



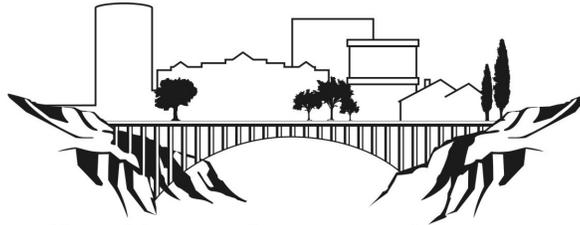
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, December 9, 2013 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Dexter Ball Cindy Bond Dan Brizee Neil Christensen Perri Gardner Leon Smith Sarah Taylor
Secretary **Chairman** **Vice-Chairman**

1. Call meeting to order.
2. Consent Agenda:
 - a. Review and approval of minutes from the November 12, 2013 Regular Meeting
 - b. Review and approval of December 2013 financial report.
3. Board update presentation – Fritz Wonderlich
4. Public input and/or items from the Urban Renewal Agency Board or staff.
5. Adjourn. Next regular meeting: **Monday, January 13 , 2014 @ 12:00 pm**

****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Katy Touchette at (208) 735-7268 at least two days before the meeting. Si desea esta información en español, llame Leila Sanchez al (208)735-7287.***



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

**URBAN RENEWAL AGENCY
MEETING MINUTES
November 12, 2013**

The Urban Renewal Agency held its regular meeting at 1:30 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
Perri Gardner	URA Member
Sarah Taylor	URA Member
(Dan Brizee, URA Member, arrived at 1:42 p.m.)	

Absent: Neil Christensen, 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 – URA Liaison
Brent Hyatt	City of Twin Falls Assistant Finance Officer
Fritz Wonderlich	Twin Falls City Attorney
Josh Palmer	Public Information Officer
Katy Touchette	City of Twin Falls Executive Assistant

Agenda Item 1: Call meeting to order.

Cindy Bond called the meeting to order at 1:34 p.m.

Agenda Item 2: Consent Agenda

- a. **Review and approval of minutes from the October 14, 2013 Regular Meeting and October 7, 2013 and October 17, 2013 Special Meetings.**
- b. **Review and approval of November 2013 financial report.**

Leon Smith made a motion to approve the October 14, 2013 regular meeting minutes as well as the October 7 and October 17, 2013 special meeting minutes. Perri Gardner seconded the motion. Leon Smith then amended the motion to include the November 2013 financial report. Roll call vote showed that all board members present (Cindy Bond, Leon Smith, Sarah Taylor, Dexter Ball, and Perri Gardner) voted in favor of the motion.

Agenda Item 3: Consideration of a request to approve the FY 2014 C3 site management contract with K&G Property Management for \$5,400 plus maintenance and repairs beginning October 1, 2013.

Cindy Bond introduced the agenda item, and Melinda Anderson gave a brief history of the management agreement with K&G Property Management re: the C3 property. She stated that each year the URA has to approve this management contract, and this year for the first time the management cost is up slightly to \$450/month. Melinda also stated that Fritz Wonderlich reviewed the contract and gave it his okay. Kendra Jenks of K&G Property Management spoke briefly to the board. There were no questions

from the board, and Leon Smith made a motion to approve the request as presented. Dexter Ball seconded the motion, and roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4: Consideration of a request to approve a change order to PMF Inc. to include sidewalk accessibility from the parking lot on 4th Ave. South for \$3,485.

Cindy Bond introduced the agenda item, and using overhead projections, Melinda Anderson explained the change order request. (Dan Brizee took his seat on the board at 1:42 p.m.) Melinda stated that the \$3,485 requested would include the engineering and the construction of two sidewalk accesses. There were questions from board member Sarah Taylor about whether the accesses could or should be placed in other locations. Melinda explained that EHM designed these approaches and the City's Engineering Department believed they were in the best place they could be. Angling the 'longer' approach would be challenging and include removal of some landscaping. Mitch Humble used overhead projections to display a photograph taken on Google Earth of the parking lots in question, and he pointed out that the sidewalk accesses that were being requested would help with ADA parking. Leon Smith then made a motion to approve the request as presented, Perri Gardner seconded the motion, and roll call vote showed that Cindy Bond, Leon Smith, Dexter Ball, Dan Brizee, and Perri Gardner voted in favor of the motion, and Sarah Taylor voted against the motion. The motion passed.

Agenda Item 5: Consideration of a request to approve a Line of Credit agreement between TFURA and Clif Bar for \$19,000,000.

Cindy Bond introduced this agenda item, and Melinda went through sections of the LOC with the board, saying that this request was for the board to approve a resolution establishing a line of credit with Clif Bar for this project. There was some discussion about the interest rate and how it would be determined, and Melinda reiterated that the line of credit would not exceed \$19 million + interest. Leon Smith asked further questions about the interest rate as he felt it was high, and Melinda explained how the interest rate was determined. Sarah Taylor then asked Fritz Wonderlich to explain the "Latecomers' Fee" mentioned in the Line of Credit Agreement, which he did. At that time Leon Smith made a motion to approve the request as presented and Dan Brizee seconded the motion.

Sarah Taylor asked if she could make a motion to change or amend the Line of Credit Agreement. Fritz said that she could do so, and she said she wanted to remove RAA 4-1 from any obligation in the development agreement. Fritz said that doing so would not affect this resolution, as it would be the development agreement that would be amended, not the Line of Credit agreement and the resolution that would stem from this agreement. Fritz reviewed the development agreement and it was discovered that the deal sheet Melinda was using for this presentation was not the one included in the development agreement. Melinda had taken it off the City's website but it was not the final one which the board approved on Oct. 17. Melinda apologized for the confusion.

Sarah still had concerns that other URA revenues might be "on the hook" if Clif Bar didn't complete their operations. Fritz replied that no other revenues (other than the new TIF district revenues for the Clif Bar project) would be used to repay this debt. After further discussion, Sarah made a motion to table this discussion until a further date. There was no second to her motion, so the motion died. A roll call vote on the main motion (to approve the Line of Credit agreement between the TFURA and Clif Bar for \$19,000,000) showed five in favor of the motion and Sarah Taylor voting against the motion. The motion carried.

Agenda Item 6: Consideration of a request to approve an engagement letter for Rick Skinner of Skinner, Fawcett to assist the Agency to review various legal documents, develop required RAA documents, and help with judicial confirmation for \$42,000 - \$47,000 all related to the Clif Bar project.

Cindy Bond introduced this agenda item and Melinda gave the background information about the request. Fritz stated that this agreement would allow the URA to pay for Rick Skinner's unqualified opinion on the bonds related to the Clif Bar project. Dan Brizee made a motion to approve the request, Dexter Ball seconded the motion, and roll call vote showed that all board members present voted in favor of the motion.

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Agenda Item 7: Public input and/or items from the Urban Renewal Agency Board or staff.

Melinda Anderson gave an update on the pocket park, saying that the construction plans are complete and she is working with Riedesel Engineering to complete the bid packet. Melinda stated that the project should go out for bids in January, and with the expectation that the park be completed by mid-June.

Agenda Item 6: Adjourn. Next regular meeting: Monday, December 9, 2013 @ 12:00 p.m.

Cindy Bond adjourned the meeting at 2:56 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 through November 2013

	Oct - Nov 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Investment Income	272.48	1,300.00	-1,027.52	21.0%
Property Taxes	4,007.94	7,818,963.00	-7,814,955.06	0.1%
Rental Income	72,157.83	427,673.00	-355,515.17	16.9%
Total Income	76,438.25	8,247,936.00	-8,171,497.75	0.9%
Gross Profit	76,438.25	8,247,936.00	-8,171,497.75	0.9%
Expense				
RAA 4-1				
Downtown Development	16,975.80			
Glanbia Project	15,791.55			
RAA 4-1 - Other	17,000.00	4,953,941.00	-4,936,941.00	0.3%
Total RAA 4-1	49,767.35	4,953,941.00	-4,904,173.65	1.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	0.00	1,919,268.00	-1,919,268.00	0.0%
Debt Pay. (Chobani) Principal	0.00	2,922,000.00	-2,922,000.00	0.0%
RAA 4-3 (Chobani) - Other	772,970.94	12,402,253.00	-11,629,282.06	6.2%
Total RAA 4-3 (Chobani)	772,970.94	17,243,521.00	-16,470,550.06	4.5%
Bond Trustee Fees	0.00	6,500.00	-6,500.00	0.0%
Community Relations & Website	0.00	200.00	-200.00	0.0%
Debt Payments - Interest	2,146.42	271,211.00	-269,064.58	0.8%
Debt Payments - Principal	5,180.94	453,875.00	-448,694.06	1.1%
Dues and Subscriptions	2,250.00	2,500.00	-250.00	90.0%
Insurance Expense	2,660.00	5,300.00	-2,640.00	50.2%
Legal Expense	0.00	1,000.00	-1,000.00	0.0%
Management Fee	0.00	136,500.00	-136,500.00	0.0%
Meeting Expense	104.86	3,500.00	-3,395.14	3.0%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	45.00	500.00	-455.00	9.0%
Prof. Dev.\Training	0.00	2,800.00	-2,800.00	0.0%
Professional Fees	0.00	25,000.00	-25,000.00	0.0%
Property Tax Expense	0.00	35,500.00	-35,500.00	0.0%
Real Estate Exp. - Call Center	6,777.71	137,235.00	-130,457.29	4.9%
Real Estate Exp. - Other	7.53	6,200.00	-6,192.47	0.1%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
Total Expense	841,910.75	23,357,783.00	-22,515,872.25	3.6%
Net Ordinary Income	-765,472.50	-15,109,847.00	14,344,374.50	5.1%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	15,515,365.00	-15,515,365.00	0.0%
Transfers In	0.00	152,800.00	-152,800.00	0.0%
Transfers Out	0.00	-152,800.00	152,800.00	0.0%
Total Other Income	0.00	15,515,365.00	-15,515,365.00	0.0%
Net Other Income	0.00	15,515,365.00	-15,515,365.00	0.0%
Net Income	-765,472.50	405,518.00	-1,170,990.50	-188.8%

Twin Falls Urban Renewal December, 2013 List of Checks

Check #	Date	Paid Amount	Name	Account	Memo
2641	11/27/2013	1,834.38	Wells Fargo Bank	Property Tax 1-0001	URA Property Taxes - Nov, 2013
2642	12/4/2013	1,239.92	Acco Engineered Systems	Real Est Exp -Call Center	C3 -HVAC repairs
2643	12/4/2013	9.62	Twin Falls County	Real Ext Exp - Other	Water Shares
2644	12/4/2013	7.48	Albertson's	Meeting Expense	Cookies for URA meeting 11/12/13
2645	12/4/2013	137.50	Melinda Anderson	Meeting Expense	RAI Meeting Boise - Mileage 250
2645	12/4/2013	12.50	Melinda Anderson	Meeting Expense	RAI Meeting Boise - Lunch per diem
2645	12/4/2013	2.50	Melinda Anderson	Meeting Expense	RAI Meeting Boise - Parking
2646	12/4/2013	5,266.69	All Seasons Landscaping	RAA 4-1 DOWNTOWN DEV.	Pocket Park Design
2647	12/4/2013	144.06	City of Twin Falls	Real Est Exp - Call Center	Landscape Water - 851 Poleline
2648	12/4/2013	258.18	Idaho Power	Real Est Exp - Call Center	Power - 851 Poleline Road C3
2648	12/4/2013	7.76	Idaho Power	Real Est Exp - Other	Power - 242 2nd Ave South
2649	12/4/2013	352.00	J & L Sweeping Service	Real Est Exp - Call Center	Parking lot sweeping
2650	12/4/2013	450.00	K & G Prop Mgmt.	Real Est Exp - Call Center	C3 Property Mgmt.
2651	12/4/2013	43.14	Lee Enterprises	Legal Expense	Legal Notice-Clif Bar
2651	12/4/2013	64.87	Lee Enterprises	Legal Expense	Legal Notice-Clif Bar
2652	12/4/2013	1,847.83	Riedesel Engineering	RAA 4-1 DOWNTOWN DEV.	Pocket Park - Bid Services
113	12/4/2013	10,120.46	Twin Falls County	Real Est Exp - Call Center	C3 Property Taxes - 2013
114	12/4/2013	14,134.00	Preservation Twin Falls	RAA 4-1 DOWNTOWN REDEV.	Reimb. Curb/gutter/sidewalk - 5th Ave So.

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

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Investment Income						
Deposit	11/1/2013		Wells Fargo	Interest on Account	5.94	5.94
Deposit	11/1/2013		Wells Fargo	Interest on Account	0.01	5.95
Deposit	11/1/2013		Wells Fargo	Interest on Account	23.21	29.16
Deposit	11/1/2013		Zions First National ...	Interest on Account	0.04	29.20
Deposit	11/1/2013		Zions First National ...	Interest on Account	53.48	82.68
Deposit	11/1/2013		Zions First National ...	Interest on Account	49.01	131.69
Total Investment Income					131.69	131.69
Property Taxes						
Check	11/27/2013	2641	Wells Fargo Bank	Property Taxes - October, 2013	-1,834.38	-1,834.38
Total Property Taxes					-1,834.38	-1,834.38
Rental Income						
Deposit	11/5/2013		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	11/26/2013	11433	C3	Rent - Nov 2013	34,078.92	35,412.25
Total Rental Income					35,412.25	35,412.25
Total Income					33,709.56	33,709.56
Gross Profit					33,709.56	33,709.56
Expense						
RAA 4-1						
Downtown Development						
Check	11/14/2013	Req #111	JUB Engineers, Inc.	Infrastructure Assessment	16,975.80	16,975.80
Total Downtown Development					16,975.80	16,975.80
Glanbia Project						
Check	11/14/2013	Req #112	PMF, Inc.	4th Ave. S Parking Lot Completion	15,791.55	15,791.55
Total Glanbia Project					15,791.55	15,791.55
RAA 4-1 - Other						
Check	11/14/2013	Req #112	PMF, Inc.	Demolition - 151 Maxwell Ave.	17,000.00	17,000.00
Total RAA 4-1 - Other					17,000.00	17,000.00
Total RAA 4-1					49,767.35	49,767.35
RAA 4-3 (Chobani)						
Check	11/4/2013	2633	City of Twin Falls	Chobani Project Costs	368,893.48	368,893.48
Total RAA 4-3 (Chobani)					368,893.48	368,893.48
Debt Payments - Interest						
Check	11/1/2013	C2	Larry Tucker & Kare...	Monthly Note Payment	1,066.75	1,066.75
Total Debt Payments - Interest					1,066.75	1,066.75
Debt Payments - Principal						
Check	11/1/2013	C2	Larry Tucker & Kare...	Monthly Note Payment	2,596.93	2,596.93
Total Debt Payments - Principal					2,596.93	2,596.93
Office Expense						
Check	11/1/2013	BC	Wells Fargo	Wire Transfer Fee	15.00	15.00
Total Office Expense					15.00	15.00
Real Estate Exp. - Call Center						
Check	11/7/2013	2634	Acco Engineered Sy...	Invoice 599956 HVAC Preventive Maintenance	748.00	748.00
Check	11/7/2013	2635	City of Twin Falls	Landscape Water - 851 Poleline	244.47	992.47
Check	11/7/2013	2636	Commercial Propert...	Invoice 2694 Landscape maintenance	2,655.00	3,647.47
Check	11/7/2013	2637	Idaho Power Company	Power - 851 Poleline Rd	246.12	3,893.59
Check	11/7/2013	2638	J & L Sweeping Serv...	Parking lot sweeping	440.00	4,333.59
Check	11/7/2013	2639	K & G Property Man...	C3 Property Management - October, 2013	450.00	4,783.59
Check	11/7/2013	2640	Quality First Asphalt ...	Invoice 1961 - Crack Seal - Parking Lot	1,994.12	6,777.71
Total Real Estate Exp. - Call Center					6,777.71	6,777.71
Real Estate Exp. - Other						
Check	11/7/2013	2637	Idaho Power Company	Power - 242 2nd Ave S	7.53	7.53
Total Real Estate Exp. - Other					7.53	7.53
Total Expense					429,124.75	429,124.75
Net Ordinary Income					-395,415.19	-395,415.19
Net Income					-395,415.19	-395,415.19

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

	Nov 30, 13
ASSETS	
Current Assets	
Checking/Savings	
Cash	
WF General Checking #6350	1,008,783.28
WF Revenue Alloc. #5601	2,593,675.16
WF Bond Reserve #5602	699,122.50
WF Bond Fund #5600	807.66
Zions Revenue Alloc. #8616	2,437.23
Zions Revenue Alloc. #8616A	2,446,539.31
Zions Bond Reserve #8616C	2,874,333.67
Total Cash	9,625,698.81
Total Checking/Savings	9,625,698.81
Other Current Assets	
Deposits	15,000.00
Due from Other Governments	7,676.70
Property Taxes Receivable	110,166.11
Total Other Current Assets	132,842.81
Total Current Assets	9,758,541.62
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
Other Assets	
Property Tax Clearing Account	-1,834.38
Total Other Assets	-1,834.38
TOTAL ASSETS	14,890,304.68
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	110,166.11
Total Long Term Liabilities	110,166.11
Total Liabilities	110,166.11
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
Unrestricted Net Assets	6,515,608.07
Net Income	-765,472.50
Total Equity	14,780,138.57
TOTAL LIABILITIES & EQUITY	14,890,304.68

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

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						15,285,719.87
Current Assets						10,152,122.43
Checking/Savings						10,019,279.62
Cash						10,019,279.62
WF General Checking #6350						980,171.27
Transfer	11/1/2013			Funds Transfer	368,893.48	1,349,064.75
Check	11/1/2013	BC	Wells Fargo		-15.00	1,349,049.75
Check	11/4/2013	2633	City of Twin Falls	Request #20	-368,893.48	980,156.27
Deposit	11/5/2013			Deposit	1,333.33	981,489.60
Check	11/7/2013	2634	Acco Engineered Systems	Invoice 599956	-748.00	980,741.60
Check	11/7/2013	2635	City of Twin Falls	Acct 030304-000	-244.47	980,497.13
Check	11/7/2013	2636	Commercial Property Mainte...	Invoice 2694	-2,655.00	977,842.13
Check	11/7/2013	2637	Idaho Power Company	Acct 2205057868=246.12, 2204548537=...	-253.65	977,588.48
Check	11/7/2013	2638	J & L Sweeping Service, Inc.	Invoice 22970	-440.00	977,148.48
Check	11/7/2013	2639	K & G Property Management	Invoice 3379	-450.00	976,698.48
Check	11/7/2013	2640	Quality First Asphalt Mainten...	Invoice 1961	-1,994.12	974,704.36
Deposit	11/26/2013			Deposit	34,078.92	1,008,783.28
Deposit	11/27/2013			Deposit	1,834.38	1,010,617.66
Check	11/27/2013	2641	Wells Fargo Bank	Property Taxes	-1,834.38	1,008,783.28
Total WF General Checking #6350					28,612.01	1,008,783.28
WF Revenue Alloc. #5601						2,647,082.98
Deposit	11/1/2013			Deposit	23.21	2,647,106.19
Check	11/1/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	2,643,442.51
Check	11/14/2013	Req #111	JUB Engineers, Inc.		-16,975.80	2,626,466.71
Check	11/14/2013	Req #112	PMF, Inc.		-32,791.55	2,593,675.16
Total WF Revenue Alloc. #5601					-53,407.82	2,593,675.16
WF Bond Reserve #5602						699,122.50
Total WF Bond Reserve #5602						699,122.50
WF Bond Fund #5600						801.71
Deposit	11/1/2013			Deposit	5.94	807.65
Deposit	11/1/2013			Deposit	0.01	807.66
Total WF Bond Fund #5600					5.95	807.66
Zions Revenue Alloc. #8616						2,437.19
Deposit	11/1/2013			Deposit	0.04	2,437.23
Total Zions Revenue Alloc. #8616					0.04	2,437.23
Zions Revenue Alloc. #8616A						2,815,379.31
Transfer	11/1/2013			Funds Transfer	-368,893.48	2,446,485.83
Deposit	11/1/2013			Deposit	53.48	2,446,539.31
Total Zions Revenue Alloc. #8616A					-368,840.00	2,446,539.31
Zions Bond Reserve #8616C						2,874,284.66
Deposit	11/1/2013			Deposit	49.01	2,874,333.67
Total Zions Bond Reserve #8616C					49.01	2,874,333.67
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					-393,580.81	9,625,698.81
Total Checking/Savings					-393,580.81	9,625,698.81
Accounts Receivable						0.00
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						132,842.81
Account Receivable - Chobani						0.00
Total Account Receivable - Chobani						0.00
Deposits						15,000.00
Total Deposits						15,000.00
Due from Other Governments						7,676.70
Total Due from Other Governments						7,676.70

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

Type	Date	Num	Name	Memo	Amount	Balance
Interest Receivable						0.00
Int. Rec.-Bond Fund						0.00
Total Int. Rec.-Bond Fund						0.00
Int. Rec.-Revenue Allocation						0.00
Total Int. Rec.-Revenue Allocation						0.00
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						0.00
Inventory Asset						0.00
Total Inventory Asset						0.00
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						110,166.11
Total Property Taxes Receivable						110,166.11
Total Other Current Assets						132,842.81
Total Current Assets					-393,580.81	9,758,541.62
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
Deposit	11/27/2013	14-02117...	Twin Falls County	Property Taxes - October, 2013	-1,834.38	-1,834.38
Total Property Tax Clearing Account					-1,834.38	-1,834.38
Total Other Assets					-1,834.38	-1,834.38
TOTAL ASSETS					-395,415.19	14,890,304.68
LIABILITIES & EQUITY						15,285,719.87
Liabilities						110,166.11
Current Liabilities						0.00
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						0.00
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						0.00
Total Accts Pay - General						0.00
Accts Pay - Rental Fund						0.00
Total Accts Pay - Rental Fund						0.00

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

Type	Date	Num	Name	Memo	Amount	Balance
Accts Pay - Rev. Alloc. 4-1						0.00
Total Accts Pay - Rev. Alloc. 4-1						0.00
Accts Pay - Rev. Alloc. 4-3						0.00
Total Accts Pay - Rev. Alloc. 4-3						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						110,166.11
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						110,166.11
Total Deferred Rev.-Property Tax						110,166.11
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						110,166.11
Total Liabilities						110,166.11
Equity						15,175,553.76
Fund Balance						9,030,003.00
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Revenue Alloc.						2,788,394.84
Total Fund Balance-Revenue Alloc.						2,788,394.84
Fund Balance-Bond Fund						699,918.86
Total Fund Balance-Bond Fund						699,918.86
Fund Balance-Rental Fund						5,380,370.51
Total Fund Balance-Rental Fund						5,380,370.51
Fund Balance-Sinking Fund						0.00
Total Fund Balance-Sinking Fund						0.00
Fund Balance - Other						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						9,030,003.00
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00

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

Type	Date	Num	Name	Memo	Amount	Balance
Unrestricted Net Assets						6,515,608.07
Total Unrestricted Net Assets						6,515,608.07
Net Income						-370,057.31
Total Net Income						-395,415.19
Total Equity						14,780,138.57
TOTAL LIABILITIES & EQUITY						14,890,304.68