5,133,597.44
TOTAL ASSETS	16,041,824.08
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	131,596.00
Total Long Term Liabilities	131,596.00
Total Liabilities	131,596.00
Equity	
Fund Balance	
Fund Balance-General Fund	161,318.79
Fund Balance-Revenue Alloc.	2,788,394.84
Fund Balance-Bond Fund	699,918.86
Fund Balance-Rental Fund	5,380,370.51
Total Fund Balance	9,030,003.00
Net Income	6,880,225.08
Total Equity	15,910,228.08
TOTAL LIABILITIES & EQUITY	16,041,824.08

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

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						18,189,978.35
Current Assets						13,056,380.91
Checking/Savings						12,944,073.19
Cash						12,944,073.19
WF General Checking #6350						903,408.81
Check	9/3/2013	2600	City of Twin Falls	Request #15	-959,283.86	-55,875.05
Transfer	9/3/2013			Funds Transfer	959,283.86	903,408.81
Check	9/3/2013	BC	Wells Fargo		-15.00	903,393.81
Deposit	9/4/2013			Deposit	34,078.92	937,472.73
Check	9/4/2013	2601	Wells Fargo	Invoice #991849	-2,250.00	935,222.73
Check	9/4/2013	2602	Melinda Anderson	Reimbursement	-580.72	934,642.01
Check	9/4/2013	2603	Lee Enterprises	Invoices 596976 & 596975	-569.91	934,072.10
Check	9/4/2013	2604	All Seasons Landscaping	Invoice 54715	-5,000.00	929,072.10
Check	9/4/2013	2605	City of Twin Falls	Acciybt # 030304-000	-385.90	928,686.20
Check	9/4/2013	2606	K & G Property Management	VOID: Invoice 3352	0.00	928,686.20
Check	9/4/2013	2607	EHM Engineers, Inc.	Invoice 181-13	-2,350.00	926,336.20
Check	9/4/2013	2608	Idaho Power Company	Acct 5958027801=7.41, 7175543970=24...	-254.35	926,081.85
Deposit	9/5/2013			Deposit	1,333.33	927,415.18
Check	9/9/2013	2609	Twin Falls Sandwich Compa...	URA Lunches	-112.50	927,302.68
Check	9/9/2013	2610	Internal Revenue Service		-1,810.60	925,492.08
Transfer	9/13/2013			Funds Transfer	462,456.15	1,387,948.23
Check	9/13/2013	BC	Wells Fargo		-15.00	1,387,933.23
Check	9/16/2013	2611	City of Twin Falls	Request #16 Reimb.	-462,456.15	925,477.08
Deposit	9/23/2013			Deposit	5,856.72	931,333.80
Check	9/23/2013	2612	Wells Fargo Bank	Sept Property Taxes	-5,856.72	925,477.08
Deposit	9/24/2013			Deposit	34,078.92	959,556.00
Check	9/30/2013	2613	City of Twin Falls	Request #17	-196,959.37	762,596.63
Transfer	9/30/2013			Funds Transfer	196,959.37	959,556.00
Check	9/30/2013	BC	Wells Fargo		-15.00	959,541.00
Total WF General Checking #6350					56,132.19	959,541.00
WF Revenue Alloc. #5601						2,802,940.82
Deposit	9/3/2013			Deposit	25.13	2,802,965.95
Check	9/3/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	2,799,302.27
Check	9/10/2013	Req. #108	City of Twin Falls		-27,999.00	2,771,303.27
Deposit	9/27/2013			Deposit	5,856.72	2,777,159.99
Total WF Revenue Alloc. #5601					-25,780.83	2,777,159.99
WF Bond Reserve #5602						699,122.50
Total WF Bond Reserve #5602						699,122.50
WF Bond Fund #5600						560,746.25
Check	9/3/2013	TWI N80...	Wells Fargo		-559,956.25	790.00
Deposit	9/3/2013			Deposit	5.95	795.95
Total WF Bond Fund #5600					-559,950.30	795.95
Zions Revenue Alloc. #8616						2,437.11
Deposit	9/3/2013			Deposit	0.04	2,437.15
Total Zions Revenue Alloc. #8616					0.04	2,437.15
Zions Revenue Alloc. #8616A						5,101,229.46
Transfer	9/3/2013			Funds Transfer	-959,283.86	4,141,945.60
Deposit	9/3/2013			Deposit	95.01	4,142,040.61
Transfer	9/13/2013			Funds Transfer	-462,456.15	3,679,584.46
Transfer	9/30/2013			Funds Transfer	-196,959.37	3,482,625.09
Total Zions Revenue Alloc. #8616A					-1,618,604.37	3,482,625.09
Zions Bond Reserve #8616C						2,874,188.24
Deposit	9/3/2013			Deposit	49.00	2,874,237.24
Total Zions Bond Reserve #8616C					49.00	2,874,237.24
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Zions Warrant #6362						0.00
Total Zions Warrant #6362						0.00
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					-2,148,154.27	10,795,918.92
Total Checking/Savings					-2,148,154.27	10,795,918.92

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

Type	Date	Num	Name	Memo	Amount	Balance
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						112,307.72
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						15,000.00
Total Deposits						15,000.00
Due from Other Governments						9,371.00
Total Due from Other Governments						9,371.00
Interest Receivable						19.72
Int. Rec.-Bond Fund						5.75
Total Int. Rec.-Bond Fund						5.75
Int. Rec.-Revenue Allocation						13.97
Total Int. Rec.-Revenue Allocation						13.97
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						19.72
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						87,917.00
Total Property Taxes Receivable						87,917.00
Total Other Current Assets						112,307.72
Total Current Assets					-2,148,154.27	10,908,226.64
Fixed Assets						5,133,597.44
Land						1,350,000.00
Total Land						1,350,000.00
Building						3,715,264.11
Total Building						3,715,264.11
Equipment						475,000.00
Total Equipment						475,000.00
Accumulated Depreciation						-406,666.67
Total Accumulated Depreciation						-406,666.67
Total Fixed Assets						5,133,597.44
Other Assets						0.00
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						0.00
Total Lease Receivable-Jayco						0.00
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						0.00
Check	9/23/2013	2612	Wells Fargo Bank	Sept Property Taxes	5,856.72	5,856.72
Deposit	9/27/2013		Wells Fargo	Deposit	-5,856.72	0.00
Total Property Tax Clearing Account					0.00	0.00
Total Other Assets					0.00	0.00
TOTAL ASSETS					-2,148,154.27	16,041,824.08

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

Type	Date	Num	Name	Memo	Amount	Balance
LIABILITIES & EQUITY						18,189,978.35
Liabilities						131,596.00
Current Liabilities						0.00
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						0.00
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						0.00
Total Accts Pay - General						0.00
Accts Pay - Rental Fund						0.00
Total Accts Pay - Rental Fund						0.00
Accts Pay - Rev. Alloc.						0.00
Total Accts Pay - Rev. Alloc.						0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities						0.00
Total Current Liabilities						0.00
Long Term Liabilities						131,596.00
BID Grant Oversight						0.00
Total BID Grant Oversight						0.00
Deferred Rev.-Lease						0.00
Total Deferred Rev.-Lease						0.00
Deferred Rev.-Lease Principal						0.00
Total Deferred Rev.-Lease Principal						0.00
Deferred Rev.-Property Tax						131,596.00
Total Deferred Rev.-Property Tax						131,596.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00
Notes and Bonds Payable						0.00
Bond Payable - Rev. Alloc.						0.00
Total Bond Payable - Rev. Alloc.						0.00
Note - D.L. Evans Bank						0.00
Total Note - D.L. Evans Bank						0.00
Note - Dell Building						0.00
Total Note - Dell Building						0.00
Note - McElliott						0.00
Total Note - McElliott						0.00
Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable						0.00
Total Long Term Liabilities						131,596.00
Total Liabilities						131,596.00
Equity						18,058,382.35
Fund Balance						9,030,003.00
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Revenue Alloc.						2,788,394.84
Total Fund Balance-Revenue Alloc.						2,788,394.84

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

Type	Date	Num	Name	Memo	Amount	Balance
Fund Balance-Bond Fund						699,918.86
Total Fund Balance-Bond Fund						699,918.86
Fund Balance-Rental Fund						5,380,370.51
Total Fund Balance-Rental Fund						5,380,370.51
Fund Balance-Sinking Fund						0.00
Total Fund Balance-Sinking Fund						0.00
Fund Balance - Other						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						9,030,003.00
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						0.00
Total Unrestricted Net Assets						0.00
Net Income						9,028,379.35
Total Net Income					-2,148,154.27	6,880,225.08
Total Equity					-2,148,154.27	15,910,228.08
TOTAL LIABILITIES & EQUITY					-2,148,154.27	16,041,824.08