



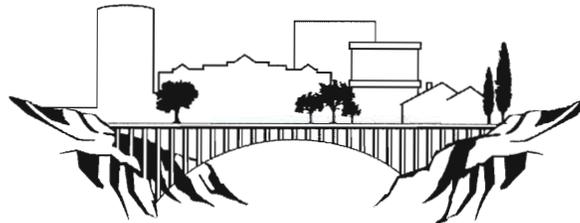
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, July 14, 2014 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

| | | | | | | |
|--------------------------|------------|------------------|---------------|--------------|-----------------------------|--------------|
| Dexter Ball Secretary | Dan Brizee | Neil Christensen | Perri Gardner | Bob Richards | Leon Smith Vice-Chairman | Sarah Taylor |
|--------------------------|------------|------------------|---------------|--------------|-----------------------------|--------------|

1. Call meeting to order.
2. Consent Agenda:
 - a. Review and approval of minutes from the June 9, 2014 Regular Meeting, June 18 Special Meeting and the July 1 Special Meeting.
 - b. Review and approval of July 2014 financial reports.
3. Annual election of Officers - Chairman, Vice-Chairman, and Secretary (Leon Smith)
4. Public input and/or items from the Urban Renewal Agency Board or staff.
5. Adjournment:
 - a. Executive Session 67-2345(1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.
 - b. Executive Session 67-2345(1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.
6. Adjourn. Next regular meeting: **Monday, August 11, 2014 @ 12:00 pm**

****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lorrie Bauer at (208) 735-7313 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

MEETING MINUTES

June 9, 2014

The Urban Renewal Agency held its regular meeting at 12 noon 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 |
| Neil Christensen | URA Member |

Also present:

| | |
|------------------|--|
| Melinda Anderson | Urban Renewal Executive Director |
| Brent Hyatt | City of Twin Falls Assistant Finance Officer |
| Don Hall | Mayor |
| Dennis Boyer | Parks and Recreation Director |
| Renee Carraway | Zoning and Development Manager |
| Fritz Wonderlich | City Attorney |
| Josh Palmer | Public Information Officer |
| Lorrie Bauer | City of Twin Falls Administrative Assistant |

Agenda Item 1: Call meeting to order.

Cindy Bond called the meeting to order at 12:02 pm.

Agenda Item 2: Consent Agenda: 1) Review and approval of minutes from the May 12, 2014 regular meeting and 2) Review and approval of June 2014 financial report.

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

Agenda Item 3: First review of 2014-15 TFURA budget.

Brent Hyatt presented the preliminary budget estimates that the budget committee reviewed, discussed, and edited. Using spreadsheets, he explained the highlights and changes recommended for the next year. Outlined topics included a management fee increase, RAA 4-1 carryover, Chobani and Clif Bar revenues and expenditures, and the General Fund.

The following figures are the projected FY2015 Revenues and Expenditures submitted for review of the board:

| | |
|-------------------------------------|--------------|
| Revenues projected for FY 2015 are: | |
| Property Tax Revenue | \$ 7,655,412 |
| Rental Income | \$ 435,908 |
| Loan proceeds | \$16,111,846 |
| Investment Income | \$ 2,550 |
| Subtotal | \$24,205,716 |
| Cash Carryover | \$ 6,417,000 |
| Total | \$30,622,716 |

| | |
|---|--------------|
| Expenditures projected for FY 2015 are: | |
| Bonds and other debt | \$ 3,760,523 |
| 4-3, 4-4 expenditures | \$22,738,232 |
| General Fund | \$ 246,650 |
| Real Estate | \$ 221,600 |
| Projects (RAAs 4-1, 4-2) | \$ 3,567,739 |
| Total | \$30,534,744 |

After questions from the board and discussion, it was stated that the final budget will be presented during a public hearing on August 11 and then, at the same meeting, will be presented to the board for adoption.

Agenda Item 4: Consideration of a request to approve a resolution and maintenance agreement to transfer the pocket park to the City of Twin Falls.

Melinda Anderson reviewed the background of the pocket park located at 122 4th Ave. South and presented Resolution No. 2014-1 to transfer the park to the City Council with the name of Dennis Bowyer Park with the previously agreed upon maintenance agreement. The maintenance agreement states TFURA will pay for maintenance, repair, power, and water through 2022 (\$6,200 annual estimate) which is when the RAA 4-1 expires. At that time, the City will take over all costs associated with the park. Dennis Bowyer then explained the details of the maintenance plan.

Dan Brizee moved that the URA board accept Resolution No. 2014-1 and the maintenance agreement as presented. Perri Gardner seconded the motion. Roll call vote showed that all board members voted in favor of the motion. Resolution No. 2014-1 was signed by Chair Cindy Bond.

Agenda Item 5: Update of Clif Bar planning/construction efforts.

Melinda reported there are various projects in progress such as wastewater pretreatment and road engineering. A Request for Qualifications has been sent out for the wastewater lift station and site improvements. Clif Bar shared a site plan last month at approximately 35% complete and we are hoping to see a 50-75% site plan this month. We have requested the portion of the site plan that will require vacations of some streets and movement of public easements that will be needed to accommodate Clif Bar's development because the URA, as owner of the property, will need to approach the City to request these changes, especially water and sewer easements. The project team consists of a construction manager, engineering team, architect team, and city staff. Recently, weeds have been sprayed and cut down. Ground breaking is estimated for January 2015 and construction completion is estimated for the

December 2015 so production can begin in early 2016. The 300,000+ SF facility will consist of a storage area, production space, shipping area and office space.

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

Leon Smith announced committee updates. The downtown committee has narrowed down the search for a consultant for the development of downtown to three firms. The next step will be interviews to be held the first week of July to further the selection process.

A committee consisting of Mayor Don Hall, Vice-Chairman Leon Smith, and Executive Director Melinda Anderson met to interview the replacement of Cindy Bond's seat on the board. Three candidates were interviewed and the recommendation of Bob Richards will be taken to the City Council.

Mayor Hall, Vice-Chairman Smith, and Chair Bond, were asked to step down to the front. Due to this board meeting being the last for Chair, Cindy Bond, on behalf of the City of Twin Falls and the City Council, Mayor Hall expressed gratitude for her many years of care and service to the community. She was presented a card, plaque and bouquet of flowers as a token of appreciation. Vice-Chair Smith and Melinda also expressed their sincere thank you.

Agenda Item 7: Adjournment: Executive Session 67-2345(1) (c) to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

Chair Cindy Bond announced the board would not be returning to open meeting. Leon Smith motioned to go into Executive Session and Dexter Ball seconded. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 8: Adjourn. Next regular meeting: Monday, July 14, 2014 @ 12:00 p.m.

Cindy Bond adjourned the meeting at 12:32 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



**SPECIAL MEETING MINUTES
June 18, 2014**

The Urban Renewal Agency held a special meeting at 11:00 a.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 |
| Neil Christensen | URA Member |
| Dan Brizee | URA Member |
| Sarah Taylor | URA Member |

Also present:

| | |
|------------------|---|
| J.T. Jones | TSJTf, LLC |
| Jeff Blick | TSJTf, LLC |
| Fritz Wonderlich | City Attorney |
| Melinda Anderson | Urban Renewal Executive Director |
| Lorrie Bauer | City of Twin Falls Administrative Assistant |

Chair Cindy Bond called the meeting to order at 11:08 a.m.

Agenda Item: Consideration of a request to approve a Purchase/Sale Agreement for the sale of property located at 242 2nd Avenue South, including Lots 9-12, Block 119 to TSJTf, LLC for \$1.00 and other considerations.

Melinda Anderson briefly reviewed the background of the warehouse property and added that the City Historic Preservation Commission recently approved the Certificate of Appropriateness for the planned exterior changes due to the property being located in the Warehouse Historic District. J.T. Jones of TSJTf, LLC then explained the planned renovations using the architectural drawings as submitted with their Response in March 2014. Approximately \$300,000 will be used to redevelop/improve this downtown property. Melinda added that TSJTf's plans meet Urban Renewal's mission and helps to fulfill the goal of Downtown Development. Construction is planned to begin within 30 days of closing and completed 6 months later.

Urban Renewal Agency
Special Meeting Minutes
June 18, 2014
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Melinda also explained that closing should take place about July 8.

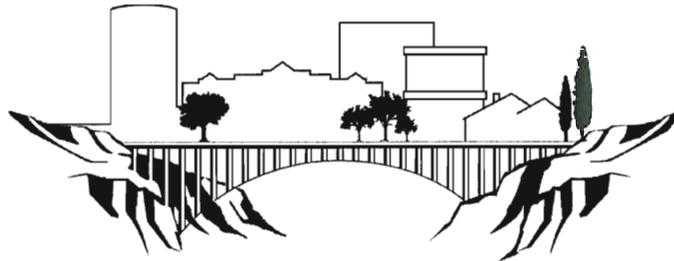
There was concern from a board member regarding the alley in the right-of-way at this location and was assured that there are intentions to repair it in the future.

After discussion, Neil Christensen motioned to approve the purchase/sale of this property as presented. Leon Smith seconded the motion. Roll call vote showed that the motion passed 7:0.

Chair Cindy Bond adjourned the meeting at 11:20 a.m. The next Urban Renewal Agency meeting is scheduled for July 14, 2014.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant



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

Special Meeting Minutes

July 1, 2014

The Urban Renewal Agency held a special meeting at 12:50 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

| | |
|---------------|----------------|
| Leon Smith | URA Vice-Chair |
| Perri Gardner | URA Member |
| Sarah Taylor | URA Member |
| Dan Brizee | URA Member |
| Bob Richards | URA Member |

Absent: Neil Christensen and Dexter Ball

Also present:

| | |
|------------------|---|
| Melinda Anderson | URA Executive Director |
| Mitch Humble | Twin Falls Community Development Director |
| Chris Talkington | City Council |
| Lorrie Bauer | Twin Falls Administrative Assistant |

Vice-Chair Leon Smith called the meeting to order at 12:52 p.m. and asked for a motion for the board to enter into executive session.

1. To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general. 67-2345(1) (a)

Bob Richards made a motion to adjourn to executive session as presented. Perri Gardner seconded the motion and a voice vote showed all members present voted in favor of the motion. The motion passed with a vote of 5-0.

Adjournment: Executive Session at 12:53 p.m.

Note: Dexter Ball arrived just after executive session began.

Executive session ended at 4:35 and the open meeting reconvened at that time.

Urban Renewal Agency
Meeting Minutes
July 1, 2014
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Dan Brizee motioned to direct staff to vet the candidates and bring their report to the July 14, 2014 regular board meeting. Sarah Taylor seconded the motion. The motion passed with a voice vote of 6-0.

Leon adjourned the meeting at 4:37 p.m.

Next regular scheduled Urban Renewal meeting is Monday, July 14, 2014.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant

**Urban Renewal Agency of the City of Twin Falls, ID
P & L Budget vs. Actual with Declining Bal.(\$ Over Budget)**

October 2013 through June 2014

| | Oct '13 - Jun 14 | Budget | \$ Over Budget | % of Budget |
|--------------------------------|----------------------|-----------------------|-----------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| Line of Credit Adv. - Clif Bar | 3,911,462.03 | | | |
| Contributions | 2,750,000.00 | | | |
| Investment Income | 1,523.23 | 1,300.00 | 223.23 | 117.2% |
| Property Taxes | 4,286,604.64 | 7,818,963.00 | -3,532,358.36 | 54.8% |
| Rental Income | 320,043.58 | 427,673.00 | -107,629.42 | 74.8% |
| Total Income | 11,269,633.48 | 8,247,936.00 | 3,021,697.48 | 136.6% |
| Gross Profit | 11,269,633.48 | 8,247,936.00 | 3,021,697.48 | 136.6% |
| Expense | | | | |
| Legal Advertising | 24.52 | | | |
| RAA 4-1 | | | | |
| Downtown Development | 187,297.32 | | | |
| Glanbia Project | 34,006.52 | | | |
| RAA 4-1 - Other | 31,134.00 | 4,953,941.00 | -4,922,807.00 | 0.6% |
| Total RAA 4-1 | 252,437.84 | 4,953,941.00 | -4,701,503.16 | 5.1% |
| RAA 4-3 (Chobani) | | | | |
| Debt Pay. (Chobani) Interest | 1,919,267.40 | 1,919,268.00 | -0.60 | 100.0% |
| Debt Pay. (Chobani) Principal | 954,000.00 | 2,922,000.00 | -1,968,000.00 | 32.6% |
| RAA 4-3 (Chobani) - Other | 1,676,575.31 | 12,402,253.00 | -10,725,677.69 | 13.5% |
| Total RAA 4-3 (Chobani) | 4,549,842.71 | 17,243,521.00 | -12,693,678.29 | 26.4% |
| RAA 4-4 (Clif Bar) | 3,911,667.03 | | | |
| Bond Trustee Fees | 3,000.00 | 6,500.00 | -3,500.00 | 46.2% |
| Community Relations & Website | 0.00 | 200.00 | -200.00 | 0.0% |
| Debt Payments - Interest | 138,807.72 | 271,211.00 | -132,403.28 | 51.2% |
| Debt Payments - Principal | 23,726.65 | 453,875.00 | -430,148.35 | 5.2% |
| Dues and Subscriptions | 2,250.00 | 2,500.00 | -250.00 | 90.0% |
| Insurance Expense | 5,320.00 | 5,300.00 | 20.00 | 100.4% |
| Legal Expense | 153.01 | 1,000.00 | -846.99 | 15.3% |
| Management Fee | 0.00 | 136,500.00 | -136,500.00 | 0.0% |
| Meeting Expense | 1,478.86 | 3,500.00 | -2,021.14 | 42.3% |
| Miscellaneous | 107.45 | 500.00 | -392.55 | 21.5% |
| Office Expense | 314.33 | 500.00 | -185.67 | 62.9% |
| Prof. Dev.\Training | 800.00 | 2,800.00 | -2,000.00 | 28.6% |
| Professional Fees | 0.00 | 25,000.00 | -25,000.00 | 0.0% |
| Property Tax Expense | 36,075.48 | 35,500.00 | 575.48 | 101.6% |
| Real Estate Exp. - Call Center | 80,070.11 | 137,235.00 | -57,164.89 | 58.3% |
| Real Estate Exp. - Other | 1,956.54 | 6,200.00 | -4,243.46 | 31.6% |
| Real Estate Lease | 72,000.00 | 72,000.00 | 0.00 | 100.0% |
| Total Expense | 9,080,032.25 | 23,357,783.00 | -14,277,750.75 | 38.9% |
| Net Ordinary Income | 2,189,601.23 | -15,109,847.00 | 17,299,448.23 | -14.5% |
| 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 | 2,189,601.23 | 405,518.00 | 1,784,083.23 | 540.0% |

Twin Falls Urban Renewal July, 2014 List of Checks

| <u>Check #</u> | <u>Date</u> | <u>Paid Amount</u> | <u>Name</u> | <u>Account</u> | <u>Memo</u> |
|----------------|-------------|--------------------|------------------------------------|--------------------------------|--|
| 2737 | 6/9/2014 | 199.00 | Catering by Karen | Meeting Expense | Lunches for URA Meeting 6/9/14 |
| 2738 | 6/11/2014 | 17.50 | Mason's Trophies & Gifts | Misc. | Replace void check 2730 - wrong amount |
| 2739 | 6/17/2014 | 31,268.78 | Wells Fargo Bank | Property Tax Income | URA Property Taxes - June, 2014 |
| 2740 | 6/27/2014 | | VOID | | |
| 2741 | 6/30/2014 | 46.94 | Daisy's | Meeting Expense | Lunches for URA Meeting 7/01/14 |
| 2742 | 7/1/2014 | 87,704.46 | City of Twin Falls | RAA 4-3 Chobani | Request #31 Chobani Project Costs |
| 2743 | 7/7/2014 | 14.39 | Lorrie Bauer | Meeting Expense | Meeting refreshments reimbursement |
| 2744 | 7/10/2014 | 180.00 | Sawtooth Spraying Service | Real Estate Expense - Other | Weed kill lot |
| 2745 | 7/10/2014 | 390.00 | Riedesel Engineering | Real Estate Expense - Call Ctr | HVAC bidding/award |
| 2746 | 7/10/2014 | 352.00 | J & L Sweeping Service, Inc. | Real Estate Expense - Call Ctr | C3 property maintenance - June, 2014 |
| 2747 | 7/10/2014 | 450.00 | K & G Property Management | Real Estate Expense - Call Ctr | Property Mgmt. |
| 2748 | 7/10/2014 | 1,895.00 | Commercial Property Maintenance | Real Estate Expense - Call Ctr | Landscape Maintenance - June |
| 2749 | 7/10/2014 | 3,375.00 | Quaility First Asphalt Maintenance | Real Estate Expense - Call Ctr | Patch 8 potholes |
| 2750 | 7/10/2014 | 37.95 | Canyon Floral | Misc. | Board member farewell |
| 2751 | 7/10/2014 | 222.75 | City of Twin Falls | Real Estate Expense - Call Ctr | C3 landscape water |
| 2752 | 7/10/2014 | 6.60 | Idaho Power Company | Real Estate Expense - Other | Power - 122 4th Ave S Park - Pocket Park |
| 2752 | 7/10/2014 | 7.72 | Idaho Power Company | Real Estate Expense - Other | Power - 242 2nd Ave S |

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
 June 2014

| Type | Date | Num | Name | Memo | Amount | Balance |
|---------------------------------------|------------|-------------|------------------------|---|--------------------|--------------------|
| Ordinary Income/Expense | | | | | | |
| Income | | | | | | |
| Investment Income | | | | | | |
| Deposit | 06/01/2014 | | | Interest | 349.44 | 349.44 |
| Deposit | 06/02/2014 | | | Interest | 5.94 | 355.38 |
| Deposit | 06/02/2014 | | | Interest | 31.19 | 386.57 |
| Deposit | 06/02/2014 | | | Interest | 0.16 | 386.73 |
| Deposit | 06/02/2014 | | | Interest | 9.36 | 396.09 |
| Deposit | 06/02/2014 | | | Interest | 24.06 | 420.15 |
| Deposit | 06/30/2014 | | | Interest | 5.95 | 426.10 |
| Total Investment Income | | | | | 426.10 | 426.10 |
| Property Taxes | | | | | | |
| Deposit | 06/17/2014 | 14-02200... | Twin Falls County | Property Taxes - June | 31,268.78 | 31,268.78 |
| Total Property Taxes | | | | | 31,268.78 | 31,268.78 |
| Rental Income | | | | | | |
| Deposit | 06/04/2014 | | US Treasury | VA Building | 1,333.33 | 1,333.33 |
| Deposit | 06/24/2014 | 13471 | C3 | Rent - June, 2014 | 34,078.92 | 35,412.25 |
| Total Rental Income | | | | | 35,412.25 | 35,412.25 |
| Total Income | | | | | 67,107.13 | 67,107.13 |
| Gross Profit | | | | | | |
| | | | | | 67,107.13 | 67,107.13 |
| Expense | | | | | | |
| Legal Advertising | | | | | | |
| Check | 06/04/2014 | 2727 | Lee Enterprises | Legal Adv. Downtown RFQ notice invoice #609091 | 24.52 | 24.52 |
| Total Legal Advertising | | | | | 24.52 | 24.52 |
| RAA 4-1 | | | | | | |
| Downtown Development | | | | | | |
| Check | 06/02/2014 | 2723 | Title Fact, Inc. | Downtown Property - 149 Main Avenue E | 10,000.00 | 10,000.00 |
| Check | 06/04/2014 | 2724 | Idaho Scapes Inc. | Pocket Park Construction | 7,761.65 | 17,761.65 |
| Check | 06/04/2014 | 2731 | EHM Engineers, Inc. | Pocket Park Construction surveying & staking | 1,000.00 | 18,761.65 |
| Total Downtown Development | | | | | 18,761.65 | 18,761.65 |
| Total RAA 4-1 | | | | | 18,761.65 | 18,761.65 |
| RAA 4-3 (Chobani) | | | | | | |
| Check | 06/02/2014 | 2722 | City of Twin Falls | Certificate #30 Chobani Project | 285,084.40 | 285,084.40 |
| Total RAA 4-3 (Chobani) | | | | | 285,084.40 | 285,084.40 |
| Debt Payments - Interest | | | | | | |
| Check | 06/02/2014 | #744 | Larry Tucker & Kare... | Monthly Payment | 974.49 | 974.49 |
| Total Debt Payments - Interest | | | | | 974.49 | 974.49 |
| Debt Payments - Principal | | | | | | |
| Check | 06/02/2014 | #744 | Larry Tucker & Kare... | Monthly Payment | 2,689.19 | 2,689.19 |
| Total Debt Payments - Principal | | | | | 2,689.19 | 2,689.19 |
| Meeting Expense | | | | | | |
| Check | 06/09/2014 | 2737 | Catering by Karen | URA meeting lunches 6/9/14 | 199.00 | 199.00 |
| Check | 06/27/2014 | 2740 | Daisy's | VOID: | 0.00 | 199.00 |
| Check | 06/30/2014 | 2741 | Daisy's | | 46.94 | 245.94 |
| Total Meeting Expense | | | | | 245.94 | 245.94 |
| Miscellaneous | | | | | | |
| Check | 06/04/2014 | 2730 | Mason's Trophies & ... | Plaque for retiring members | 32.00 | 32.00 |
| Check | 06/11/2014 | 2738 | Mason's Trophies & ... | Invoice 70430 - Plaque for retiring member (replaces void ... | 17.50 | 49.50 |
| Total Miscellaneous | | | | | 49.50 | 49.50 |
| Real Estate Exp. - Call Center | | | | | | |
| Check | 06/04/2014 | 2725 | Sawtooth Sheet Metal | HVAC install | 49,807.00 | 49,807.00 |
| Check | 06/04/2014 | 2726 | Idaho Power Company | Power Bill -851 Pole Line Rd Lights | 144.30 | 49,951.30 |
| Check | 06/04/2014 | 2728 | Sawtooth Spraying S... | Sterilize C3 lot | 150.00 | 50,101.30 |
| Check | 06/04/2014 | 2729 | Riedesel Engineering | HVAC bidding | 1,790.00 | 51,891.30 |
| Check | 06/04/2014 | 2732 | City of Twin Falls | C3 Landscape water | 20.53 | 51,911.83 |
| Check | 06/04/2014 | 2733 | K & G Property Man... | Property Mgmt. | 450.00 | 52,361.83 |
| Check | 06/04/2014 | 2734 | J & L Sweeping Serv... | May Parking Lot sweeping | 352.00 | 52,713.83 |
| Check | 06/04/2014 | 2735 | Commercial Property... | Landscape Maintenance | 2,065.00 | 54,778.83 |
| Check | 06/04/2014 | 2736 | Acco Engineered Sy... | Invoice 606601 HVAC Prev Mntc | 748.00 | 55,526.83 |
| Check | 06/04/2014 | 2736 | Acco Engineered Sy... | Invoice 1521339 RTU #6 adjust cooling | 78.50 | 55,605.33 |
| Check | 06/04/2014 | 2736 | Acco Engineered Sy... | Invoice 1521346 RTU #7 Adjust cooling | 78.50 | 55,683.83 |
| Check | 06/04/2014 | 2736 | Acco Engineered Sy... | Invoice 1522052 RTU #7 replaced contactor | 103.16 | 55,786.99 |
| Total Real Estate Exp. - Call Center | | | | | 55,786.99 | 55,786.99 |
| Real Estate Exp. - Other | | | | | | |
| Check | 06/04/2014 | 2726 | Idaho Power Company | Power Bill - 242 2nd Ave S | 7.73 | 7.73 |
| Check | 06/04/2014 | 2726 | Idaho Power Company | Power Bill - 122 4th Ave S | 65.24 | 72.97 |
| Total Real Estate Exp. - Other | | | | | 72.97 | 72.97 |
| Total Expense | | | | | 363,689.65 | 363,689.65 |
| Net Ordinary Income | | | | | -296,582.52 | -296,582.52 |
| Net Income | | | | | -296,582.52 | -296,582.52 |

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of June 30, 2014

| | Jun 30, 14 |
|---------------------------------------|----------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Cash | |
| State Investment Pool | 3,750,551.25 |
| WF General Checking #6350 | 192,027.58 |
| WF Revenue Alloc. #5601 | 3,701,108.53 |
| WF Bond Reserve #5602 | 699,122.50 |
| WF Bond Fund #5600 | 28.94 |
| Zions Revenue Alloc. #8616 | 18,649.66 |
| Zions Revenue Alloc. #8616A | 841,212.12 |
| Zions Bond Reserve #8616C | 2,873,981.06 |
| Zions Revenue Alloc. #8616B | 0.78 |
| Total Cash | 12,076,682.42 |
| Total Checking/Savings | 12,076,682.42 |
| Other Current Assets | |
| Deposits | 10,000.00 |
| Due from Other Governments | 7,676.70 |
| Property Taxes Receivable | 110,166.11 |
| Total Other Current Assets | 127,842.81 |
| Total Current Assets | 12,204,525.23 |
| Fixed Assets | |
| Land | 1,350,000.00 |
| Building | 3,779,695.16 |
| Equipment | 475,000.00 |
| Accumulated Depreciation | -568,206.77 |
| Total Fixed Assets | 5,036,488.39 |
| TOTAL ASSETS | 17,241,013.62 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Accts Pay - Rental Fund | -1,060.00 |
| Total Other Current Liabilities | -1,060.00 |
| Total Current Liabilities | -1,060.00 |
| Long Term Liabilities | |
| Deferred Rev.-Property Tax | 110,166.11 |
| Security Deposit | 68,157.84 |
| Total Long Term Liabilities | 178,323.95 |
| Total Liabilities | 177,263.95 |
| Equity | |
| Fund Balance | |
| Fund Balance-General Fund | -98,600.76 |
| Fund Balance-Revenue Alloc. | 8,782,929.78 |
| Fund Balance-Bond Fund | 6,448,393.24 |
| Fund Balance-Rental Fund | 5,585,571.62 |
| Total Fund Balance | 20,718,293.88 |
| Unrestricted Net Assets | -5,844,145.44 |
| Net Income | 2,189,601.23 |
| Total Equity | 17,063,749.67 |
| TOTAL LIABILITIES & EQUITY | 17,241,013.62 |

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of June 30, 2014

| Type | Date | Num | Name | Memo | Amount | Balance |
|---------------------------------------|------------|------|-------------------------------|---|-------------|---------------|
| ASSETS | | | | | | 17,537,596.14 |
| Current Assets | | | | | | 12,501,107.75 |
| Checking/Savings | | | | | | 12,373,264.94 |
| Cash | | | | | | 12,373,264.94 |
| State Investment Pool | | | | | | 3,750,201.81 |
| Deposit | 06/01/2014 | | | Interest | 349.44 | 3,750,551.25 |
| Total State Investment Pool | | | | | | 349.44 |
| WF General Checking #6350 | | | | | | 516,641.30 |
| Check | 06/02/2014 | 2722 | City of Twin Falls | Request #30 | -285,084.40 | 231,556.90 |
| Check | 06/02/2014 | 2723 | Title Fact, Inc. | DT Property - 149 Main Ave E | -10,000.00 | 221,556.90 |
| Check | 06/04/2014 | 2724 | Idaho Scapes Inc. | Pocket Park Construction Proj. | -7,761.65 | 213,795.25 |
| Check | 06/04/2014 | 2725 | Sawtooth Sheet Metal | Invoice #16063 | -49,807.00 | 163,988.25 |
| Check | 06/04/2014 | 2726 | Idaho Power Company | 220454853=7.73, 2220512228=65.24, 22... | -217.27 | 163,770.98 |
| Check | 06/04/2014 | 2727 | Lee Enterprises | Invoice #609091 | -24.52 | 163,746.46 |
| Check | 06/04/2014 | 2728 | Sawtooth Spraying Service | Invoice 32289 | -150.00 | 163,596.46 |
| Check | 06/04/2014 | 2729 | Riedesel Engineering | Invoice 9840 | -1,790.00 | 161,806.46 |
| Check | 06/04/2014 | 2730 | Mason's Trophies & Gifts | Invoice 70430 | -32.00 | 161,774.46 |
| Check | 06/04/2014 | 2731 | EHM Engineers, Inc. | Invoice 055-14 | -1,000.00 | 160,774.46 |
| Check | 06/04/2014 | 2732 | City of Twin Falls | Account # 030304-000 | -20.53 | 160,753.93 |
| Check | 06/04/2014 | 2733 | K & G Property Management | Invoice 3431 | -450.00 | 160,303.93 |
| Check | 06/04/2014 | 2734 | J & L Sweeping Service, Inc. | Invoice 23661 | -352.00 | 159,951.93 |
| Check | 06/04/2014 | 2735 | Commercial Property Mainte... | Invoice 2776 | -2,065.00 | 157,886.93 |
| Check | 06/04/2014 | 2736 | Acco Engineered Systems | Invoices 606601, 1521339, 1521346, 152... | -1,008.16 | 156,878.77 |
| Deposit | 06/04/2014 | | | Deposit | 1,333.33 | 158,212.10 |
| Check | 06/09/2014 | 2737 | Catering by Karen | URA lunch meeting | -199.00 | 158,013.10 |
| Check | 06/11/2014 | 2738 | Mason's Trophies & Gifts | Invoice 70430 | -17.50 | 157,995.60 |
| Deposit | 06/17/2014 | | | Deposit | 31,268.78 | 189,264.38 |
| Check | 06/17/2014 | 2739 | Wells Fargo Bank | Property Tax | -31,268.78 | 157,995.60 |
| Deposit | 06/24/2014 | | | Deposit | 34,078.92 | 192,074.52 |
| Check | 06/27/2014 | 2740 | Daisy's | VOID: | 0.00 | 192,074.52 |
| Check | 06/30/2014 | 2741 | Daisy's | | -46.94 | 192,027.58 |
| Total WF General Checking #6350 | | | | | | -324,613.72 |
| WF Revenue Alloc. #5601 | | | | | | 3,673,472.24 |
| Check | 06/02/2014 | #744 | Larry Tucker & Karen Tucker | | -3,663.68 | 3,669,808.56 |
| Deposit | 06/02/2014 | | | Interest | 31.19 | 3,669,839.75 |
| Deposit | 06/23/2014 | | | Deposit | 31,268.78 | 3,701,108.53 |
| Total WF Revenue Alloc. #5601 | | | | | | 27,636.29 |
| WF Bond Reserve #5602 | | | | | | 699,122.50 |
| Total WF Bond Reserve #5602 | | | | | | 699,122.50 |
| WF Bond Fund #5600 | | | | | | 17.05 |
| Deposit | 06/02/2014 | | | Interest | 5.94 | 22.99 |
| Deposit | 06/30/2014 | | | Interest | 5.95 | 28.94 |
| Total WF Bond Fund #5600 | | | | | | 11.89 |
| Zions Revenue Alloc. #8616 | | | | | | 18,649.50 |
| Deposit | 06/02/2014 | | | Interest | 0.16 | 18,649.66 |
| Total Zions Revenue Alloc. #8616 | | | | | | 0.16 |
| Zions Revenue Alloc. #8616A | | | | | | 841,202.76 |
| Deposit | 06/02/2014 | | | Interest | 9.36 | 841,212.12 |
| Total Zions Revenue Alloc. #8616A | | | | | | 9.36 |
| Zions Bond Reserve #8616C | | | | | | 2,873,957.00 |
| Deposit | 06/02/2014 | | | Interest | 24.06 | 2,873,981.06 |
| Total Zions Bond Reserve #8616C | | | | | | 24.06 |
| 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 Revenue Alloc. #8616B | | | | | | 0.78 |
| Total Zions Revenue Alloc. #8616B | | | | | | 0.78 |
| Zions Warrant #6362 | | | | | | 0.00 |
| Total Zions Warrant #6362 | | | | | | 0.00 |
| Cash - Other | | | | | | 0.00 |
| Total Cash - Other | | | | | | 0.00 |
| Total Cash | | | | | -296,582.52 | 12,076,682.42 |
| Total Checking/Savings | | | | | -296,582.52 | 12,076,682.42 |
| Accounts Receivable | | | | | | 0.00 |
| Accounts Receivable | | | | | | 0.00 |

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of June 30, 2014

| Type | Date | Num | Name | Memo | Amount | Balance |
|--------------------------------------|------------|------|-------------------|-----------------------|--------------------|----------------------|
| Total Accounts Receivable | | | | | | 0.00 |
| Total Accounts Receivable | | | | | | 0.00 |
| Other Current Assets | | | | | | 127,842.81 |
| Account Receivable - Chobani | | | | | | 0.00 |
| Total Account Receivable - Chobani | | | | | | 0.00 |
| Deposits | | | | | | 10,000.00 |
| Total Deposits | | | | | | 10,000.00 |
| Due from Other Governments | | | | | | 7,676.70 |
| Total Due from Other Governments | | | | | | 7,676.70 |
| Interest Receivable | | | | | | 0.00 |
| Int. Rec.-Zions Bond | | | | | | 0.00 |
| Total Int. Rec.-Zions Bond | | | | | | 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 | | | | | | 127,842.81 |
| Total Current Assets | | | | | -296,582.52 | 12,204,525.23 |
| Fixed Assets | | | | | | 5,036,488.39 |
| Land | | | | | | 1,350,000.00 |
| Total Land | | | | | | 1,350,000.00 |
| Building | | | | | | 3,779,695.16 |
| Total Building | | | | | | 3,779,695.16 |
| Equipment | | | | | | 475,000.00 |
| Total Equipment | | | | | | 475,000.00 |
| Accumulated Depreciation | | | | | | -568,206.77 |
| Total Accumulated Depreciation | | | | | | -568,206.77 |
| Total Fixed Assets | | | | | | 5,036,488.39 |
| 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 | 06/17/2014 | 2739 | Wells Fargo Bank | Property Taxes - June | 31,268.78 | 31,268.78 |
| Deposit | 06/23/2014 | | Twin Falls County | Tax Remittance | -31,268.78 | 0.00 |
| Total Property Tax Clearing Account | | | | | 0.00 | 0.00 |
| Total Other Assets | | | | | | 0.00 |
| TOTAL ASSETS | | | | | -296,582.52 | 17,241,013.62 |
| LIABILITIES & EQUITY | | | | | | 17,537,596.14 |
| Liabilities | | | | | | 177,263.95 |
| Current Liabilities | | | | | | -1,060.00 |
| Accounts Payable | | | | | | 0.00 |
| Accounts Payable | | | | | | 0.00 |

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of June 30, 2014

| Type | Date | Num | Name | Memo | Amount | Balance |
|--|------|-----|------|------|--------|---------------|
| Total Accounts Payable | | | | | | 0.00 |
| Total Accounts Payable | | | | | | 0.00 |
| Credit Cards | | | | | | 0.00 |
| Total Credit Cards | | | | | | 0.00 |
| Other Current Liabilities | | | | | | -1,060.00 |
| Due to Other Governments | | | | | | 0.00 |
| Total Due to Other Governments | | | | | | 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 | | | | | | -1,060.00 |
| Total Accts Pay - Rental Fund | | | | | | -1,060.00 |
| 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 | | | | | | -1,060.00 |
| Total Current Liabilities | | | | | | -1,060.00 |
| Long Term Liabilities | | | | | | 178,323.95 |
| 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 |
| Security Deposit | | | | | | 68,157.84 |
| Total Security Deposit | | | | | | 68,157.84 |
| Total Long Term Liabilities | | | | | | 178,323.95 |
| Total Liabilities | | | | | | 177,263.95 |
| Equity | | | | | | 17,360,332.19 |
| Fund Balance | | | | | | 20,718,293.88 |
| Fund Balance-General Fund | | | | | | -98,600.76 |
| Total Fund Balance-General Fund | | | | | | -98,600.76 |

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of June 30, 2014

| Type | Date | Num | Name | Memo | Amount | Balance |
|---------------------------------------|------|-----|------|------|--------------------|----------------------|
| Fund Balance-Revenue Alloc. | | | | | | 8,782,929.78 |
| Total Fund Balance-Revenue Alloc. | | | | | | 8,782,929.78 |
| Fund Balance-Bond Fund | | | | | | 6,448,393.24 |
| Total Fund Balance-Bond Fund | | | | | | 6,448,393.24 |
| Fund Balance-Rental Fund | | | | | | 5,585,571.62 |
| Total Fund Balance-Rental Fund | | | | | | 5,585,571.62 |
| 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 | | | | | | 20,718,293.88 |
| Opening Balance Equity | | | | | | 0.00 |
| Total Opening Balance Equity | | | | | | 0.00 |
| Unrestricted Net Assets | | | | | | -5,844,145.44 |
| Total Unrestricted Net Assets | | | | | | -5,844,145.44 |
| Net Income | | | | | | 2,486,183.75 |
| Total Net Income | | | | | -296,582.52 | 2,189,601.23 |
| Total Equity | | | | | -296,582.52 | 17,063,749.67 |
| TOTAL LIABILITIES & EQUITY | | | | | -296,582.52 | 17,241,013.62 |